

3501/2023

3713/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AM 908367

Certified that the Document is admitted of Registration. The Signature Sheet and the endorsement sheet appended in this document are the part of this Document.

Additional Registrar of
Assurances-IV, Kolkata

Additional Registrar of
Assurances-IV, Kolkata

14 MAR 2023

THIS INDENTURE OF CONVEYANCE made this 03rd day of MARCH Two Thousand and Twenty Three BETWEEN (1) BABUL MAJUMDER (having PAN ANKPM0280H and Aadhaar No. 249188522649)

[Signature]
Amert
[Signature]
Kumar

[Signature]
Sanjay Majumder
[Signature]

Vis Case No. 762/2023

J(1)- 250/-
J(2)- 400/-
Total 650/-
Paid on

650/- ARA-IV



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



270220232031242460

GRIPS Payment Detail

GRIPS Payment ID:	270220232031242460	Payment Init. Date:	27/02/2023 11:52:23
Total Amount:	864034	No of GRN:	1
Bank/Gateway:	AXIS Bank	Payment Mode:	Online Payment
BRN:	715323394	BRN Date:	27/02/2023 11:53:29
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name:	UTSAV VINIMAY PRIVATE LIMITED
Mobile:	9830031697

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230312424611	Directorate of Registration & Stamp Revenue	864034
Total			864034

IN WORDS: EIGHT LAKH SIXTY FOUR THOUSAND THIRTY FOUR ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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



192022230312424611

GRN Details

GRN:	192022230312424611	Payment Mode:	Online Payment
GRN Date:	27/02/2023 11:52:23	Bank/Gateway:	AXIS Bank
BRN :	715323394	BRN Date:	27/02/2023 11:53:29
GRIPS Payment ID:	270220232031242460	Payment Init. Date:	27/02/2023 11:52:23
Payment Status:	Successful	Payment Ref. No:	2000463478/2/2023
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	UTSAV VINIMAY PRIVATE LIMITED
Address:	14 NS ROAD
Mobile:	9830031697
Depositor Status:	Buyer/Claimants
Query No:	2000463478
Applicant's Name:	Mr Subhash Naskar
Identification No:	2000463478/2/2023
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	27/02/2023
Period To (dd/mm/yyyy):	27/02/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000463478/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	720020
2	2000463478/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	144014
Total				864034

IN WORDS: EIGHT LAKH SIXTY FOUR THOUSAND THIRTY FOUR ONLY.

son of Nirendra Kumar Majumder (also known as Nirendra Majumder) residing at 2nd Floor, Flat No.3, 1/7 Gorakshabasi Road, Nagerbazar, Police Station Dum Dum, Post office Dum Dum, Pin Code 700028, North 24 Parganas and (2) **SANJOY MAJUMDER** (having PAN BBEPM3017K and Aadhaar No. 262211768560) son of Netai Majumder residing at 92 Debi Nibas Road, Flat No.C4, Post Office Motijheel, Police Station Dum Dum, Kolkata - 700074 hereinafter referred to as "the **VENDORS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their and each or their respective heirs executors administrators and legal representatives) of the **ONE PART AND (1) NANU DEVELOPERS PRIVATE LIMITED**, (having CIN U74999WB2011PTC162426 and PAN AAQCS0071C), a Company within the meaning of the Companies Act, 1956, having its Registered Office at 17 Ganesh Chandra Avenue, 3rd Floor Kolkata -700013, Police Station Bowbazar Post Office Bowbazar represented by its authorized representative Tuhin Banerjee (having PAN BENPB1010F and Aadhaar 320817684308) son of Nabin Banerjee of 14 N.S. Road, 4th floor, Pin Code 700001 Police Station Hare Street Post Office GPO, (2) **SINGLE POINT COMMOSALE PRIVATE LIMITED**, (having CIN U74999WB2011PTC162437 and PAN AAQCS0064B), a Company within the meaning of the Companies Act, 1956, having its Registered Office at 17 Ganesh Chandra Avenue, 3rd Floor Kolkata -700013, Police Station Bowbazar Post Office Bowbazar represented by its authorized representative Tuhin Banerjee (having PAN BENPB1010F and Aadhaar 320817684308) son of Nabin Banerjee of 14 N.S. Road, 4th floor, Pin Code 700001 Police Station Hare Street Post Office GPO, (3) **SINGLE POINT AGENCIES PRIVATE LIMITED** (having CIN U74999WB2011PTC162438 and PAN AAQCS0062H), a Company within the meaning of the Companies Act, 1956, having its Registered Office at 17 Ganesh Chandra Avenue, 3rd Floor Kolkata -700013, Police Station Bowbazar Post Office Bowbazar represented by its authorized representative Tuhin Banerjee (having PAN BENPB1010F and Aadhaar 320817684308) son of Nabin Banerjee of 14 N.S. Road, 4th floor, Pin Code 700001 Police Station Hare Street Post Office GPO, (4) **ATTRIBUTE BUILD WORTH PRIVATE LIMITED** (having CIN U70102WB2012PTC187871 and PAN AALCA0701C), a Company within the meaning of the Companies Act, 1956, having its Registered Office at 17 Ganesh Chandra Avenue, 3rd Floor, Kolkata -700013, Police Station Bowbazar Post Office Bowbazar represented by its authorized representative Tuhin Banerjee (having PAN BENPB1010F and Aadhaar 320817684308) son of Nabin Banerjee of 14 N.S. Road, 4th floor, Pin Code 700001 Police Station Hare Street Post Office GPO, (5) **SATYAM VANIJYA PRIVATE LIMITED** (having CIN U51109WB2006PTC108764 and PAN AAJCS9072N), a Company within the meaning of the Companies Act, 1956, having its Registered Office at 14, N. S. Road, 4th floor,

Kolkata-700001,) Post Office GPO Kolkata and Police Station Hare Street, represented by its authorized representative Tuhin Banerjee (having PAN BENPB1010F and Aadhaar 320817684308) son of Nabin Banerjee of 14 N.S. Road, 4th floor, Pin Code 700001 Police Station Hare Street Post Office GPO, (6) **PURTI REALTY PRIVATE LIMITED** (having CIN U70109WB2009PTC138353 and PAN AAFCP2171H), a Company within the meaning of the Companies Act, 1956, having its Registered Office at 14, N. S. Road, 4th floor, Kolkata-700001, Post Office GPO Kolkata and Police Station Hare Street represented by its authorized representative Tuhin Banerjee (having PAN BENPB1010F and Aadhaar 320817684308) son of Nabin Banerjee of 14 N.S. Road, 4th floor, Pin Code 700001 Police Station Hare Street Post Office GPO, (7) **PURTI BEVERAGES PRIVATE LIMITED** (having CIN U74999WB2011PTC170882 and PAN AAGCP3714P), a Company within the meaning of the Companies Act, 1956, having its Registered Office at 14, N. S. Road, 4th floor, Kolkata-700001, Post Office GPO Kolkata and Police Station Hare Street, represented by its authorized representative Tuhin Banerjee (having PAN BENPB1010F and Aadhaar 320817684308) son of Nabin Banerjee of 14 N.S. Road, 4th floor, Pin Code 700001 Police Station Hare Street Post Office GPO, (8) **UTSAV VINIMAY PRIVATE LIMITED** (having CIN US1109WB2005PTC104119 and PAN AAACU8248B), a Company within the meaning of the Companies Act, 1956, having its Registered Office at 14, N. S. Road, 4th floor, Kolkata-700001, Post Office GPO Kolkata and Police Station Hare Street represented by its authorized representative Tuhin Banerjee (having PAN BENPB1010F and Aadhaar 320817684308) son of Nabin Banerjee of 14 N.S. Road, 4th floor, Pin Code 700001 Police Station Hare Street Post Office GPO, (9) **PURTI NANU CREATORS LLP** (having LLPID AAJ-1103 and PAN AAUFP1667J), a Limited Liability Partnership within the meaning of the Limited Liability Partnership Act, 2008 having its Registered Office at 14, N. S. Road, 4th floor, Kolkata-700001,) Post Office GPO Kolkata and Police Station Hare Street, represented by its Authorised Signatory Tuhin Banerjee (having PAN BENPB1010F and Aadhaar 320817684308) son of Nabin Banerjee of 14 N.S. Road, 4th floor, Pin Code 700001 Police Station Hare Street Post Office GPO, (10) **SANTOSH KUMAR KEDIA**, (having PAN AFZPK5964M and Aadhaar No. 244538311298), son of Late Chhajuram Kedia Residing at 69A, Palm Avenue, Kolkata- 700019, Police Station Karaya and Post Office Ballygunge. (11) **MAHESH KUMAR KEDIA**, (having PAN AESPK1980P) and Aadhaar No. 925985871240), son of Santosh Kumar Kedia residing at 69A, Palm Avenue, Kolkata- 700019, Police Station Karaya and Post Office Ballygunge. (12) **ADITYA MURARKA** (having PAN AFCPM4437L and Aadhaar No. 7555 4810 3437), son of Suresh Kumar Murarka, residing at CG-222, Sector-2, Saltlake, North 24 Parganas, West Bengal -700091 Police Station Bidhannagar (East) and Post Office Bidhannagar, (13)

SURESH KUMAR MURARKA (having PAN AESPM5585N and Aadhaar No. 875773087727), son of Vishwanath Murarka, residing at CG-222, Sector-2, Saltlake, North 24 Parganas, West Bengal -700091 Police Station Bidhannagar (East) and Post Office Bidhannagar, (14) **DHANUKA MERCHANTS PRIVATE LIMITED** (having CINU52110WB2006PTC110824 and PAN AACCD4293P), a Company within the meaning of the Companies Act, 1956, having its Registered Office at 18 Abdul Hamid Street, Merlin Chamber, 2nd Floor, Room No 204 Kolkata- 700069 Post office Esplanade Police Station Hare Street, represented by its authorized representative Mr. Sushil Kumar Dhanuka (having PAN AGAPD5611N and Aadhaar No. 622877357667) son of Rajendra Prasad Dhanuka residing at 3B, Rammohan Mullick Garden Lane, Mani Karn Complex Pin Code Kolkata- 700010 Police Station Beliaghata Post Office Beliaghata, (15) **SUSHIL KUMAR DHANUKA** (having PAN AGAPD5611N and Aadhaar No. 622877357667), son of Rajendra Prasad Dhanuka residing at 3B, Rammohan Mullick Garden Lane, Manikarn Complex, Kolkata- 700010 Police Station Beliaghata Post Office Beliaghata and (16) **NEERAJ KUMAR DHANUKA** (having PAN AIQPD6586Q and Aadhaar No. 227665751978), son of Rajendra Prasad Dhanuka residing at 3B, Rammohan Mullick Garden Lane, Manikarn Complex, Kolkata-700010 Police Station Beliaghata Post Office Beliaghata hereinafter referred to as "the **PURCHASERS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include insofar as the individuals are concerned their respective members for the time being and their respective heirs executors administrators legal representatives and/or assigns and insofar as the Companies and Limited Liability Partnerships are concerned their respective successors, successors-in-office, successors-in-interest and/or assigns) of the **OTHER PART:**

A. WHEREAS one Rahim Bux Mondal, Jabeda Khatun and Nurnessa Bibi (also known as Hurunessa Bibi) were fully seized and possessed of and well and sufficiently entitled to **ALL THAT** piece or parcel of land containing an area of 0.61 acre or 61 satak more or less situate lying at and being entire R. S. Dag No.3344 recorded in R.S. Khatian No.1756 in Mouza Gopalpur, J.L. No.2 under Police Station Airport (formerly Rajarhat) in the District of North 24 Parganas morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as "the **Larger Property**".

B. AND WHEREAS the said Rahim Bux Mondal, a Mahomedan, died intestate leaving him surviving his wife Fatema Bibi, and four sons namely Abul Kasem (since deceased), Abul Hasem, Abul Khayer, Abul Kalam and two daughters namely Halima



Khatun and Taslima Khatun as his only heiresses, heirs, and legal representatives who all upon his death inherited and became entitled his share and/or portion of the said Larger Property absolutely.

C. AND WHEREAS the said Nurnessa Bibi, a Mahomedan, died intestate unmarried and issueless and leaving her surviving her two brother's sons namely Khelafat Hossain and Sahadat Hossain and her only sister namely Sanatan Bibi as her only heirs, heiresses and legal representatives who all upon her death inherited and became entitled her share and/or portion of the said Larger Property absolutely.

D. AND WHEREAS by the Sale Deed dated 25th May 1967 and registered in Book I Volume No. 65 Pages 185 to 195 Being No. 4359 for the year 1967 the said Halima Khatun for the consideration therein mentioned sold conveyed and transferred unto and to the said Abul Kasem All That her entire part or share of the Larger Property being land measuring 0.05 acre or 5 satak absolutely and forever.

E. AND WHEREAS by a Deed of Gift dated 11th September 1973 and registered with the Sub Registrar Cossipore Dum Dum in Book I Volume No. 121 Pages 63 to 72 Being No.6470 for the year 1973 the said Jobeda Khatun Bibi conveyed and transferred by way of gift unto and to the said Abul Kasem, Abul Hasem, Abul Khayer and Abul Kalam All That her entire part or share of the Larger Property being land measuring 0.04 acre or 4 satak more or less absolutely and forever.

F. AND WHEREAS by an Indenture of Conveyance dated 6th August 1974 and registered with the Sub Registrar Cossipore Dum Dum in Book I Volume No. 112 Pages 78 to 89 Being No.6516 for the year 1974 the said Sanatan Bibi for the consideration therein mentioned sold conveyed and transferred unto and to the said Abul Kasem, Abul Hasem, Abul Khayer and Abul Kalam All That her entire part or share of the Larger Property being land measuring 0.02 acre or 2 satak more or less absolutely and forever.

G. AND WHEREAS by an Indenture of Conveyance dated 16th September 1974 and registered with the Sub Registrar Cossipore Dum Dum in Book I Volume No. 126 Pages 98 to 108 Being No.7452 for the year 1974 the said Khelafat Hossain and Sahadat Hossain for the consideration therein mentioned sold conveyed and transferred unto and to the said Abul Kasem, Abul Hasem, Abul Khayer and Abul Kalam All That their entire part or share of the Larger Property being land measuring 0.02 acre or 2 satak more or less absolutely and forever.



H. AND WHEREAS the said Abul Kasem, a Mahomedan died intestate unmarried and issueless leaving him surviving his mother Fatema Bibi, three brothers namely the said Abul Hasem, Abul Khayer and Abul Kalam and two sisters namely Halima Khatun and Taslima Khatun as his only heirs, heiresses and legal representatives who all upon his death inherited and became entitled his share and/or portion of the said Larger Property absolutely.

I. AND WHEREAS By a Deed of Partition dated 17th August 1982 made between Abul Hasem as First Party of First Part, Abul Khayer as Second Party of the Second Part, Abul Kalam as Third Party of the Third Part, Fatema Bibi, Halima Khatun and Taslima Khatun as Fourth Party of the Fourth Part and registered with the Additional District Registrar, Barasat in Book I Volume No.56 Pages 144 to 162 Being No.3251 for the year 1982, several properties were partitioned by metes and bounds and the said Abul Khayer was, inter alia exclusively allotted the Larger Property written absolutely and exclusively.

J AND WHEREAS by an Indenture of Conveyance dated 22nd October 2001 and registered with the Additional District Sub Registrar, Bidhannagar in Book I Volume No.406 Pages 190 to 215 Being No.07628 for the year 2001 the said Abul Khayer for the consideration therein mentioned sold conveyed and transferred unto and to one L.G.W. Limited All That the entirety of the Larger Property absolutely and forever.

K. AND WHEREAS the said R.S. Dag No.3344 was continued to be numbered as L.R. Dag No.3344 in the Records of Rights published under the West Bengal Land Reforms Act, 1955 (hereinafter referred to as the said Act of 1955) and the name of the said L.G.W Limited was mutated therein under L.R. Khatian No. 4835 in respect of Larger Property.

L. AND WHEREAS by an Indenture of Conveyance dated 19th March 2002 and registered with the Additional District Sub Registrar Bidhannagar in Book I Volume No.489 Pages 88 to 112 Being No.08730 for the year 2002, the said L.G.W. Limited for the consideration therein mentioned sold conveyed and transferred unto and to one Nitai Majumder and Babul Majumder (being the Vendor No.1 herein) **All That** divided and demarcated western portion of the Larger Property with a land area of 16 Cottah 2 Chittacks and 13 Square feet or 27 satak or 0.27 acre more or less morefully and particularly mentioned and described under the **SECOND SCHEDULE** hereunder written and hereinafter referred to as "the **said Property**" absolutely and forever.

M. AND WHEREAS the names of the said Nitai Majumder and Babul Majumder were mutated in the Records of Rights published under the said Act of 1955 under L.R. Khatian No.5544 (recorded in the name of the said Nitai Majumder with a recorded area of 0.13 acre) and L.R. Khatian No.5545 (recorded in the name of the said Babul Majumder with a recorded area of 0.14 acre) respectively.

N. AND WHEREAS by a Deed of Gift dated 14th January 2019 and registered with the Additional Registrar of Assurances-IV, Kolkata in Book I Volume No.1904-2019 Pages 35305 to 35323 Being No.190400341 for the year 2019 the said Nitai Majumder conveyed and transferred by way of gift to his son one Sanjoy Majumder (being the Vendor No.2 hereto) All that his entire one-half part or share of and in the said property absolutely and forever.

O. AND WHEREAS the Vendors are seized and possessed of and well and sufficiently entitled to as the full and absolute owners of the said Property and properties benefits and rights thereunto belonging and appertaining thereto and paying khajana to the Government of West Bengal and are in Khas and exclusive possession of the said Property.

P. AND WHEREAS, the Vendors being in need of money approached the Purchasers and contracted with the Purchasers for sale of the said Property and all erections thereon and all appendages and appurtenances thereof free from all encumbrances, mortgages, charges, security interest, liens, lis pendens, prohibitions, attachments, leases, tenancies, bargadar, occupancy rights, uses, debutters, trusts, acquisition, requisition, alignment, claims, demands and liabilities whatsoever or howsoever and with complete vacant peaceful possession thereof in favour of the Purchasers at or for a consideration of the sum of Rs.1,44,00,000.00 (Rupees one crore forty four lakhs) only. In connection with the sale of the said Property in favour of the Purchasers, the Vendors made the following representation and assurances which have been relied upon and believed to be true and correct by the Purchasers in good faith:-

- a. That the Vendors are the full and absolute owners of the said property with all erections thereon having clear good marketable title thereto free from all encumbrances, mortgages, charges, security interest, liens, lis pendens, prohibitions, attachments, benami transaction, leases, black money transaction, tenancies, bargadar, occupancy rights, uses, debutters, devseva, wakf, trusts,

acquisition, requisition, vesting, alignment, claims, demands and liabilities whatsoever or howsoever and in "khas" vacant peaceful possession thereof;

- b. That the facts recited above are all true and correct.
- c. That the said property with all erections thereon or any part thereof is not affected by any right of way water light support drainage or any other easement with any third party or third party's property;
- d. That there shall be no difficulty in mutation of the name of the Purchasers as owners in the Records of Rights and other records of the concerned Block Land and Land Reforms Office and other government records in respect of the said property upon its purchase by the Purchasers;
- e. That save and except the Vendors no other person has any right title or interest in the said property with all erections thereon or any part or share thereof nor any person or persons has made any claim or raised any dispute in respect of or relating to the said property or any erections thereon or any appurtenances thereto or any part or share thereof in any manner whatsoever;
- f. That neither the Vendors nor any of the predecessors-in-title of the Vendors have at any time held any land in excess of the Ceiling Limits prescribed under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953 or Urban Land (Ceiling & Regulation) Act, 1976 or any other applicable law;
- g. That no notice or claim has been received by the Vendors which would affect the ownership, user, enjoyment and transfer of the Vendors in respect of the said Property;
- h. That there is no action, suit, appeal or litigation in respect of the said property or in any way concerning therewith or any part or share thereof pending or filed at any time heretofore;
- i. That no person has ever claimed any right title interest or possession whatsoever in the said property or any part thereof nor sent any notice in respect thereof and that save and except the Vendors no other person can claim any right title or interest whatsoever in the said Property or any part thereof;

(for)

- j. That the Vendors have not dealt with or encumbered the said Property in any manner nor entered upon any agreement or contract in respect thereof.

I. NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.1,44,00,000.00 (Rupees one Crore forty four lakhs) only of the lawful money of the Union of India in hand and well and truly by the Purchasers to the Vendors paid at or before the execution hereof (the receipt whereof the Vendor do hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof forever release discharge and acquit the Purchasers and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) the Vendors do hereby grant sell convey transfer assign and assure unto and to the Purchasers herein **ALL THAT** the piece or parcel of land containing an area of 0.27 acre or 27 satak more or less comprised in a divided and demarcated western portion of L.R. Dag No.3344 recorded in L.R. Khatian Nos.5544 and 5545 (formerly R.S. Dag No. 3344 recorded in R.S. Khatian No.1756) in Mouza Gopalpur, J.L. No.2 under Police Station Airport (formerly Rajarhat) and being formerly part of municipal holdings of Rajarhat Gopalpur Municipality now within the Bidhannagar Municipal Corporation in the District of North 24 Parganas, Pin Code 700136 morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written and hereinafter referred to as "the **said property**" **TOGETHER WITH** all and singular the tangible and intangible assets edifices fixtures gates courts courtyards compound boundaries, areas sewers drains ways paths passages fences hedges ditches trees water water courses lights and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all the Raiyati and entire share estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demand whatsoever of the Vendors out of or upon the interest of the said R.S. and L.R. Dag No.3344 and every part thereof and also upon the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anywise relating to or connected with the said property or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendors or any person or persons from

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whom the Vendors may procure the same without any action or suit at law or in equity **AND TOGETHER WITH** all easements and share, right, title and interest of the Vendors of and in any passages/roadways abutting the said property **AND TOGETHER WITH** all legal incidence thereof **TO HAVE AND TO HOLD** said property and all properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be the same unto and to the use of the Purchasers absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances, mortgages, charges, security interest, liens, lis pendens, prohibitions, attachments, benami transaction, leases, black money transaction, tenancies, bargadar, occupancy rights, uses, debutters, devseva, wakf, trusts, acquisition, requisition, vesting, alignment, claims, demands and liabilities whatsoever or howsoever.

II. THE VENDORS DO AND EACH OF THEM DOTH HEREBY COVENANT WITH THE PURCHASERS as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendors done omitted executed or knowingly permitted or suffered to the contrary the Vendors are now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby respectively granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;
- (ii) **AND THAT** the Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits and rights hereby respectively granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;
- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendors have now in themselves good right, full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all the properties benefits and rights hereby respectively granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the

Purchasers in the manner aforesaid according to the true intent and meaning of these presents;

- (iv) **AND THAT** the properties benefits and rights hereby respectively granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all claims demands encumbrances mortgages charges leases tenancies occupancy rights bargadars liens attachments restrictive covenants lispendens uses debutters trusts acquisition requisition vesting prohibitions claims demands and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendors or their predecessors-in-title.
- (v) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be comprised the Vendors' entire one hundred percent share in the L.R. Dag No.3344 without any remainder or residue and the Purchasers shall by virtue of the sale made hereby be and exclusively entitled to any reversion, remainder or residue attributable to the Vendors if found in such Dag.
- (vi) **AND THAT** the Purchasers shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendors and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and by and at the costs of the Vendors effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages encumbrances charges leases tenancies occupancy rights restrictions restrictive covenants liens attachments bargadars lispendens uses debutters trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever in any way affecting the properties benefits and rights hereby granted sold conveyed transferred assigned.

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- (vii) **AND THAT** the said property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceedings started at the instance of the Income Tax Authorities or the Estate Duty Authority or other Government authorities under the Public Demands Recovery Act or any other Acts or otherwise whatsoever and there is no certificate case or proceedings against the Vendors for realisation of the arrears of Income Tax or Wealth Tax or Gift Tax or other taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force.
- (viii) **AND THAT** the Vendors and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendors or their predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid as shall or may reasonably be required by the Purchasers and shall keep the Purchasers fully saved harmless and indemnified in respect of any loss, damage, cost, claim, demand, action or proceeding owing to any falsity in representation made by the Vendors or owing to any encumbrances, mortgages, charges, security interest, liens, lis pendens, prohibitions, attachments, benami transaction, leases, black money transaction, tenancies, bargadar, occupancy rights, uses, debutters, devseva, wakf, trusts, acquisition, requisition, vesting, alignment, claims, demands and liabilities whatsoever or howsoever being found to affect the said property or any part or share thereof.

THE FIRST SCHEDULE ABOVE REFERRED TO:
(LARGER PROPERTY)

ALL THAT the pieces or parcels of land containing an area of 0.61 acre or 61 satak more or less situate lying at and being L.R. Dag No.3344 recorded in L.R. Khatian Nos.4835, 5544 and 5545 (formerly R. S. Dag No.3344 recorded in R. S. Khatian No.1756), in Mouza Gopalpur, J.L. No. 2 being within the Bidhannagar Municipal Corporation (formerly Rajarhat Gopalpur Municipality) under Police Station Airport



(formerly Rajarhat) within Additional District Sub Registrar Bidhannagar in the District of North 24 Parganas Pin Code 700136 and butted and bounded as follows:-

On the North	:	by portion of Dag Nos. 3322 and 3332 ;
On the South	:	by portion of Dag Nos.3345 and 3342 ;
On the East	:	by portion of Dag No.3343; and
On the West	:	by portion of Dag No.3347.

OR HOWSOEVER OTHERWISE the same or any of them now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

THE SECOND SCHEDULE ABOVE REFERRED TO:
(SAID PROPERTY)

ALL THAT the piece or parcel of land containing an area of 0.27 acre or 27 satak or 16 cottah 2 Chhitack and 13 Square feet more or less comprised in a divided and demarcated western portion of L.R. Dag No. 3344 recorded in L.R. Khatian Nos. 5544 and 5545 (fully described in the First Schedule hereinabove), in Mouza Gopalpur, J.L. No. 2 within the Bidhannagar Municipal Corporation (formerly Rajarhat Gopalpur Municipality) under Police Station Airport (formerly Rajarhat) within Additional District Sub Registrar Bidhannagar in the District of North 24 Parganas, Pin Code 700136 and delineated in the plan annexed hereto duly bordered thereon in "**RED**" and butted and bounded as follows:-

On the North	:	by portion of Dag No.3322 and 3332;
On the South	:	by portion of Dag No. 3345;
On the East	:	by remaining portion of Dag No. 3344; and
On the West	:	by portion of Dag No. 3347

OR HOWSOEVER OTHERWISE the same or any of them now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished. **Be it mentioned that** the area of residential ground floor dwelling rooms and structures containing cemented flooring on the said property is 1500 square feet more or less. **Be it further mentioned that** the nearest road to the said property is Beraberi (East) Gopalpur. ✓

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the abovenamed **VENDORS** at
Kolkata in the presence of:

Mohd. Aslam
2/0 - Singul Bldg
Rm - Narayanpur Dakshin
P.O. - P. Gopalpur - ps. Narayan
Kd - 700136

Babul Majumder
Bramdela Lane 1/3 Th Lane
Po' R. Gopalpur
Kd 700136

Samir Chakraborty
Kd 700136

SIGNED SEALED AND DELIVERED

by the withinnamed **PURCHASERS** at
Kolkata in the presence of:

Mohd. Aslam
Bramdela Lane
Samir Chakraborty
NANU DEVELOPERS PVT. LTD.

Authorised Signatory

NANU DEVELOPERS PVT. LTD.

SINGLE POINT AGENCIES PVT. LTD.

Authorised Signatory

SINGLE POINT AGENCIES PVT. LTD.

Babul Majumder

BABUL MAJUMDER

Read over & Explain
Tapan Majumder
Sanjoy Majumder

SANJOY MAJUMDER

SINGLE POINT COMMOSALE PVT. LTD.

Authorised Signatory

SINGLE POINT COMMOSALE PVT. LTD.

ATTRIBUTE BUILD WORTH PVT. LTD.

Authorised Signatory

ATTRIBUTE BUILD WORTH PVT. LTD.

SATYAM VANIJYA PVT. LTD.



AUTHORISED SIGNATORY

SATYAM VANIJYA PVT. LTD.

Purti Realty Pvt. Ltd.



Authorised Signatory

PURTI REALTY PVT. LTD.

PURTI BEVERAGES PVT. LTD.



Authorised Signatory

PURTI BEVERAGES PVT. LTD.

UTSAV VINIMAY PVT. LTD.



AUTHORISED SIGNATORY

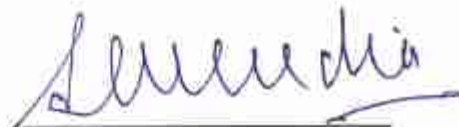
UTSAV VINIMAY PVT. LTD.

PURTI NANU CREATORS LLP



Designated Partner / Authorised Signatory

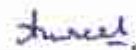
PURTI NANU CREATORS LLP



SANTOSH KUMAR KEDIA



MAHESH KUMAR KEDIA



ADITYA MURARKA



SURESH KUMAR MURARKA

For DHANUKA MERCHANTS PVT. LTD.



~~Director~~/Authorised Signatory

DHANUKA MERCHANTS PVT. LTD.



SUSHIL KUMAR DHANUKA



NEERAJ KUMAR DHANUKA

RECEIPT AND MEMO OF CONSIDERATION

RECEIVED by the Vendor of and from the within named Purchasers the within mentioned sum of Rs.1,44,00,000.00 (Rupees one crore forty four lakh) only being the consideration in full payable under these presents as per memo written hereinbelow.

MEMO OF CONSIDERATION

Sl. No.	<i>By or out of Cheque/Pay Order/Demand Draft/NEFT/ Online/IMPS Number</i>	<i>Date</i>	<i>Bank</i>	<i>Drawer</i>	<i>Amount (in Rs. P.)</i>
1	046259	16.02.2023	HDFC Bank Ltd	Single Point Commosale Pvt Ltd	4,45,500.00
2	304115	17.02.2023	HDFC Bank Ltd	Single Point Agencies Pvt Ltd	4,45,500.00
3	304119	17.02.2023	HDFC Bank Ltd	Nanu Developers Pvt Ltd	4,45,500.00
4	304108	17.02.2023	HDFC Bank Ltd	Attribute Buildworth Pvt Ltd	4,45,500.00
5	424611	17.02.2023	State Bank Of India	Santosh Kumar Kedia	4,45,500.00
6	424598	17.02.2023	State Bank Of India	Mahesh Kumar Kedia	4,45,500.00
7	615757	17.02.2023	State Bank Of India	Aditya Murarka	4,45,500.00
8	615764	17.02.2023	State Bank Of India	Suresh Kumar Murarka	4,45,500.00
9	191337	20.02.2023	Kotak Mahindra Bank	Dhanuka Merchants Pvt Ltd	4,45,500.00
10	631656	20.02.2023	ICICI Bank	Sushil Kumar Dhanuka	4,45,500.00

11	304147	20.02.2023	HDFC Bank Ltd	Neeraj Kumar Dhanuka	4,45,500.00
12	046251	16.02.2023	HDFC Bank Ltd	Single Point Commosale Pvt Ltd	4,45,500.00
13	304116	17.02.2023	HDFC Bank Ltd	Single Point Agencies Pvt Ltd	4,45,500.00
14	046253	16.02.2023	HDFC Bank Ltd	Nanu Developers Pvt Ltd	4,45,500.00
15	304106	17.02.2023	HDFC Bank Ltd	Attribute Buildworth Pvt Ltd	4,45,500.00
16	424596	17.02.2023	State Bank Of India	Santosh Kumar Kedia	4,45,500.00
17	424597	17.02.2023	State Bank Of India	Mahesh Kumar Kedia	4,45,500.00
18	615756	17.02.2023	State Bank Of India	Aditya Murarka	4,45,500.00
19	615763	17.02.2023	State Bank Of India	Suresh Kumar Murarka	4,45,500.00
20	191322	17.02.2023	Kotak Mahindra Bank	Dhanuka Merchants Pvt Ltd	4,45,500.00
21	631653	18.02.2023	ICICI Bank	Sushil Kumar Dhanuka	4,45,500.00
22	304125	17.02.2023	HDFC Bank Ltd	Neeraj Kumar Dhanuka	4,45,500.00
23	221133	16.02.2023	Kotak Mahindra Bank	Satyam Vanijya Pvt Ltd	4,45,500.00
24	221139	16.02.2023	Kotak Mahindra Bank	Satyam Vanijya Pvt Ltd	4,45,500.00
25	191320	16.02.2023	Kotak Mahindra Bank	Purti Beverages Pvt Ltd	4,45,500.00

26	191306	16.02.2023	Kotak Mahindra Bank	Purti Beverages Pvt Ltd	4,45,500.00
27	191328	17.02.2023	Kotak Mahindra Bank	Purti Realty Pvt Ltd	4,45,500.00
28	191313	16.02.2023	Kotak Mahindra Bank	Purti Realty Pvt Ltd	4,45,500.00
29	097410	17.02.2023	HDFC Bank Ltd	Purti Nanu Creators LLP	4,45,500.00
30	097411	17.02.2023	HDFC Bank Ltd	Purti Nanu Creators LLP	4,45,500.00
31	097414	17.02.2023	HDFC Bank Ltd	Utsav Vinimay Pvt Ltd	4,45,500.00
32	097415	17.02.2023	HDFC Bank Ltd	Utsav Vinimay Pvt Ltd	4,45,500.00
TDS					<u>1,44,000.00</u>
TOTAL :					<u>1,44,00,000.00</u>

(Rupees one crore forty four lakh) only

WITNESSES :

Mahesh Kumar
Rental Nandi

Sanjoy Majumder

Drafted by me:-

Samir Chakraborty, Advocate
C/o DSP Law Associates
4D, Nicco House
1B & 2, Hare Street
Kolkata - 700001
WB 1758 Q/1995

Drafted by

Tapan Dey
Adv

Encl-F-495/1999

Barakat Judges Con

PLAN SHOWING LAND AT R.S. & L.R. DAG NO. 3444 AT MOUZA- GOPALPUR, J.L. NO. 02, R.S. NO. 140, P.S.- AIRPORT
AT PRESENT NARAYANPUR, DIST.- NORTH 24 PARGANAS, UNDER BIDHAN NAGAR MUNICIPAL CORPORATION,
WARD NO. 04. AREA:
PURCHASE PLOT SHOWN IN RED BORDER

SCALE : 1" = 66'-0"

NANU DEVELOPERS PVT. LTD.
SINGLE POINT COMMOSALE PVT. LTD.
SINGLE POINT AGENCIES PVT. LTD.
ATTRIBUTE BUILD WORTH PVT. LTD.
SATYAM VANIJYA PVT. LTD.

Purti Realty Pvt. Ltd.

PURTI BEVERAGES PVT. LTD.

UTSAV VINIMAY PVT. LTD.

PURTI NANU CREATORS LLP

Sanjoy Majumder

Authorised Representative

Shubendu

Shubendu

Shubendu

Shubendu

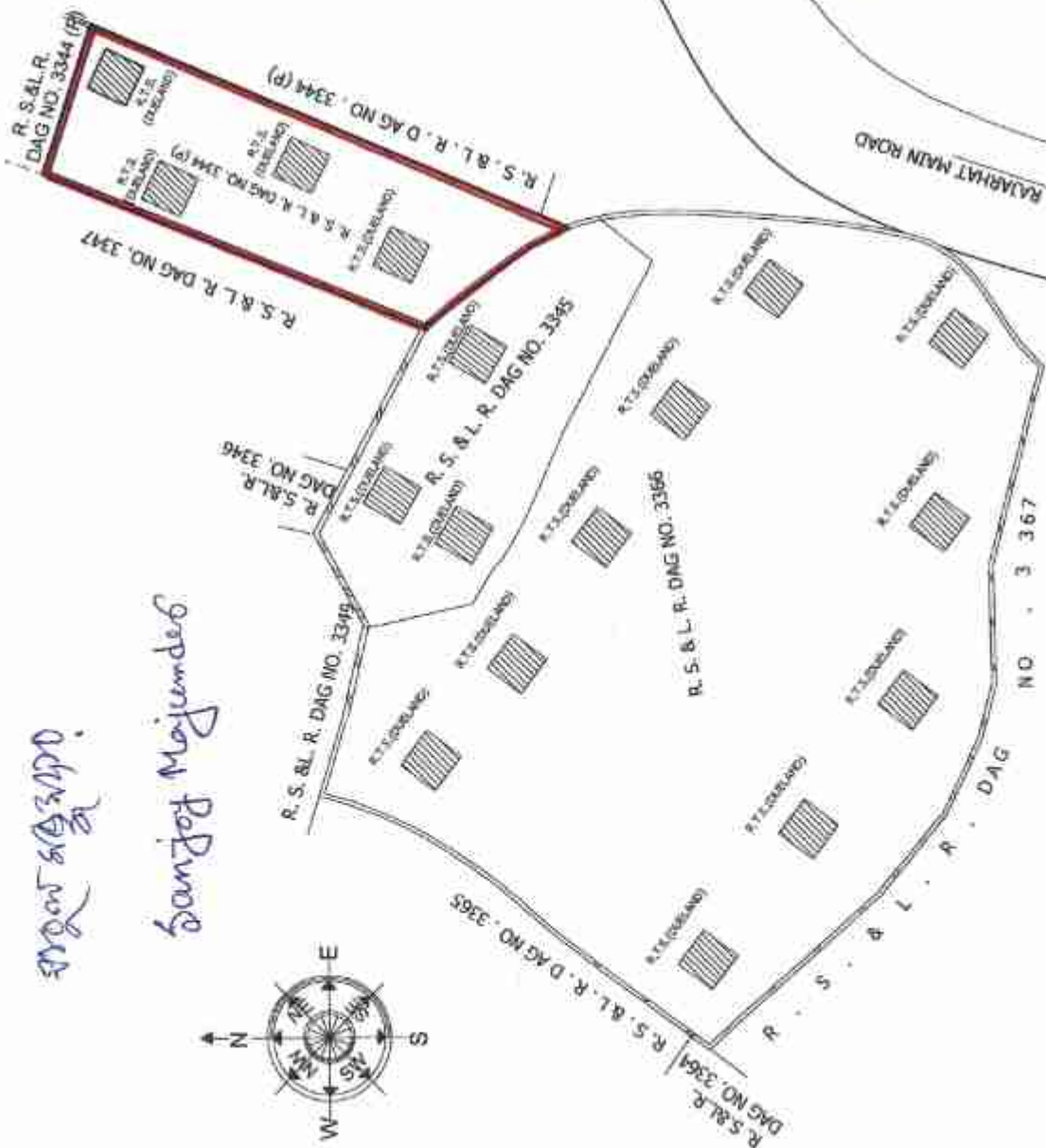
Shubendu

Shubendu

For DHANDUKA MERCHANTS PVT. LTD.

Shubendu

Director/Authorised Signatory



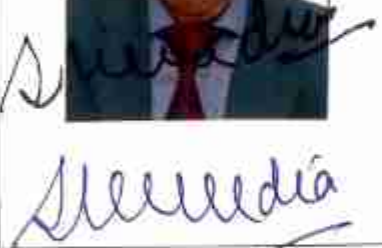
Sanjoy Majumder

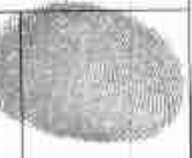
Sanjoy Majumder

<i>Finger prints of the executant</i>					
 <i>Signature</i> <i>Signature</i>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

<i>Finger prints of the executant</i>					
 <i>Sanjoy Majumder</i> <i>Sanjoy Majumder</i>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

<i>Finger prints of the executant</i>					
 <i>Signature</i> <i>Signature</i>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

<i>Finger prints of the executant</i>					
 					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

<i>Finger prints of the executant</i>					
 					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

<i>Finger prints of the executant</i>					
 					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

<i>Finger prints of the executant</i>					
 <i>[Signature]</i> <i>[Signature]</i>					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right	Ring Hand)	Little

<i>Finger prints of the executant</i>					
 <i>[Signature]</i> <i>[Signature]</i>					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right	Ring Hand)	Little

<i>Finger prints of the executant</i>					
 <i>[Signature]</i>					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right	Ring Hand)	Little



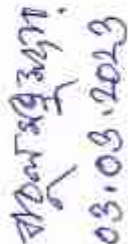
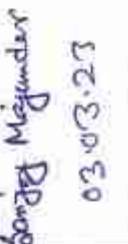
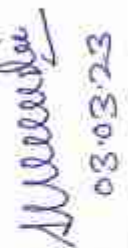
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19042000463478/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1 ✓	Babul Majumder 2nd Floor, Flat No. 3, 1/7 Gorakshabasi Road, Nagerbazar, City:- , P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028	Seller		 1827	 03.03.2023
2 ✓	Sanjoy Majumder 92, Debi Nibas Road, Flat No. C4, City:- , P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074	Seller		 1828	 03.03.23
3 ✓	Santosh Kumar Kedia 69A, Palm Avenue, City:- , P.O:- Ballygunge, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019	Buyer		 1836	 03.03.23

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Maresh Kumar Kedia 69A, Palm Avenue, City:- , P.O:- Ballygunge, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019	Buyer		1838 	 03/03/23
5	Aditya Murarka CG- 222, Sector-2, Saltlake, City:- , P.O:- Bidhannagar, P.S.-East Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700091	Buyer		1839 	 03/03/2023
6	Suresh Kumar Murarka CG-222, Sector-2, Saltlake, City:- , P.O:- Bidhannagar, P.S.-East Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700091	Buyer		1840 	 03/03/23.
7	Sushil Kumar Dhanuka 3B, Rammohan Mullick Garden Lane, Mani Karn Complex, City:- , P.O:- Beliaghata, P.S:- Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN:- 700010	Buyer			

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	Neeraj Kumar Dhanuka 3B, Rammohan Mullick Garden Lane, Mani Karn Complex, City:- , P.O:- Beliaghata, P.S:- Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN:- 700010	Buyer		 1841	 27/02/2023
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date

Sl No.	Name of the Executant	Category	Photo	Finger Print 1825	Signature with date
9	Tuhin Banerjee . 14, Netaji Subhas Road, 4th Floor, City:- Kolkata, P.O:- GPO, P.S.-Hare Street, District-Kolkata, West Bengal, India, PIN:- 700001	Represent ative of Buyer [NANU DEVELOP ERS PRIVATE LIMITED] ,[SINGLE POINT COMMOS ALE PRIVATE LIMITED] ,[SINGLE POINT AGENCIE S PRIVATE LIMITED] ,[ATTRIB UTE BUILD WORTH PRIVATE LIMITED] ,[SATYAM VANIYA PRIVATE LIMITED] ,[PURI REALTY PRIVATE LIMITED] ,[PURI BEVERA GES PRIVATE LIMITED] ,[UTSAV VINIMAY PRIVATE LIMITED] ,[PURI NANU			 03.03.2023

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
		CREATORS LLP]			
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
10	Sushil Kumar Dhanuka , 3B, Rammohan Mullick Garden Lane, Manikarn Complex, City:- , P.O:- Belliaghata, P.S:- Belliaghata, District:- South 24-Parganas, West Bengal, India, PIN:- 700010	Represent ative of Buyer [DHANUK A MERCHA NTS PRIVATE LIMITED]			
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Balaram Ghoshy Son of Haripada Ghosh 244, Rabindrapally, Kestopur, City:-, P.O:- Pratulla Kanan, P.S:- Baguiati, District:- North 24- Parganas, West Bengal, India, PIN:- 700101	Babul Majumder, Sanjoy Majumder, Santosh Kumar Kedia, Mahesh Kumar Kedia, Aditya Murarka, Suresh Kumar Murarka, Sushil Kumar Dhanuka, Neeraj Kumar Dhanuka, Sushil Kumar Dhanuka			<i>Tapan Dey</i> 03.03.23
2	Dileep Mahato Son of Late N Mahato Zava Tola, City:-, P.O:- T Chapra, P.S:- BELSAND, District:- Sitamarhi, Bihar, India, PIN:- 843317	Tuhin Banerjee			<i>Dileep Mahato</i> 03.03.23



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

Major Information of the Deed

Deed No :	I-1904-03713/2023	Date of Registration	14/03/2023
Query No / Year	1904-2000463478/2023	Office where deed is registered	
Query Date	20/02/2023 6:19:05 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Subhash Naskar 1B And 2, Hare Street, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9123314639, Status :Solicitor firm		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 1,44,00,000/-		Rs. 1,44,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,20,120/- (Article:23)		Rs. 1,44,098/- (Article:A(1), E, M(a), M(b), I)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Beraberi(East)(Gopalpur), Mouza: Gopalpur, JI No: 2, Pin Code : 700136

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-3344 (RS :-)	LR-5544	Bastu	Bastu	13 Dec	66,93,750/-	66,93,750/-	Width of Approach Road: 2 Ft.,
L2	LR-3344 (RS :-)	LR-5545	Bastu	Bastu	14 Dec	66,93,750/-	66,93,750/-	Width of Approach Road: 2 Ft.,
		TOTAL :			27Dec	133,87,500 /-	133,87,500 /-	
	Grand Total :				27Dec	133,87,500 /-	133,87,500 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	1500 Sq Ft.	10,12,500/-	10,12,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	1500 sq ft	10,12,500 /-	10,12,500 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Babul Majumder Son of Nirendra Kumar Majumder 2nd Floor, Flat No. 3, 1/7 Gorakshabasi Road, Nagerbazar, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ANxxxxxx0H, Aadhaar No: 24xxxxxxxxx2649, Status :Individual, Executed by: Self, Date of Execution: 03/03/2023 , Admitted by: Self, Date of Admission: 03/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/03/2023 , Admitted by: Self, Date of Admission: 03/03/2023 ,Place : Pvt. Residence
2	Sanjoy Majumder Son of Netai Majumder 92, Debi Nibas Road, Flat No. C4, City:- , P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BBxxxxxx7K, Aadhaar No: 26xxxxxxxxx8560, Status :Individual, Executed by: Self, Date of Execution: 03/03/2023 , Admitted by: Self, Date of Admission: 03/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/03/2023 , Admitted by: Self, Date of Admission: 03/03/2023 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NANU DEVELOPERS PRIVATE LIMITED 17, Ganesh Chandra Avenue, 3rd Floor, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700013 , PAN No.:: AAxxxxxx1C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	SINGLE POINT COMMOSALE PRIVATE LIMITED 17, Ganesh Chandra Avenue, 3rd Floor, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700013 , PAN No.:: AAxxxxxx4B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
3	SINGLE POINT AGENCIES PRIVATE LIMITED 17, Ganesh Chandra Avenue, 3rd Floor, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700013 , PAN No.:: AAxxxxxx2H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
4	ATTRIBUTE BUILD WORTH PRIVATE LIMITED 17, Ganesh Chandra Avenue, 3rd Floor, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700013 , PAN No.:: AAxxxxxx1C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
5	SATYAM VANIJYA PRIVATE LIMITED 14, Netaji Subhas Road, 4th Floor, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx2N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
6	PURTI REALTY PRIVATE LIMITED 14, Netaji Subhas Road, 4th Floor, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx1H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
7	PURTI BEVERAGES PRIVATE LIMITED 14, Netaji Subhas Road, 4th Floor, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx4P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
8	UTSAV VINIMAY PRIVATE LIMITED 14, Netaji Subhas Road, 4th Floor, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx8B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

9	PURTI NANU CREATORS LLP 14, Netaji Subhas Road, 4th Floor, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAXxxxxx7J, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			
10	Santosh Kumar Kedia Son of Late Chhajuram Kedia 69A, Palm Avenue, City:- , P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AFxxxxxx4M, Aadhaar No: 24xxxxxxxx1298, Status :Individual, Executed by: Self, Date of Execution: 03/03/2023 , Admitted by: Self, Date of Admission: 03/03/2023 ,Place : Pvt. Residence			
11	Mahesh Kumar Kedia Son of Santosh Kumar Kedia 69A, Palm Avenue, City:- , P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AExxxxxx0P, Aadhaar No: 92xxxxxxxx1240, Status :Individual, Executed by: Self, Date of Execution: 03/03/2023 , Admitted by: Self, Date of Admission: 03/03/2023 ,Place : Pvt. Residence			
12	Aditya Murarka Son of Suresh Kumar Murarka CG-222, Sector-2, Saltlake, City:- , P.O:- Bidhannagar, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AFxxxxxx7L, Aadhaar No: 75xxxxxxxx3437, Status :Individual, Executed by: Self, Date of Execution: 03/03/2023 , Admitted by: Self, Date of Admission: 03/03/2023 ,Place : Pvt. Residence			
13	Suresh Kumar Murarka Son of Vishwanath Murarka CG-222, Sector-2, Saltlake, City:- , P.O:- Bidhannagar, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AExxxxxx5N, Aadhaar No: 87xxxxxxxx7727, Status :Individual, Executed by: Self, Date of Execution: 03/03/2023 , Admitted by: Self, Date of Admission: 03/03/2023 ,Place : Pvt. Residence			
14	DHANUKA MERCHANTS PRIVATE LIMITED 18, Abdul Hamid Street, Merlin Cahmber, 2nd Floor, Room No. 204, City:- Kolkata, P.O:- Esplanade, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700069 , PAN No.:: AAXxxxxx3P, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			
15	Name Sushil Kumar Dhanuka Son of Rajendra Prasad Dhanuka Executed by: Self, Date of Execution: 03/03/2023 , Admitted by: Self, Date of Admission: 09/03/2023 ,Place : Office	Photo  09/03/2023	Finger Print  LTI 09/03/2023	Signature  09/03/2023
	Son of Rajendra Prasad Dhanuka 3B, Rammohan Mullick Garden Lane, Mani Karn Complex, City:- , P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AGxxxxxx1N, Aadhaar No: 62xxxxxxxx7667, Status :Individual, Executed by: Self, Date of Execution: 03/03/2023 , Admitted by: Self, Date of Admission: 09/03/2023 ,Place : Office			
16	Neeraj Kumar Dhanuka Son of Rajendra Prasad Dhanuka 3B, Rammohan Mullick Garden Lane, Mani Karn Complex, City:- , P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AIxxxxxx6Q, Aadhaar No: 22xxxxxxxx1978, Status :Individual, Executed by: Self, Date of Execution: 03/03/2023 , Admitted by: Self, Date of Admission: 03/03/2023 ,Place : Pvt. Residence			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Tuhin Banerjee (Presentant) Son of Nabin Banerjee , 14, Netaji Subhas Road, 4th Floor, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, , PAN No.: BExxxxxx0F, Aadhaar No: 32xxxxxxxx4308 Status : Representative, Representative of : NANU DEVELOPERS PRIVATE LIMITED (as Authorized Representative), SINGLE POINT COMMOSALE PRIVATE LIMITED (as Authorized Representative), SINGLE POINT AGENCIES PRIVATE LIMITED (as Authorized Representative), ATTRIBUTE BUILD WORTH PRIVATE LIMITED (as Authorized Representative), SATYAM VANIJYA PRIVATE LIMITED (as Authorized Representative), PURTI REALTY PRIVATE LIMITED (as Authorized Representative), PURTI BEVERAGES PRIVATE LIMITED (as Authorized Representative), UTSAV VINIMAY PRIVATE LIMITED (as Authorized Representative), PURTI NANU CREATORS LLP (as Authorized Representative)			
2	Name Sushil Kumar Dhanuka Son of Rajendra Prasad Dhanuka Date of Execution - 03/03/2023, , Admitted by: Self, Date of Admission: 09/03/2023, Place of Admission of Execution: Office	Photo  Mar 9 2023 4:04PM	Finger Print  LTI 09/03/2023	Signature  09/03/2023
	, 3B, Rammohan Mullick Garden Lane, Manikarn Complex, City:- , P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.: AGxxxxxx1N, Aadhaar No: 62xxxxxxxx7667 Status : Representative, Representative of : DHANUKA MERCHANTS PRIVATE LIMITED (as Authorized Representative)			

Identifier Details :

Name	Photo	Finger Print	Signature
Tapan Dey Son of Late K C Dey , Kadihati, City:- Kolkata, P.O:- Ganti, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700132			
Identifier Of Babul Majumder, Sanjoy Majumder, Santosh Kumar Kedia, Mahesh Kumar Kedia, Aditya Murarka, Suresh Kumar Murarka, Sushil Kumar Dhanuka, Neeraj Kumar Dhanuka, Sushil Kumar Dhanuka			
Dileep Mahato Son of Late N Mahato Zava Tola, City:- , P.O:- T Chapra, P.S:-BELSAND, District:-Sitamarhi, Bihar, India, PIN:- 843317			
	09/03/2023	09/03/2023	09/03/2023
Identifier Of Sushil Kumar Dhanuka, Tuhin Banerjee, Sushil Kumar Dhanuka			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Babul Majumder	NANU DEVELOPERS PRIVATE LIMITED-0.40625 Dec,SINGLE POINT COMMOSALE PRIVATE LIMITED-0.40625 Dec,SINGLE POINT AGENCIES PRIVATE LIMITED-0.40625 Dec,ATTRIBUTE BUILD WORTH PRIVATE LIMITED-0.40625 Dec,SATYAM VANIJYA PRIVATE LIMITED-0.40625 Dec,PURTI REALTY PRIVATE LIMITED-0.40625 Dec,PURTI BEVERAGES PRIVATE LIMITED-0.40625 Dec,UTSAV VINIMAY PRIVATE LIMITED-0.40625 Dec,PURTI NANU CREATORS LLP-0.40625 Dec,Santosh Kumar Kedia-0.40625 Dec,Mahesh Kumar Kedia-0.40625 Dec,Aditya Murarka-0.40625 Dec,Suresh Kumar Murarka-0.40625 Dec,DHANUKA MERCHANTS PRIVATE LIMITED-0.40625 Dec,Sushil Kumar Dhanuka-0.40625 Dec,Neeraj Kumar Dhanuka-0.40625 Dec
2	Sanjoy Majumder	NANU DEVELOPERS PRIVATE LIMITED-0.40625 Dec,SINGLE POINT COMMOSALE PRIVATE LIMITED-0.40625 Dec,SINGLE POINT AGENCIES PRIVATE LIMITED-0.40625 Dec,ATTRIBUTE BUILD WORTH PRIVATE LIMITED-0.40625 Dec,SATYAM VANIJYA PRIVATE LIMITED-0.40625 Dec,PURTI REALTY PRIVATE LIMITED-0.40625 Dec,PURTI BEVERAGES PRIVATE LIMITED-0.40625 Dec,UTSAV VINIMAY PRIVATE LIMITED-0.40625 Dec,PURTI NANU CREATORS LLP-0.40625 Dec,Santosh Kumar Kedia-0.40625 Dec,Mahesh Kumar Kedia-0.40625 Dec,Aditya Murarka-0.40625 Dec,Suresh Kumar Murarka-0.40625 Dec,DHANUKA MERCHANTS PRIVATE LIMITED-0.40625 Dec,Sushil Kumar Dhanuka-0.40625 Dec,Neeraj Kumar Dhanuka-0.40625 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Babul Majumder	NANU DEVELOPERS PRIVATE LIMITED-0.4375 Dec,SINGLE POINT COMMOSALE PRIVATE LIMITED-0.4375 Dec,SINGLE POINT AGENCIES PRIVATE LIMITED-0.4375 Dec,ATTRIBUTE BUILD WORTH PRIVATE LIMITED-0.4375 Dec,SATYAM VANIJYA PRIVATE LIMITED-0.4375 Dec,PURTI REALTY PRIVATE LIMITED-0.4375 Dec,PURTI BEVERAGES PRIVATE LIMITED-0.4375 Dec,UTSAV VINIMAY PRIVATE LIMITED-0.4375 Dec,PURTI NANU CREATORS LLP-0.4375 Dec,Santosh Kumar Kedia-0.4375 Dec,Mahesh Kumar Kedia-0.4375 Dec,Aditya Murarka-0.4375 Dec,Suresh Kumar Murarka-0.4375 Dec,DHANUKA MERCHANTS PRIVATE LIMITED-0.4375 Dec,Sushil Kumar Dhanuka-0.4375 Dec,Neeraj Kumar Dhanuka-0.4375 Dec
2	Sanjoy Majumder	NANU DEVELOPERS PRIVATE LIMITED-0.4375 Dec,SINGLE POINT COMMOSALE PRIVATE LIMITED-0.4375 Dec,SINGLE POINT AGENCIES PRIVATE LIMITED-0.4375 Dec,ATTRIBUTE BUILD WORTH PRIVATE LIMITED-0.4375 Dec,SATYAM VANIJYA PRIVATE LIMITED-0.4375 Dec,PURTI REALTY PRIVATE LIMITED-0.4375 Dec,PURTI BEVERAGES PRIVATE LIMITED-0.4375 Dec,UTSAV VINIMAY PRIVATE LIMITED-0.4375 Dec,PURTI NANU CREATORS LLP-0.4375 Dec,Santosh Kumar Kedia-0.4375 Dec,Mahesh Kumar Kedia-0.4375 Dec,Aditya Murarka-0.4375 Dec,Suresh Kumar Murarka-0.4375 Dec,DHANUKA MERCHANTS PRIVATE LIMITED-0.4375 Dec,Sushil Kumar Dhanuka-0.4375 Dec,Neeraj Kumar Dhanuka-0.4375 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Babul Majumder	NANU DEVELOPERS PRIVATE LIMITED-46.87500000 Sq Ft,SINGLE POINT COMMOSALE PRIVATE LIMITED-46.87500000 Sq Ft,SINGLE POINT AGENCIES PRIVATE LIMITED-46.87500000 Sq Ft,ATTRIBUTE BUILD WORTH PRIVATE LIMITED-46.87500000 Sq Ft,SATYAM VANIJYA PRIVATE LIMITED-46.87500000 Sq Ft,PURTI REALTY PRIVATE LIMITED-46.87500000 Sq Ft,PURTI BEVERAGES PRIVATE LIMITED-46.87500000 Sq Ft,UTSAV VINIMAY PRIVATE LIMITED-46.87500000 Sq Ft,PURTI NANU CREATORS LLP-46.87500000 Sq Ft,Santosh Kumar Kedia-46.87500000 Sq Ft,Mahesh Kumar Kedia-46.87500000 Sq Ft,Aditya Murarka-46.87500000 Sq Ft,Suresh Kumar Murarka-46.87500000 Sq Ft,DHANUKA MERCHANTS PRIVATE LIMITED-46.87500000 Sq Ft,Sushil Kumar Dhanuka-46.87500000 Sq Ft,Neeraj Kumar Dhanuka-46.87500000 Sq Ft

2	Sanjoy Majumder	NANU DEVELOPERS PRIVATE LIMITED-46.87500000 Sq Ft,SINGLE POINT COMMOSALE PRIVATE LIMITED-46.87500000 Sq Ft,SINGLE POINT AGENCIES PRIVATE LIMITED-46.87500000 Sq Ft,ATTRIBUTE BUILD WORTH PRIVATE LIMITED-46.87500000 Sq Ft,SATYAM VANIJYA PRIVATE LIMITED-46.87500000 Sq Ft,PURTI REALTY PRIVATE LIMITED-46.87500000 Sq Ft,PURTI BEVERAGES PRIVATE LIMITED-46.87500000 Sq Ft,UTSAV VINIMAY PRIVATE LIMITED-46.87500000 Sq Ft,PURTI NANU CREATORS LLP-46.87500000 Sq Ft,Santosh Kumar Kedia-46.87500000 Sq Ft,Mahesh Kumar Kedia-46.87500000 Sq Ft,Aditya Murarka-46.87500000 Sq Ft,Suresh Kumar Murarka-46.87500000 Sq Ft,DHANUKA MERCHANTS PRIVATE LIMITED-46.87500000 Sq Ft,Sushil Kumar Dhanuka-46.87500000 Sq Ft,Neeraj Kumar Dhanuka-46.87500000 Sq Ft
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Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Beraberi(East)(Gopalpur), Mouza: Gopalpur, JI No: 2, Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3344, LR Khatian No:- 5544		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 3344, LR Khatian No:- 5545		Seller is not the recorded Owner as per Applicant.

On 27-02-2023

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 1,44,00,000/-



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

On 03-03-2023

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

Presented for registration at 19:00 hrs on 03-03-2023, at the Private residence by Tuhin Banerjee .

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

Execution is admitted on 03/03/2023 by 1. Babul Majumder, Son of Nirendra Kumar Majumder, 2nd Floor, Flat No. 3, 1/7 Gorakshabasi Road, Nagerbazar, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Others, 2. Sanjoy Majumder, Son of Netai Majumder, 92, Debi Nibas Road, Flat No. C4, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Others, 3. Santosh Kumar Kedia, Son of Late Chhajuram Kedia, 69A, Palm Avenue, P.O: Ballygunge, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Others, 4. Mahesh Kumar Kedia, Son of Santosh Kumar Kedia, 69A, Palm Avenue, P.O: Ballygunge, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Others, 5. Aditya Murarka, Son of Suresh Kumar Murarka, CG-222, Sector-2, Saltlake, P.O: Bidhannagar, Thana: East Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by Profession Others, 6. Suresh Kumar Murarka, Son of Vishwanath Murarka, CG-222, Sector-2, Saltlake, P.O: Bidhannagar, Thana: East Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by Profession Others, 7. Neeraj Kumar Dhanuka, Son of Rajendra Prasad Dhanuka, 3B, Rammohan Mullick Garden Lane, Mani Karn Complex, P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession Others

Indetified by Tapan Dey, , Son of Late K C Dey, , Kadihati, P.O: Ganti, Thana: Airport, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700132, by caste Hindu, by profession Others

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

Execution is admitted on 03-03-2023 by Tuhin Banerjee, Authorized Representative, NANU DEVELOPERS PRIVATE LIMITED (Private Limited Company), 17, Ganesh Chandra Avenue, 3rd Floor, City:- Kolkata, P.O:- Bowbazar, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700013; Authorized Representative, SINGLE POINT COMMOSALE PRIVATE LIMITED (Private Limited Company), 17, Ganesh Chandra Avenue, 3rd Floor, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700013; Authorized Representative, SINGLE POINT AGENCIES PRIVATE LIMITED (Private Limited Company), 17, Ganesh Chandra Avenue, 3rd Floor, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700013; Authorized Representative, ATTRIBUTE BUILD WORTH PRIVATE LIMITED (Private Limited Company), 17, Ganesh Chandra Avenue, 3rd Floor, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700013; Authorized Representative, SATYAM VANIYA PRIVATE LIMITED (Private Limited Company), 14, Netaji Subhas Road, 4th Floor, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorized Representative, PURTI REALTY PRIVATE LIMITED (Private Limited Company), 14, Netaji Subhas Road, 4th Floor, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorized Representative, PURTI BEVERAGES PRIVATE LIMITED (Private Limited Company), 14, Netaji Subhas Road, 4th Floor, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorized Representative, UTSAV VINIMAY PRIVATE LIMITED (Private Limited Company), 14, Netaji Subhas Road, 4th Floor, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorized Representative, PURTI NANU CREATORS LLP (LLP), 14, Netaji Subhas Road, 4th Floor, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Dileep Mahato, , Son of Late N Mahato, Zava Tola, P.O: T Chapra, Thana: BELSAND, , Sitamarhi, BIHAR, India, PIN - 843317, by caste Hindu, by profession Private Service



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

On 09-03-2023

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

Execution is admitted on 09/03/2023 by Sushil Kumar Dhanuka, Son of Rajendra Prasad Dhanuka, 3B, Rammohan Mullick Garden Lane, Mani Karn Complex, P.O: Bellaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession Others

Indetified by Dileep Mahato, , Son of Late N Mahato, Zava Tola, P.O: T Chapra, Thana: BELSAND, , Sitamarhi, BIHAR, India, PIN - 843317, by caste Hindu, by profession Private Service

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

Execution is admitted on 09-03-2023 by Sushil Kumar Dhanuka, Authorized Representative, DHANUKA MERCHANTS PRIVATE LIMITED (Private Limited Company), 18, Abdul Hamid Street, Merlin Cahmber, 2nd Floor, Room No. 204, City:- Kolkata, P.O:- Esplanade, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700069

Indetified by Dileep Mahato, , Son of Late N Mahato, Zava Tola, P.O: T Chapra, Thana: BELSAND, , Sitamarhi, BIHAR, India, PIN - 843317, by caste Hindu, by profession Private Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,44,098.00/- (A(1) = Rs 1,44,000.00/- , E = Rs 14.00/- , I = Rs 55.00/- , M(a) = Rs 25.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 1,44,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/02/2023 11:53AM with Govt. Ref. No: 192022230312424611 on 27-02-2023, Amount Rs: 1,44,014/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 715323394 on 27-02-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,20,020/- and Stamp Duty paid by by online = Rs 7,20,020/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/02/2023 11:53AM with Govt. Ref. No: 192022230312424611 on 27-02-2023, Amount Rs: 7,20,020/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 715323394 on 27-02-2023, 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 14-03-2023

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 : 23 of Indian Stamp Act 1899.

Payment of Fees

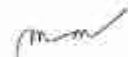
Certified that required Registration Fees payable for this document is Rs 1,44,098.00/- (A(1) = Rs 1,44,000.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,20,020/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 404766, Amount: Rs.100.00/-, Date of Purchase: 16/12/2022, Vendor name: S CHATTERJEE



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 190297 to 190342
being No 190403713 for the year 2023.



Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2023.03.16 17:30:00 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2023/03/16 05:30:00 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)