

11/9/2023

12/08/2023

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A.R.A.
IV

82AB 341438

Certified that the Document is admitted of
Registration. The Signature Sheet and the
endorsement sheets attached to this document
are the part of this documents.

Additional Registrar of
Assurances-IV, Kolkata

Additional Registrar of
Assurances-IV, Kolkata

24 AUG 2023

DEED OF CONVEYANCE

1. Date: 17th of August 2023
2. Nature of Document: DEED OF SALE

32487

SOLD TO.....
OF.....
RS.....
JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
LICENSED STAMP VENDOR
NO 351BS2016

G. TRIPATHI
Advocate
Calcutta

23 JUN 2023

23 JUN 2023



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
17 AUG 2023



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192023240173060828

GRN Details

GRN:	192023240173060828	Payment Mode:	SBI Epay
GRN Date:	17/08/2023 10:10:06	Bank/Gateway:	SBIePay Payment Gateway
BRN :	7109009341840	BRN Date:	17/08/2023 10:10:54
Gateway Ref ID:	0710755830	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	170820232017306081	Payment Init. Date:	17/08/2023 10:10:06
Payment Status:	Successful	Payment Ref. No:	2002082144/4/2023
		[Query No*/Query Year]	

Depositor Details

Depositor's Name:	Mr Ravi Khaitan
Address:	1,NS Road Kolkata 700001
Mobile:	9830339883
Period From (dd/mm/yyyy):	17/08/2023
Period To (dd/mm/yyyy):	17/08/2023
Payment Ref ID:	2002082144/4/2023
Dept Ref ID/DRN:	2002082144/4/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002082144/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	269990
2	2002082144/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	90000
3	2002082144/4/2023	Mutation/Conversion -Receipt	0029-00-800-028-27	263
			Total	360253

IN WORDS: THREE LAKH SIXTY THOUSAND TWO HUNDRED FIFTY THREE ONLY.

PAID



5
1
2



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



170820232017306081

GRIPS Payment Detail

GRIPS Payment ID:	170820232017306081	Payment Init. Date:	17/08/2023 10:10:06
Total Amount:	360253	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	7109009341840	BRN Date:	17/08/2023 10:10:54
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name:	Mr Ravi Khaitan
Mobile:	9830339883

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240173060828	Directorate of Registration & Stamp Revenue	360253
Total			360253

IN WORDS: THREE LAKH SIXTY THOUSAND TWO HUNDRED FIFTY THREE ONLY.
DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

PAID

3. Parties:

- 3.1 Vendor: Mr. Ashutosh Ghosh alias Ashutosh Bangal (AADHAR No.8641 0979 2994) (PAN- ADJPG8171G),** S/O Late Bimal Kumar Bangal, by faith-Hindu, By occupation- Service, residing at Kirtipur, P.O- Kirtipur, P.S- Barasat, District- North 24 Paraganas, West Bengal-700128; hereinafter referred to as "**VENDOR**" (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include his successor or successors-in-interest, legal representatives and assigns) of the **First Part.**

AND

- 3.2 Purchaser: East Commercial Private Limited,[PAN- AABCE0617M],** a company registered under the Companies Act, 1956, having its registered office at 1,Netaji Subhash Road, Kolkata-700001, being represented by its Authorized Signatory- Mr. Jitendra Kumar Singh, S/o Late Ramchabila Singh, **[PAN - ENOPS1448K], [Aadhar - 4353 4807 0521],** resident of 2, Dakshinpara 3rd Lane, P.O – Morepukur, P.S – Rishra, Dist – Hooghly, Pincode - 712250 hereinafter referred to and called as the "**PURCHASER / VENDEE**" (which term or expression shall, unless repugnant to or inconstant with the context or meaning thereof, be deemed to mean and include its respective successors-in-interest and permitted assigns) of the **Second Part.**

AND

4. Subject Matter of Sale:

All that piece and parcel of land measuring more or less **93.0404 Decimal** in various dag numbers under L.R. Khatian No. 1057, lying and situated at Mouza: Kamduni, J.L. no. 188 under Police Station-Rajarhat (Previously Barasat), District - 24 Paraganas (North) hereinafter referred to as "**The**



2

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
17 AUG 2023

Said Property" and more fully described in the schedule mentioned here under and also demarcated with '**RED**' mark in the plan annexed herewith.

5. Background:

- 5.1 The Vendor has *inter alia* represented to the Purchaser (hereafter the "**Representations**") that:

WHEREAS one Bimal Kumar Bangal was the absolute owner and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in possession of all that land admeasuring 279 Decimal in various dag numbers as mentioned in the schedule herein below.

AND WHEREAS said Bimal Kumar Bangal, out of nature love and affection, gifted land admeasuring 93.0404 Decimal out 279 Decimals in various dag numbers morefully described in the schedule herein below to his elder son Mr. Ashutosh Bangal by virtue of a Gift Deed dated 18th June, 1999 registered with the office of Additional District Sub- Registrar at Barasat, in Book No-I, Volume No.76, pages from 397-408, being deed no. 2783 for the of 1999.

AND WHEREAS by the aforesaid gift deed Being No. 2783 of 1999 Mr. Ashutosh Bangal, became the absolute owner of 93.0404 Decimal in various numbers morefully described in the schedule herein below and thereafter he mutated his name in the record of Block Land and Land Reforms Office under Khatian No.1057.

AND WHEREAS That the Vendor herein is now desirous of selling of All that land measuring more or less 93.0404 Decimal in various numbers morefully described in the schedule herein below to the Purchaser **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever



✓

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
17 AUG 2023

belonging to or enjoyed therewith and appurtenant thereto and reputed so to be the easement right in respect of the said Property for ingress and egress and for laying telephone, water and electric connection, through under or over the said paths and passages together with all sorts of easement rights and all right appertaining thereto, vacant from all encumbrances.

5.1.1 The Said Property or any part thereof is not the subject matter of any mortgage, charge, lien, security and/or guarantee of any nature whatsoever.

5.1.2 No notices have been issued by the Income-tax Authority nor are any proceedings pending within the meaning of Section 281 of Income-tax Act, 1961 and there is no prohibitory order upon the Vendor from selling and/or dealing with the Said Property or any part thereof.

5.1.3 No prohibitory orders have been issued by any other taxing or revenue authorities prohibiting the Vendor from selling and/or dealing with the Said Property.

5.1.4 The Said Property and/or the Said Land or any part thereof is at present not affected by any requisition or acquisition or any alignment by any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Vendor.

5.1.5 No part of the Said Property and/or the Said Land has been or is liable to be acquired and/or vested under the West Bengal Land Reforms Act, 1955 and/or under any other law and no proceedings have been initiated or are pending in respect thereof.



~

**ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA**

17 AUG 2023

5.2 Relying on the aforesaid Representations of the Vendor and believing the same to be true and correct, the Purchaser has agreed to purchase the Said Property and this Deed of Conveyance is now being executed to give effect to the transfer of the Said Property by the Vendor to the Purchaser.

5.3 That the Purchaser had approached the Vendor for purchasing the said Property for a consideration of Rs. 90,00,000/- (Rupees Ninety Lakh) only and the Vendor have agreed to it.

6 **NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the sum of Rs.90,00,000/- (Rupees Ninety Lakh) only, paid to the Vendor by the Purchaser at or immediately before the execution of these presents (the receipt whercof the Vendor do hereby admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the Purchaser, its successors and assigns and every one of them and also the said Property), the Vendor as beneficial Owner do by these presents indefeasibly grant, sell, convey, and transfer, assign and assure unto the Purchaser and/or its successors and assigns vacant, free from encumbrances, attachment and other defects in title **ALL THAT** "the said Property" **HOWSOEVER** otherwise "the said Property" now or heretofore were or was situate, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** the land or ground whereupon or on part whereof the same is erected and built **TOGETHER FURTHER WITH** all houses, outhouses or other buildings, erections, fixtures, walls, yards, courtyards and benefit and advantages of ancient and other lights, liberties, easements, privileges, appendages and appurtenances whatsoever to "the said Property" or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof



✓

RECEIVED
17 AUG 2023

together furthermore all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendor into and upon "the said Property" or every part thereof AND all deeds, pattas, muniments, writings and evidences of title which in any wise relate to the said Property or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendor, his heirs, executors, administrators, legal representatives and assigns or any persons from whom he or they can or may procure the same without action or suit at law or in equity **TO ENTER INTO AND HAVEHOLD, POSSESS AND ENJOY** the said Property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenances unto and to the use of the Purchaser, its successors and assigns forever freed and discharged from or otherwise by the Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens, etc. whatsoever created or suffered by the Vendor from to these presents **AND** the Vendor do hereby for himself, his heirs, executors, administrators, legal representatives and assigns covenant with the Purchaser and/or its successors and assigns, **THAT** notwithstanding any act, deed or thing whatsoever, by the Vendor or by any of its predecessors and ancestors in title, done or executed or knowingly suffered to the contrary, they the Vendor had at all material times heretofore and now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said land hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser, its successors and assigns in the manner aforesaid **AND THAT** the Purchaser and/or its successors and assigns shall and may at all times hereafter, peaceably and quietly enter into hold, possess and enjoy the said land and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, hinder and interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully



or equitably claiming any right or estate thereof from under or in trust for them or from or under any of its ancestors or predecessors in title **AND THAT** free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any of his ancestors or predecessors in title or any person or persons and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for them, the Vendor or from or under any of his predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser, its successors and assigns do and execute, or cause to be done and executed perfectly assuring the said land and every part thereof unto and to the use of the Purchaser, its successors and assigns according to the true intent and meaning of these presents as shall or may be reasonably required **AND FURTHER THAT** the Vendor and his heirs, executors, administrators, legal representatives and assigns shall at all times hereafter indemnify and keep indemnified the Purchaser, its successors and assigns against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendor to the said land or any breach of the covenants hereunder contained.

7 THE SAID VENDOR HEREBY COVENANTS WITH THE SAID PURCHASER AS FOLLOWS :-

- a) The Vendor are otherwise well and sufficiently entitled to **'The Said Property'** described in the **SCHEDULE** of the said property hereunder written and the same is his self-acquired property. Its title to **The Said Property'** is free and marketable;



~



- b) No other person except the Vendor have any right, claim or demand in respect of **'The Said Property'** or any part thereof;
- c) The Vendor have not created any sale, gift, mortgage, charge, lien, lease or any other adverse right or any other encumbrance whatsoever or howsoever on **'The Said Property'** and **'The Said Property'** is not subject to any claim or demand, encumbrance, attachment or any process issued by any Court or Authority and the Vendor hereby declare that they shall hereafter not create any third party rights or whatsoever nature in respect of **'The Said Property'**;
- d) The Vendor have not entered into any agreement or arrangement, oral or written with regard to the sale of **'The Said Property'**;
- e) There are no proceedings instituted by or against the Vendor in respect of **'The Said Property'** and pending in any Court or before any authority and **'The Said Property'** is not under any lis pendens;
- f) The Vendor have not received any notice of acquisition or requisition from the Government of West Bengal or any authority or authorities in respect of **'The Said Property'**; and
- g) The Vendor hereby covenant with the Purchaser, its successors, persons/successors-in-office and assigns to save, harmless, indemnify and keep indemnified the Purchaser, its successors, persons/successors-in-office and assigns from or against all encumbrances, charges and equities whatsoever; and
- h) The Vendor shall at the request and costs of the Purchaser, its successors, persons/successors-in-office and assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further



and more perfectly *conveying* and assuring **The Said Property'** and every part thereof in the aforesaid manner.

SCHEDULE ABOVE REFERRED TO
[THE SAID PROPERTY]

All that vacant land, in various dag numbers morefully described in the table/list herein below, admeasuring **93.0404 Decimal** of L.R. Khatian no. 1057 lying and situated at Mouza: Kamduni, J.L. no. 188 under Police Station-Rajarhat (Previously Barasat), District - 24 Paraganas (North) and marked with '**Red**' border in the plan annexed herewith **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances.

Dag No.	L.R. Khatian No.	Area Sold (Decimal)
832	1057	0.7497 ✓
833	1057	0.6109
834	1057	0.5553
835	1057	0.6386
879	1057	4.0539
880	1057	2.86
881	1057	8.8298
882	1057	1.1384
884	1057	69 ✓
886	1057	0.0693
886/1032	1057	0.0833
886/1034	1057	0.5553
884/1044	1057	0.0278
884/1045	1057	0.2777

মোসতফা বেগম
 আসমতাহ শাহ

No road facilities.







IN WITNESS WHEREOF the parties hereto have executed these presents on this 17th day of August, 2023 first mentioned above.

Executed and Delivered by the **Vendor and Purchaser** at Kolkata in the presence of:

G. Gourmady Jeyaraj.
1, N.S. Road, Kol-1

Santosh Agarwal.
1, N.S. Road, Kol-1

Santosh SRB

Signature of the Vendor

EAST COMMERCIAL PVT. LTD.

Intendur R. Singh
Authorized Signatory

Signature of the Purchaser

Drafted By Me:

Drafted by me

Soham Basu

SOHAM BASU, Advocate
Enrolment No.-F/2388/2031/2019
Allpore Judges Court



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
17 AUG 2023

RECEIPT AND MEMO OF CONSIDERATION

The Vendor **Ashutosh Ghosh** alias **Ashutosh Bangal** confirms having received from the Purchaser the sum of Rs. 90,00,000/- (Rupees Ninety Lakh) only towards full consideration for Sale of the Said Property in the manner following:

Date	Demand Draft No.	In favour of	Bank	Amount (Rs.)
16.08.2023	506941	Ashutosh Ghosh	ICICI Bank	Rs. 90,00,000 /-

(Rupees Ninety Lakh Only)

Witnesses:

- 1) Moumita Ghosh Roy
P.O. P.S. - Modhyamgram, Kol-129
- 2) Salandrai Mellik
Vill + P.O. Meliagachan
P.S. - Rajahmundry 24 P.S.S.
Kol-135

Ashutosh Ghosh

Signature of Vendor



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
17 AUG 2023

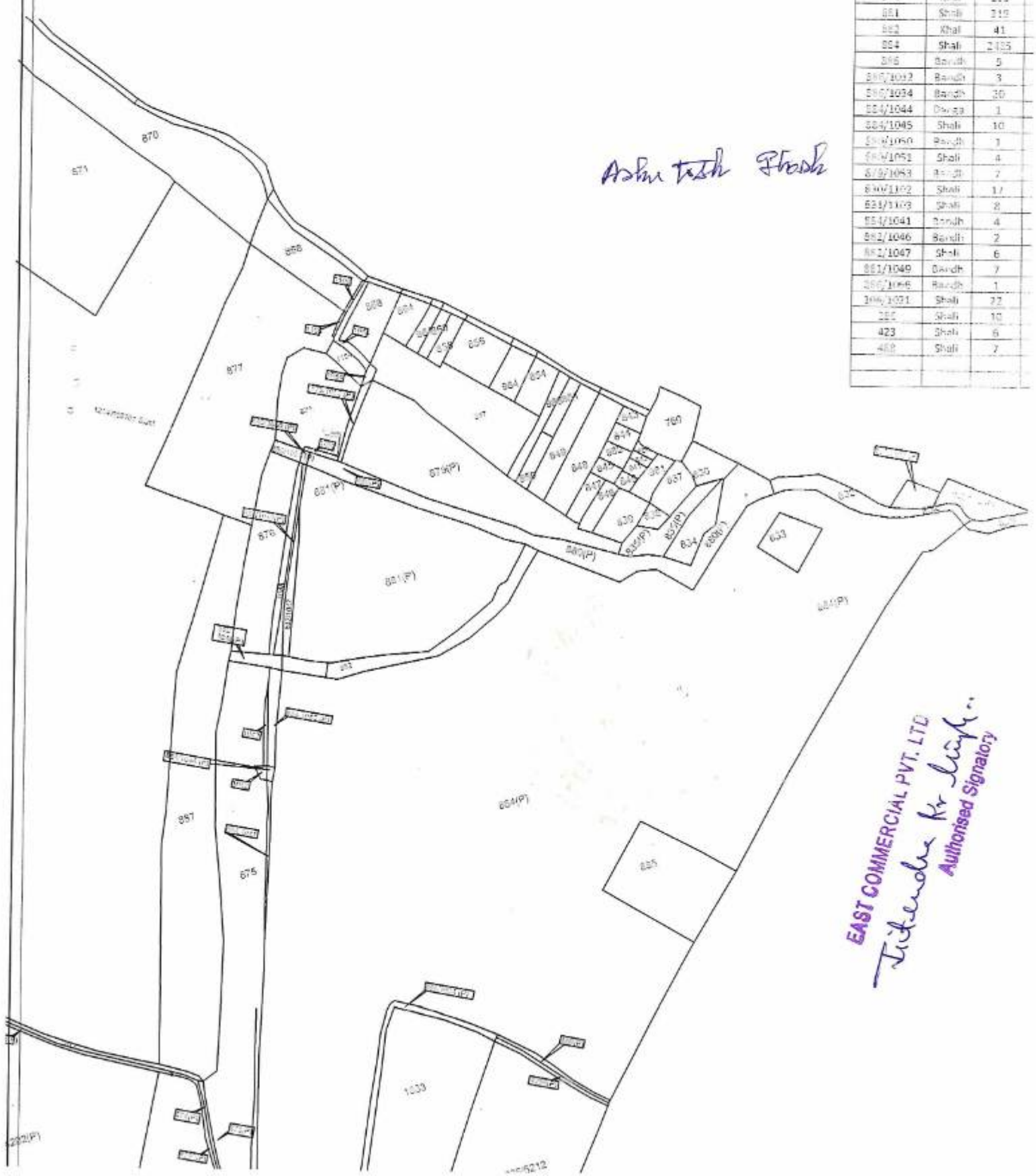
SITE PLAN OF DAG, MOUZA KAMDUNI J.L - 188, P.S - RAJARHAT GRAM PANCH KIRTIPUR 2, NORTH 24 PARGANAS .

OWNER NAME EAST COMMERCIAL PVT.LTD.
TOTAL AREA - 94.03 SATAK.

Dag No.	Classification	Dag Area (Satak)	P
832	Khal	27	
833	Shali	22	
834	Shali	20	
835	Khal	23	
839	Shali	145	
840	Khal	103	
881	Shali	210	
882	Khal	41	
884	Shali	2435	
886	Bardh	5	
886/1012	Bardh	3	
886/1034	Bardh	20	
884/1044	Darda	1	
884/1045	Shali	10	
886/1050	Bardh	1	
886/1051	Shali	4	
886/1053	Bardh	7	
886/1102	Shali	17	
886/1103	Shali	2	
884/1041	Bardh	4	
882/1046	Bardh	2	
882/1047	Shali	6	
881/1049	Bardh	7	
886/1046	Bardh	1	
886/1051	Shali	22	
886	Shali	10	
423	Shali	6	
488	Shali	7	

Ashtu test Fresh

*EAST COMMERCIAL PVT. LTD.
Titender K. Singh
Authorized Signatory*





✓

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
17 AUG 2023

SPECIMEN FORM FOR TEN FINGER PRINTS



Intendee for Singh

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					



Asim Singh

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					



2

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
17 AUG 2023

Major Information of the Deed

Deed No :	I-1904-12082/2023	Date of Registration	24/08/2023
Query No / Year	1904-2002082144/2023	Office where deed is registered	
Query Date	14/08/2023 5:54:31 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	BIDISHA DAS HIGH COURT CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN 700001, Mobile No. : 8668417875, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document			
Set Forth value		Market Value	
Rs. 90,00,000/-		Rs. 90,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 2,70,000/- (Article:23)		Rs. 90,084/- (Article:A(1), M(a), M(b), I)	
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Kamduni, Pin Code : 700135

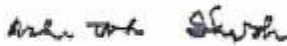
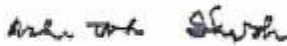
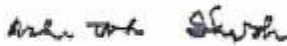
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-832 (RS :-)	LR-1057	Bastu	Khal	0.7497 Dec	72,518/-	72,518/-	Width of Approach Road: 20 Ft.,

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Kamduni, JI No: 188, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-884 (RS :-)	LR-1057	Bastu	Shali	69.0002 Dec	66,74,370/-	66,74,370/-	Width of Approach Road: 20 Ft.,
L3	LR-833 (RS :-)	LR-1057	Bastu	Shali	0.6109 Dec	59,092/-	59,092/-	Width of Approach Road: 20 Ft.,
L4	LR-834 (RS :-)	LR-1057	Bastu	Shali	0.5553 Dec	53,714/-	53,714/-	Width of Approach Road: 20 Ft.,
L5	LR-835 (RS :-)	LR-1057	Bastu	Khal	0.6386 Dec	61,771/-	61,771/-	Width of Approach Road: 20 Ft.,
L6	LR-879 (RS :-)	LR-1057	Bastu	Shali	4.0539 Dec	3,92,133/-	3,92,133/-	Width of Approach Road: 20 Ft.,
L7	LR-880 (RS :-)	LR-1057	Bastu	Khal	2.86 Dec	2,76,647/-	2,76,647/-	Width of Approach Road: 20 Ft.,
L8	LR-881 (RS :-)	LR-1057	Bastu	Shali	8.8298 Dec	8,54,106/-	8,54,106/-	Width of Approach Road: 20 Ft., Bargadar,
L9	LR-882 (RS :-)	LR-1057	Bastu	Khal	1.1384 Dec	1,10,117/-	1,10,117/-	Width of Approach Road: 20 Ft., Bargadar,
L10	LR-886 (RS :-)	LR-1057	Bastu	Baluband h	0.0693 Dec	6,703/-	6,703/-	Width of Approach Road: 20 Ft.,
L11	LR-886/1032 (RS :-)	LR-1057	Bastu	Baluband h	0.0833 Dec	8,057/-	8,057/-	Width of Approach Road: 20 Ft.,

L13	LR-886/1034 (RS :-)	LR-1057	Bastu	Baluband h	0.5553 Dec	53,714/-	53,714/-	Width of Approach Road: 20 Ft.,
L14	LR-884/1044 (RS :-)	LR-1057	Bastu	Baluband h	0.0278 Dec	2,689/-	2,689/-	Width of Approach Road: 20 Ft.,
L15	LR-884/1045 (RS :-)	LR-1057	Bastu	Shali	0.2777 Dec	26,861/-	26,861/-	Width of Approach Road: 20 Ft.,
L16	LR-880/1050 (RS :-)	LR-1057	Bastu	Baluband h	0.0278 Dec	2,689/-	2,689/-	Width of Approach Road: 20 Ft.,
L17	LR-880/1051 (RS :-)	LR-1057	Bastu	Shali	0.1111 Dec	10,746/-	10,746/-	Width of Approach Road: 20 Ft.,
L18	LR-879/1053 (RS :-)	LR-1057	Bastu	Baluband h	0.1944 Dec	18,804/-	18,804/-	Width of Approach Road: 20 Ft.,
L19	LR-830/1102 (RS :-)	LR-1057	Bastu	Shali	1.4167 Dec	1,37,037/-	1,37,037/-	Width of Approach Road: 20 Ft.,
L20	LR-831/1103 (RS :-)	LR-1057	Bastu	Shali	0.6667 Dec	64,489/-	64,489/-	Width of Approach Road: 20 Ft.,
L21	LR-884/1041 (RS :-)	LR-1057	Bastu	Baluband h	0.3333 Dec	32,240/-	32,240/-	Width of Approach Road: 20 Ft.,
L22	LR-882/1046 (RS :-)	LR-1057	Bastu	Baluband h	0.0555 Dec	5,368/-	5,368/-	Width of Approach Road: 20 Ft.,
L23	LR-882/1047 (RS :-)	LR-1057	Bastu	Shali	0.1666 Dec	16,115/-	16,115/-	Width of Approach Road: 20 Ft.,
L24	LR-881/1049 (RS :-)	LR-1057	Bastu	Baluband h	0.1944 Dec	18,804/-	18,804/-	Width of Approach Road: 20 Ft.,
L26	LR-286/1066 (RS :-)	LR-1057	Bastu	Baluband h	0.0083 Dec	1,017/-	1,017/-	Width of Approach Road: 20 Ft.,
L27	LR-108/1021 (RS :-)	LR-1057	Bastu	Shali	0.0381 Dec	3,685/-	3,685/-	Width of Approach Road: 20 Ft.,
L28	LR-286 (RS :-)	LR-1057	Bastu	Shali	0.0173 Dec	1,673/-	1,673/-	Width of Approach Road: 20 Ft.,
L29	LR-423 (RS :-)	LR-1057	Bastu	Shali	0.0104 Dec	1,005/-	1,005/-	
L30	LR-488 (RS :-)	LR-1057	Bastu	Shali	0.3498 Dec	33,836/-	33,836/-	Width of Approach Road: 20 Ft.,
		TOTAL :			92.2909Dec	89,27,482 /-	89,27,482 /-	
	Grand Total :				93.0406Dec	90,00,000 /-	90,00,000 /-	

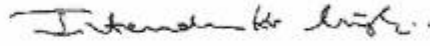
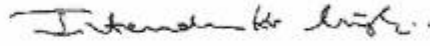
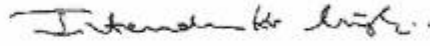
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> Mr Ashutosh Ghosh, (Alias: Mr Ashutosh Bangal) Son of Mr Bimal Kumar Ghosh Executed by: Self, Date of Execution: 17/08/2023 , Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Office </td><td>  </td><td>  </td><td>  </td></tr> <tr> <td>17/08/2023</td><td></td><td>LTI 17/08/2023</td><td>17/08/2023</td></tr> </tbody> </table> Kirtipur, Block/Sector: Thakur Tala, City:- Not Specified, P.O:- Badu, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700128 Sex: Male, By Caste: Hindu, Occupation: Business Citizen of: India, PAN No.:: adxxxxxx1g, Aadhaar No: 86xxxxxxxxx2994, Status :Individual, Executed by: Self, Date of Execution: 17/08/2023 , Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Office	Name	Photo	Finger Print	Signature	Mr Ashutosh Ghosh, (Alias: Mr Ashutosh Bangal) Son of Mr Bimal Kumar Ghosh Executed by: Self, Date of Execution: 17/08/2023 , Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Office				17/08/2023		LTI 17/08/2023	17/08/2023
Name	Photo	Finger Print	Signature										
Mr Ashutosh Ghosh, (Alias: Mr Ashutosh Bangal) Son of Mr Bimal Kumar Ghosh Executed by: Self, Date of Execution: 17/08/2023 , Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Office													
17/08/2023		LTI 17/08/2023	17/08/2023										

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	East Commercial Private Limited 1, N.S Road, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx7M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> Mr Jitendra Kumar Singh (Presentant) Son of Late Ram Chabila Singh Date of Execution - 17/08/2023, , Admitted by: Self, Date of Admission: 17/08/2023, Place of Admission of Execution: Office </td><td>  </td><td>  </td><td>  </td></tr> <tr> <td>Aug 17 2023 5:48PM</td><td></td><td>LTI 17/08/2023</td><td>17/08/2023</td></tr> </tbody> </table> City:- Rishra, P.O:- MOREPUKUR, P.S:-Rishra, District:-Hooghly, West Bengal, India, PIN:- 712250, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: enxxxxxx8k, Aadhaar No: 43xxxxxxxxx0521 Status : Representative, Representative of : East Commercial Private Limited (as REPRESENTATIVE)	Name	Photo	Finger Print	Signature	Mr Jitendra Kumar Singh (Presentant) Son of Late Ram Chabila Singh Date of Execution - 17/08/2023, , Admitted by: Self, Date of Admission: 17/08/2023, Place of Admission of Execution: Office				Aug 17 2023 5:48PM		LTI 17/08/2023	17/08/2023
Name	Photo	Finger Print	Signature										
Mr Jitendra Kumar Singh (Presentant) Son of Late Ram Chabila Singh Date of Execution - 17/08/2023, , Admitted by: Self, Date of Admission: 17/08/2023, Place of Admission of Execution: Office													
Aug 17 2023 5:48PM		LTI 17/08/2023	17/08/2023										

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Lakshmikanta Halder Son of Mr Madhu Halder Motilal Gupta Road, City:- Not Specified, P.O:- Borisha, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700008			
	17/08/2023	17/08/2023	17/08/2023

Identifier Of Mr Ashutosh Ghosh, Mr Jitendra Kumar Singh

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Ashutosh Ghosh	East Commercial Private Limited-0.7497 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	Mr Ashutosh Ghosh	East Commercial Private Limited-0.0693 Dec

Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
1	Mr Ashutosh Ghosh	East Commercial Private Limited-0.0833 Dec

Transfer of property for L13

Sl.No	From	To. with area (Name-Area)
1	Mr Ashutosh Ghosh	East Commercial Private Limited-0.5553 Dec

Transfer of property for L14

Sl.No	From	To. with area (Name-Area)
1	Mr Ashutosh Ghosh	East Commercial Private Limited-0.0278 Dec

Transfer of property for L15

Sl.No	From	To. with area (Name-Area)
1	Mr Ashutosh Ghosh	East Commercial Private Limited-0.2777 Dec

Transfer of property for L16

Sl.No	From	To. with area (Name-Area)
1	Mr Ashutosh Ghosh	East Commercial Private Limited-0.0278 Dec

Transfer of property for L17

Sl.No	From	To. with area (Name-Area)
1	Mr Ashutosh Ghosh	East Commercial Private Limited-0.1111 Dec

Transfer of property for L18

Sl.No	From	To. with area (Name-Area)
1	Mr Ashutosh Ghosh	East Commercial Private Limited-0.1944 Dec

Transfer of property for L19

Sl.No	From	To. with area (Name-Area)
1	Mr Ashutosh Ghosh	East Commercial Private Limited-1.4167 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Ashutosh Ghosh	East Commercial Private Limited-69.0002 Dec

Transfer of property for L20		
Sl.No	From	To. with area (Name-Area)
1	Mr Ashutosh Ghosh	East Commercial Private Limited-0.6667 Dec
Transfer of property for L21		
Sl.No	From	To. with area (Name-Area)
1	Mr Ashutosh Ghosh	East Commercial Private Limited-0.3333 Dec
Transfer of property for L22		
Sl.No	From	To. with area (Name-Area)
1	Mr Ashutosh Ghosh	East Commercial Private Limited-0.0555 Dec
Transfer of property for L23		
Sl.No	From	To. with area (Name-Area)
1	Mr Ashutosh Ghosh	East Commercial Private Limited-0.1666 Dec
Transfer of property for L24		
Sl.No	From	To. with area (Name-Area)
1	Mr Ashutosh Ghosh	East Commercial Private Limited-0.1944 Dec
Transfer of property for L26		
Sl.No	From	To. with area (Name-Area)
1	Mr Ashutosh Ghosh	East Commercial Private Limited-0.0083 Dec
Transfer of property for L27		
Sl.No	From	To. with area (Name-Area)
1	Mr Ashutosh Ghosh	East Commercial Private Limited-0.0381 Dec
Transfer of property for L28		
Sl.No	From	To. with area (Name-Area)
1	Mr Ashutosh Ghosh	East Commercial Private Limited-0.0173 Dec
Transfer of property for L29		
Sl.No	From	To. with area (Name-Area)
1	Mr Ashutosh Ghosh	East Commercial Private Limited-0.0104 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Ashutosh Ghosh	East Commercial Private Limited-0.6109 Dec
Transfer of property for L30		
Sl.No	From	To. with area (Name-Area)
1	Mr Ashutosh Ghosh	East Commercial Private Limited-0.3498 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr Ashutosh Ghosh	East Commercial Private Limited-0.5553 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr Ashutosh Ghosh	East Commercial Private Limited-0.6386 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr Ashutosh Ghosh	East Commercial Private Limited-4.0539 Dec

Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mr Ashutosh Ghosh	East Commercial Private Limited-2.86 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mr Ashutosh Ghosh	East Commercial Private Limited-8.8298 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Mr Ashutosh Ghosh	East Commercial Private Limited-1.1384 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Kamduni, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 832, LR Khatian No:- 1057	Owner:আশুতোষ বাঙ্গাল, Gurdian:বিমল কুমার বাঙ্গাল, Address:নিজ , Classification:খাল, Area:0.00670000 Acre,	Mr Ashutosh Ghosh

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Kamduni, JI No: 188, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 884, LR Khatian No:- 1057	Owner:আশুতোষ বাঙ্গাল, Gurdian:বিমল কুমার বাঙ্গাল, Address:নিজ , Classification:শালি, Area:0.69000000 Acre,	Mr Ashutosh Ghosh
L3	LR Plot No:- 833, LR Khatian No:- 1057	Owner:আশুতোষ বাঙ্গাল, Gurdian:বিমল কুমার বাঙ্গাল, Address:নিজ , Classification:শালি, Area:0.00330000 Acre,	Mr Ashutosh Ghosh
L4	LR Plot No:- 834, LR Khatian No:- 1057	Owner:আশুতোষ বাঙ্গাল, Gurdian:বিমল কুমার বাঙ্গাল, Address:নিজ , Classification:শালি, Area:0.00660000 Acre,	Mr Ashutosh Ghosh
L5	LR Plot No:- 835, LR Khatian No:- 1057	Owner:আশুতোষ বাঙ্গাল, Gurdian:বিমল কুমার বাঙ্গাল, Address:নিজ , Classification:খাল, Area:0.00660000 Acre,	Mr Ashutosh Ghosh
L6	LR Plot No:- 879, LR Khatian No:- 1057	Owner:আশুতোষ বাঙ্গাল, Gurdian:বিমল কুমার বাঙ্গাল, Address:নিজ , Classification:শালি, Area:0.04000000 Acre,	Mr Ashutosh Ghosh
L7	LR Plot No:- 880, LR Khatian No:- 1057	Owner:আশুতোষ বাঙ্গাল, Gurdian:বিমল কুমার বাঙ্গাল, Address:নিজ , Classification:খাল, Area:0.02660000 Acre,	Mr Ashutosh Ghosh

L8	LR Plot No:- 881, LR Khatian No:- 1057	Owner:আশুতোষ বাঙ্গাল, Gurdian:বিমল কুমার বাঙ্গাল, Address:নিজ , Classification:শালি, Area:0.09000000 Acre,	Mr Ashutosh Ghosh
L9	LR Plot No:- 882, LR Khatian No:- 1057	Owner:আশুতোষ বাঙ্গাল, Gurdian:বিমল কুমার বাঙ্গাল, Address:নিজ , Classification:খাল, Area:0.01000000 Acre,	Mr Ashutosh Ghosh
L10	LR Plot No:- 886, LR Khatian No:- 1057	Owner:আশুতোষ বাঙ্গাল, Gurdian:বিমল কুমার বাঙ্গাল, Address:নিজ , Classification:বাঁধ,	Mr Ashutosh Ghosh
L11	LR Plot No:- 886/1032, LR Khatian No:- 1057	Owner:আশুতোষ বাঙ্গাল, Gurdian:বিমল কুমার বাঙ্গাল, Address:নিজ , Classification:বাঁধ,	Mr Ashutosh Ghosh
L13	LR Plot No:- 886/1034, LR Khatian No:- 1057	Owner:আশুতোষ বাঙ্গাল, Gurdian:বিমল কুমার বাঙ্গাল, Address:নিজ , Classification:বাঁধ, Area:0.00660000 Acre,	Mr Ashutosh Ghosh
L14	LR Plot No:- 884/1044, LR Khatian No:- 1057	Owner:আশুতোষ বাঙ্গাল, Gurdian:বিমল কুমার বাঙ্গাল, Address:নিজ , Classification:ডাঙ্গা,	Mr Ashutosh Ghosh
L15	LR Plot No:- 884/1045, LR Khatian No:- 1057	Owner:আশুতোষ বাঙ্গাল, Gurdian:বিমল কুমার বাঙ্গাল, Address:নিজ , Classification:শালি, Area:0.00330000 Acre,	Mr Ashutosh Ghosh
L16	LR Plot No:- 880/1050, LR Khatian No:- 1057	Owner:আশুতোষ বাঙ্গাল, Gurdian:বিমল কুমার বাঙ্গাল, Address:নিজ , Classification:বাঁধ,	Mr Ashutosh Ghosh
L17	LR Plot No:- 880/1051, LR Khatian No:- 1057	Owner:আশুতোষ বাঙ্গাল, Gurdian:বিমল কুমার বাঙ্গাল, Address:নিজ , Classification:শালি,	Mr Ashutosh Ghosh
L18	LR Plot No:- 879/1053, LR Khatian No:- 1057	Owner:আশুতোষ বাঙ্গাল, Gurdian:বিমল কুমার বাঙ্গাল, Address:নিজ , Classification:বাঁধ,	Mr Ashutosh Ghosh
L19	LR Plot No:- 830/1102, LR Khatian No:- 1057	Owner:আশুতোষ বাঙ্গাল, Gurdian:বিমল কুমার বাঙ্গাল, Address:নিজ , Classification:শালি, Area:0.01330000 Acre,	Mr Ashutosh Ghosh
L20	LR Plot No:- 831/1103, LR Khatian No:- 1057	Owner:আশুতোষ বাঙ্গাল, Gurdian:বিমল কুমার বাঙ্গাল, Address:নিজ , Classification:শালি, Area:0.00660000 Acre,	Mr Ashutosh Ghosh
L21	LR Plot No:- 884/1041, LR Khatian No:- 1057		Seller is not the recorded Owner as per Applicant.
L22	LR Plot No:- 882/1046, LR Khatian No:- 1057	Owner:আশুতোষ বাঙ্গাল, Gurdian:বিমল কুমার বাঙ্গাল, Address:নিজ , Classification:বাঁধ,	Mr Ashutosh Ghosh

L23	LR Plot No:- 882/1047, LR Khatian No:- 1057	Owner:আশুতোষ বাঙ্গাল, Gurdian:বিমল কুমার বাঙ্গাল, Address:নিজ , Classification:শালি,	Mr Ashutosh Ghosh
L24	LR Plot No:- 881/1049, LR Khatian No:- 1057	Owner:আশুতোষ বাঙ্গাল, Gurdian:বিমল কুমার বাঙ্গাল, Address:নিজ , Classification:বাঁধ, Area:0.00330000 Acre,	Mr Ashutosh Ghosh
L26	LR Plot No:- 286/1066, LR Khatian No:- 1057	Owner:আশুতোষ বাঙ্গাল, Gurdian:বিমল কুমার বাঙ্গাল, Address:নিজ , Classification:বাঁধ,	Mr Ashutosh Ghosh
L27	LR Plot No:- 108/1021, LR Khatian No:- 1057		Seller is not the recorded Owner as per Applicant.
L28	LR Plot No:- 286, LR Khatian No:- 1057	Owner:আশুতোষ বাঙ্গাল, Gurdian:বিমল কুমার বাঙ্গাল, Address:নিজ , Classification:শালি,	Mr Ashutosh Ghosh
L29	LR Plot No:- 423, LR Khatian No:- 1057	Owner:আশুতোষ বাঙ্গাল, Gurdian:বিমল কুমার বাঙ্গাল, Address:নিজ , Classification:শালি,	Mr Ashutosh Ghosh
L30	LR Plot No:- 488, LR Khatian No:- 1057	Owner:আশুতোষ বাঙ্গাল, Gurdian:বিমল কুমার বাঙ্গাল, Address:নিজ , Classification:শালি, Area:0.00330000 Acre,	Mr Ashutosh Ghosh

On 17-08-2023

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 15:00 hrs on 17-08-2023, at the Office of the A.R.A. - IV KOLKATA by Mr Jitendra Kur Singh ,.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 90,00,000/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 17/08/2023 by Mr Ashutosh Ghosh, Alias Mr Ashutosh Bangal, Son of Mr Bimal Kumar Ghosh, Kirtipur, Sector: Thakur Tala, P.O: Badu, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700128, by caste Hindu, by Profession Business

Identified by Mr Lakshmikanta Halder, , , Son of Mr Madhu Halder, Road: Motilal Gupta Road, , P.O: Borisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Service

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 17-08-2023 by Mr Jitendra Kumar Singh, REPRESENTATIVE, East Commercial Private Limited (Private Limited Company), 1, N.S Road, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Identified by Mr Lakshmikanta Halder, , , Son of Mr Madhu Halder, Road: Motilal Gupta Road, , P.O: Borisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 90,084.00/- (A(1) = Rs 90,000.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 90,000/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/08/2023 10:10AM with Govt. Ref. No: 192023240173060828 on 17-08-2023, Amount Rs: 90,000/-,
Bank: SBI EPay (SBlePay), Ref. No. 7109009341840 on 17-08-2023, Head of Account 0030-03-104-001-16

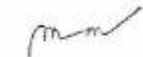
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,70,000/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 2,69,990/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 32487, Amount: Rs.10.00/-, Date of Purchase: 23/06/2023, Vendor name: J CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/08/2023 10:10AM with Govt. Ref. No: 192023240173060828 on 17-08-2023, Amount Rs: 2,69,990/-,
Bank: SBI EPay (SBlePay), Ref. No. 7109009341840 on 17-08-2023, Head of Account 0030-02-103-003-02

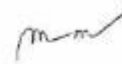


Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 24-08-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 2 of Indian Stamp Act 1899.



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2023, Page from 583162 to 583192
being No 190412082 for the year 2023.



mm

Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2023.08.31 14:02:13 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2023/08/31 02:02:13 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)