

12897/2024

12696/2024

भारतीय गैर न्यायिक

बीस रुपये

रु.20

Rs.20

TWENTY
RUPEES

INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

A.R.A.
IV

36AA 130716

15-88

29/8/24/m
9.6.24

3022399
Additional Registrar of
Assurances-IV, Kolkata

Certified that the contents of this document of
Registration, The Signature Sheet and the
endorsement sheet attached to this document
are the part of the document.

Additional Registrar of
Assurances-IV, Kolkata

29 AUG 2024

DEED OF CONVEYANCE

1. Date: 29th of August, 2024
2. Nature of Document: DEED OF SALE



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



192024250183930888

GRN Details

GRN:	192024250183930888	Payment Mode:	SBI Epay
GRN Date:	29/08/2024 18:10:14	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	1436927813956	BRN Date:	29/08/2024 18:10:56
Gateway Ref ID:	37826025	Method:	State Bank of India WIBMO PG CC
GRIPS Payment ID:	290820242018393087	Payment Init. Date:	29/08/2024 18:10:14
Payment Status:	Successful	Payment Ref. No:	2002231244/16/2024 [Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr RAVI KHAITAN
Address:	1, NETAJI SUBHAS ROAD, KOLKATA-700001
Mobile:	9830339883
Period From (dd/mm/yyyy):	29/08/2024
Period To (dd/mm/yyyy):	29/08/2024
Payment Ref ID:	2002231244/16/2024
Dept Ref ID/DRN:	2002231244/16/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002231244/16/2024	Property Registration- Stamp duty	0030-02-103-003-02	25000
2	2002231244/16/2024	Property Registration- Registration Fees	0030-03-104-001-16	5084
Total				30084

IN WORDS: THIRTY THOUSAND EIGHTY FOUR ONLY.

PAID



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



270820242018066348

GRIPS Payment Detail

GRIPS Payment ID:	270820242018066348	Payment Init. Date:	27/08/2024 19:17:50
Total Amount:	159411	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	4642516402356	BRN Date:	27/08/2024 19:18:15
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	192024250180663498	Directorate of Registration & Stamp Revenue	159411
Total			159411

IN WORDS: ONE LAKH FIFTY NINE THOUSAND FOUR HUNDRED ELEVEN 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



192024250180663498

GRN Details

GRN:	192024250180663498	Payment Mode:	SBI Epay
GRN Date:	27/08/2024 19:17:50	Bank/Gateway:	SBIePay Payment Gateway
BRN :	4642516402356	BRN Date:	27/08/2024 19:18:15
Gateway Ref ID:	0890365268	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	270820242018066348	Payment Init. Date:	27/08/2024 19:17:50
Payment Status:	Successful	Payment Ref. No:	2002231244/12/2024
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr RAVI KHAITAN
Address:	1 NS ROAD, KOLKATA - 700 001
Mobile:	9830339883
Period From (dd/mm/yyyy):	27/08/2024
Period To (dd/mm/yyyy):	27/08/2024
Payment Ref ID:	2002231244/12/2024
Dept Ref ID/DRN:	2002231244/12/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002231244/12/2024	Property Registration- Stamp duty	0030-02-103-003-02	128611
2	2002231244/12/2024	Property Registration- Registration Fees	0030-03-104-001-16	30724
3	2002231244/12/2024	Mutation/Conversion -Receipt	0029-00-800-028-27	76
Total				159411

IN WORDS: ONE LAKH FIFTY NINE THOUSAND FOUR HUNDRED ELEVEN ONLY.

3. Parties:

- 3.1 Vendor: Mr. Khejmat Baidya** alias Khejmat Baddi [PAN-DDWPB8257E], [Aadhar No.6191 2999 3088], son of Late Sahadat Baidya, by faith- Muslim, by nationality Indian, residing at Mobarakpur, Post Office- Lauhati, Police Station- Rajarhat, District- North 24 Paraganas, West Bengal-700135, hereinafter referred to as "**SELLER**" / "**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: Seabird Niwas Private Limited** [PAN- AASCS3516N], a Company incorporated under the companies Act, 2013, having its registered office at Diamond Harbour Road, P.O. Joka, P.S. Bishnupur, Kolkata-700104, represented by its Authorized Signatory Mr. Jitendra Kumar Singh, son of Late Ramchabila Singh, residing at 2, Dakshinpara 3rd Lane, P.O – Morepukur, P.S – Rishra, Dist – Hooghly, Pincode – 712250, hereinafter referred to as "**PURCHASER/ VENDEE**" (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest, legal representatives and assigns) of the **SECOND PART**.

AND

- 3.3 Confirming Party: Mr. Sabbir Ali Sarkar** [PAN-BQUPS6258R], son of Saokat Ali Sarkar, by faith- Muslim, by nationality Indian, residing at Matiagacha Paschim Para, P.O. Matiagacha, P.S. Rajarhat, West Bengal- 700135 hereinafter referred to as "**CONFIRMING PARTY**" (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 **THIRD PART**.

4. Subject Matter of Sale:

All that piece and parcel of land measuring about **9.65 Decimal** more or less equivalent to **5.85 Cottah** comprised in several dags under L.R. Khatian No. 2651, lying and situated at Mouza- Matiagacha, J.L. No. 187 under Police Station- Rajarhat, District - 24 Paraganas (North), hereinafter referred to as "**The Said Property**" and more fully described in the schedule mentioned here under.

5. Background:

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

WHEREAS one Sahadat Baidya, son of Late Anej Baidya was the R.S. recorded owner of several dags under R.S. Khatian Nos. 61 and 1501 and while enjoying the possession, said Sahadat Baidya died intestate leaving behind his 3 (three) sons, namely, Achmat Baidya, Kutub Ali Baidya and Khejmat Baidya (Vendor).

AND WHEREAS by virtue of inheritance Khejmat Baidya being the Vendor herein became the owner of The Said Property and mutated his name in the record of concern B.L. & L.R.O. under L.R. Khatian No. 2651.

AND WHEREAS That the Vendor herein is now desirous of selling of The Said Property morefully described in the schedule herein below to the Purchaser **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever 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 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.
- 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 total consideration of **Rs.25,72,399/-** (Rupees Twenty-Five Lakh Seventy-Two Thousand Three Hundred Ninety-Nine) only and the Vendor have agreed to it.
- 5.4 That the Confirming Party hereby confirms the sale of the Said Property against the reimbursement of his profit amounting to Rs.5,00,000/- (Rupees Five Lakh) only from the Purchaser.

5 NOW THIS INDENTURE WITNESSETH NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement a sum of **Rs.25,72,399/-** (Rupees Twenty-Five Lakh Seventy-Two Thousand Three Hundred Ninety-Nine) only towards the total consideration paid to the Vendor by the Purchaser at or immediately before the execution of these presents (the receipt whereof 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"), and a sum of Rs.5,00,000/- (Rupees Five Lakh) only paid to the Confirming Party by the Purchaser at or immediately before the execution of these presents (the receipt whereof the Confirming Party do hereby admit and acknowledge), 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 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 land 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 land 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, 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, 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.

**6 THE SAID VENDOR HEREBY COVENANTS WITH THE SAID PURCHASER
AS FOLLOWS: -**

- a) The Vendor is otherwise well and sufficiently entitled to **'The Said Property'** described in the **SCHEDULE** of the said property hereunder written and the same is his/her/ 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) That the Vendor have not entered into any agreement or arrangement, oral or written with any third party with regard to the sale of **'The Said Property'**;
- e) 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
- f) The Vendor hereby covenant with the Purchaser, its successors, persons/successors-in-interest 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
- g) The Vendor shall at the request and costs of the Purchaser, its successors, persons/successors-in-interest 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 piece and parcel of vacant land measuring about **9.65 Decimal** more or less equivalent to **5.85 Cottah** comprised in several dags as specified in the table below under L.R. Khatian No. 2651, lying and situated at Mouza-Matiagacha, J.L. No. 187 under Police Station- Rajarhat, District - 24 Paraganas (North) and subject dags are marked with '**Red**' border in the plan annexed herewith **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances.

Sl. No.	L.R. Khatian No.	L.R. Dag No.	Total Dag Area (Decimal)	Share	Area Sold (Decimal)
1.	2651	4327	443	0.0156	6.90
2.		4291	69	0.0104	0.72
3.		4293	16	0.0104	0.17
4.		4294	56	0.0104	0.58
5.		4296	5	0.0104	0.05
6.		4297	33	0.0104	0.34
7.		4298	9	0.0104	0.09
8.		4299	28	0.0104	0.29
9.		4306	24	0.0208	0.50
Total					9.65

Subject dags are butted and bounded as follows:

L.R. Dag No.	North (Dag No.)	South (Dag No.)	East (Dag No.)	West (Dag No.)
4327	4291	4324 & 4326	4309 & 4310	4332 & 4333
4291	4292/5210	4327	4292/5211	4288
4293	875	4292/5211	875	4292/5211
4294	4295	4292/5211	4295	4292/5211
4296	884	4295/5212	Village Road	886/1034
4297	4295	4295	4295	4298
4298	4295	4295	4297	4295
4299	4292/5211	4301/5213	4299	4291
4306	4291	4311	4301/5213	4307 & 4308

IN WITNESS WHEREOF the parties hereto have executed these presents on this 29th day of August, 2024 first mentioned above.

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

1. Comal Das Paul
S/o Dipak Das Paul
237, P. O. Road Kol-
700039

[Signature]
Signature of the Vendor

2. Bidisha Das
39, Ramkrishna Road.
Biligui- 734001.

Seabird Niwas Pvt. Ltd.
[Signature]
Authorised Signatory
Signature of the Purchaser

Read over & explained in Bengali
Drafted by me:-

Sabbir Rahman
Signature of the Confirming Party

Soham Basu
Alipore Judges Court

F/100-100-100-100

MEMO OF CONSIDERATION

The Vendor herein confirms having received from the Purchaser the sum of **Rs.25,72,399/-** (Rupees Twenty-Five Lakh Seventy-Two Thousand Three Hundred Ninety-Nine) only towards the consideration for Sale of the Said Property in the manner following:

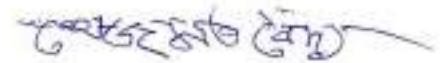
Date	Cheque/D.D. No.	Bank	Amount (Rs.)
28/08/2024	507572	ICICI Bank.	25,72,399
Total			25,72,399/-

Rs.25,72,399/- (Rupees Twenty-Five Lakh Seventy-Two Thousand Three Hundred Ninety-Nine) only.

Witnesses:

1. Tamal Das Paul

2. Bidisha Das



Signature of Vendor

MEMO OF RECEIPT

The Confirming Party herein confirms having received from the Purchaser the sum of **Rs.5,00,000/-** (Rupees Five Lakh) only from the Purchaser under the terms of this deed in the manner following:

Date	Cheque/D.D. No.	Bank	Amount (Rs.)
27/08/2024	000131	Tata Bank.	5,00,000/-
Total			5,00,000/-

Rs.5,00,000/- (Rupees Five Lakh) only.

Witnesses:

1. Tanul Das Paul

2. Bidisha Das

Sabbir Das

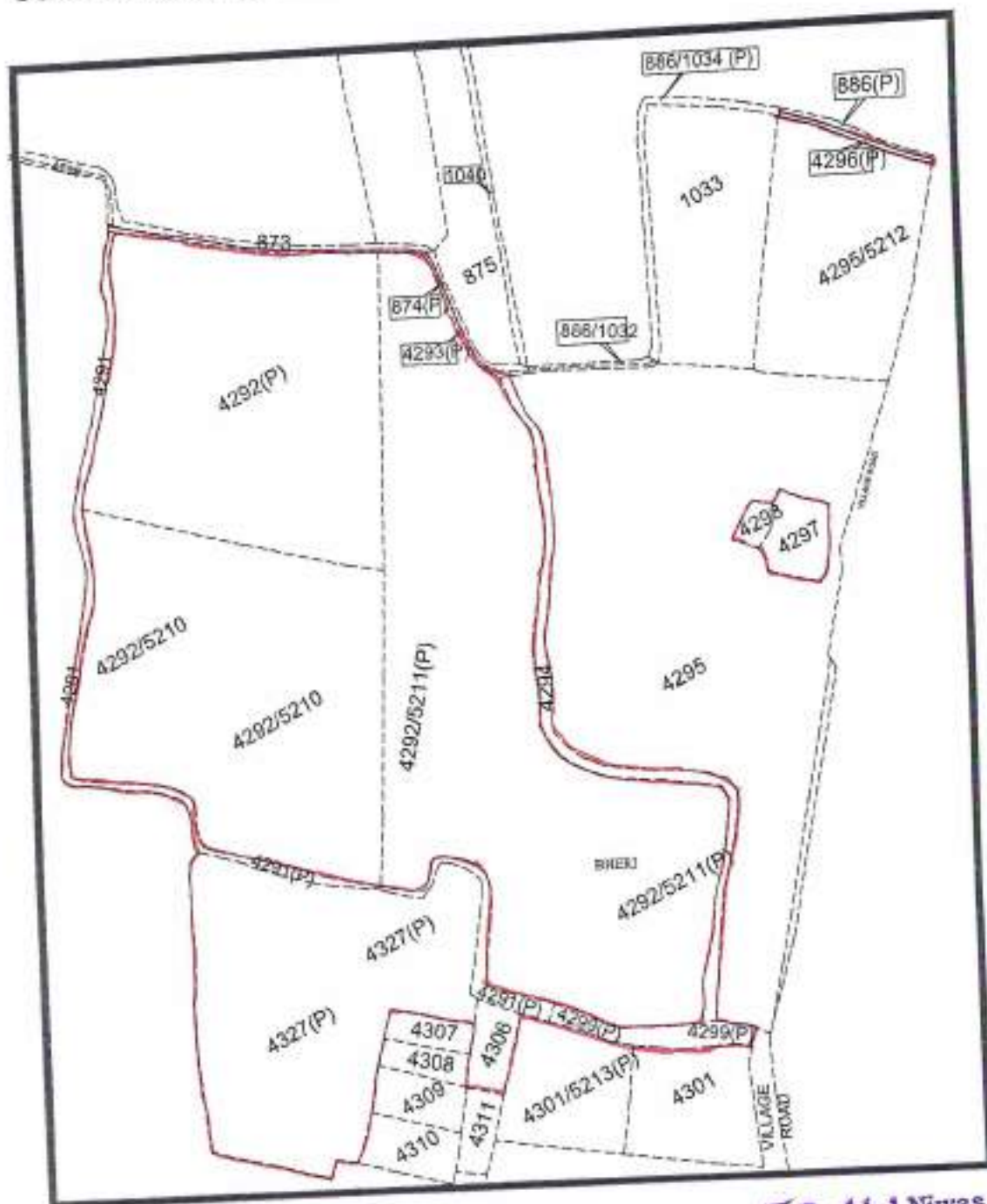
Signature of Confirming Party

Site Plan Of L.R Dag No- 4327, 4291, 4293, 4294, 4296, 4297, 4298, 4299, 4306

Mouza-Matiagacha, J.L No-187, L.R Khatian No- 2651

P.S-Rajarhat, Gram Panchayet-Kirtipur II, Dist-North 24 Pgs.

Total Area Of Land:..... 9.65 Decimal



[Signature]
Vendor

Seabird Niwas Pvt. Ltd.
[Signature]
Authorized Signator
Purchaser

SPECIMEN FORM FOR TEN FINGER PRINTS



Prakash Singh

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



Intender Kr. Lumpy

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



Sabbir Islam

	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					

Major Information of the Deed

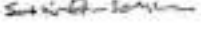
Deed No :	I-1904-12696/2024	Date of Registration	29/08/2024
Query No / Year	1904-2002231244/2024	Office where deed is registered	
Query Date	20/08/2024 6:43:29 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Sumit Kolay Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 7003895093, Status : Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]	
Set Forth value		Market Value	
Rs. 30,72,399/-		Rs. 30,72,399/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,53,631/- (Article:23)		Rs. 35,808/- (Article:A(1), B)	
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha, JI No: 187, 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-4327 (RS :-)	LR-2651	Bastu	Shali	6.9 Dec	24,68,367/-	24,68,367/-	Width of Approach Road: 8 Ft.,
L2	LR-4291 (RS :-)	LR-2651	Bastu	Baluband h	0.72 Dec	1,57,872/-	1,57,872/-	Width of Approach Road: 8 Ft.,
L3	LR-4293 (RS :-)	LR-2651	Bastu	Baluband h	0.17 Dec	36,608/-	36,608/-	Width of Approach Road: 8 Ft.,
L4	LR-4294 (RS :-)	LR-2651	Khal	Khal	0.58 Dec	1,28,128/-	1,28,128/-	Width of Approach Road: 8 Ft.,
L5	LR-4296 (RS :-)	LR-2651	Bastu	Baluband h	0.05 Dec	11,440/-	11,440/-	Width of Approach Road: 8 Ft.,
L6	LR-4297 (RS :-)	LR-2651	Bastu	Shali	0.34 Dec	75,504/-	75,504/-	Width of Approach Road: 8 Ft.,
L7	LR-4298 (RS :-)	LR-2651	Doba	Doba	0.09 Dec	20,592/-	20,592/-	Property is on Road
L8	LR-4299 (RS :-)	LR-2651	Khal	Khal	0.29 Dec	64,064/-	64,064/-	Width of Approach Road: 8 Ft.,
L9	LR-4306 (RS :-)	LR-2651	Bastu	Shali	0.5 Dec	1,09,824/-	1,09,824/-	Width of Approach Road: 8 Ft.,
TOTAL :					9.64Dec	30,72,399 /-	30,72,399 /-	
Grand Total :					9.64Dec	30,72,399 /-	30,72,399 /-	

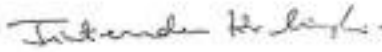
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Khejmat Baidya Son of Late Sahadat Baidya Executed by: Self, Date of Execution: 29/08/2024 , Admitted by: Self, Date of Admission: 29/08/2024 ,Place : Office	 29/08/2024	 LT 29/08/2024	 29/08/2024
City:- Not Specified, P.O:- Kamduni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: ddxxxxxx7e, Aadhaar No: 61xxxxxxxx3088, Status :Individual, Executed by: Self, Date of Execution: 29/08/2024 , Admitted by: Self, Date of Admission: 29/08/2024 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr Sabbir Ali Sarkar Son of Mr Saokat Ali Sarkar Executed by: Self, Date of Execution: 29/08/2024 , Admitted by: Self, Date of Admission: 29/08/2024 ,Place : Office	 29/08/2024	 LT 29/08/2024	 29/08/2024
City:- Not Specified, P.O:- Kamduni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: BQxxxxxx8R, Aadhaar No: 37xxxxxxxx5588, Status :Confirming Party, Executed by: Self, Date of Execution: 29/08/2024 , Admitted by: Self, Date of Admission: 29/08/2024 ,Place : Office				

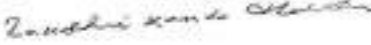
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Seabird Niwas Private Limited City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Date of Incorporation:XX-XX-2XX2 , PAN No.: aaxxxxxx6n,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Jitendra Kumar Singh (Presentant) Son of Late Ramchabila Singh Date of Execution - 29/08/2024, , Admitted by: Self, Date of Admission: 29/08/2024, Place of Admission of Execution: Office	 Aug 29 2024 5:23PM	 Captured LTI 29/08/2024	 29/08/2024
City:- Not Specified, P.O:- Morepukur, P.S:-Rishra, District:-Hooghly, West Bengal, India, PIN:- 712250, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: ENxxxxxx8K, Aadhaar No: 43xxxxxxxx0521 Status : Representative, Representative of : Seabird Niwas Private Limited (as Authorised Signatory)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Lakshmikanta Halder Son of Mr Madhu Halder BARISHA, City:- Kolkata, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008	 29/08/2024	 Captured 29/08/2024	 29/08/2024
Identifier Of Mr Khejmat Baidya, Mr Jitendra Kumar Singh, Mr Sabbir Ali Sarkar			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Khejmat Baidya	Seabird Niwas Private Limited-6.9 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Khejmat Baidya	Seabird Niwas Private Limited-0.72 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Khejmat Baidya	Seabird Niwas Private Limited-0.17 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr Khejmat Baidya	Seabird Niwas Private Limited-0.58 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr Khejmat Baidya	Seabird Niwas Private Limited-0.05 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr Khejmat Baidya	Seabird Niwas Private Limited-0.34 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mr Khejmat Baidya	Seabird Niwas Private Limited-0.09 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mr Khejmat Baidya	Seabird Niwas Private Limited-0.29 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Mr Khejmat Baidya	Seabird Niwas Private Limited-0.5 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha, JI No: 187, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4327, LR Khatian No:- 2651	Owner:সেবর্ড বডি ., Gurdian:সেবর্ড ., Address:সেবর্ডবডি ., Classification:বাড়ি, Area:0.37000000 Acre,	Mr Khejmat Baidya
L2	LR Plot No:- 4291, LR Khatian No:- 2651	Owner:সেবর্ড বডি ., Gurdian:সেবর্ড ., Address:সেবর্ডবডি ., Classification:বাড়ি, Area:0.01000000 Acre,	Mr Khejmat Baidya
L3	LR Plot No:- 4293, LR Khatian No:- 2651	Owner:সেবর্ড বডি ., Gurdian:সেবর্ড ., Address:সেবর্ডবডি ., Classification:বাড়ি, Area:0.01000000 Acre,	Mr Khejmat Baidya
L4	LR Plot No:- 4294, LR Khatian No:- 2651	Owner:সেবর্ড বডি ., Gurdian:সেবর্ড ., Address:সেবর্ডবডি ., Classification:বাড়ি, Area:0.01000000 Acre,	Mr Khejmat Baidya

L5	LR Plot No:- 4296, LR Khatian No:- 2651	Owner:ଶେଉନାଥ ବାଦି , Address:ଶେଉନାଥବାଦି , Classification:ବାଦି,	Mr Khejmat Baidya
L6	LR Plot No:- 4297, LR Khatian No:- 2651	Owner:ଶେଉନାଥ ବାଦି , Address:ଶେଉନାଥବାଦି , Classification:ବାଦି,	Mr Khejmat Baidya
L7	LR Plot No:- 4298, LR Khatian No:- 2651	Owner:ଶେଉନାଥ ବାଦି , Address:ଶେଉନାଥବାଦି , Classification:ବାଦି,	Mr Khejmat Baidya
L8	LR Plot No:- 4299, LR Khatian No:- 2651	Owner:ଶେଉନାଥ ବାଦି , Address:ଶେଉନାଥବାଦି , Classification:ବାଦି,	Mr Khejmat Baidya
L9	LR Plot No:- 4306, LR Khatian No:- 2651	Owner:ଶେଉନାଥ ବାଦି , Address:ଶେଉନାଥବାଦି , Classification:ବାଦି,	Mr Khejmat Baidya

Endorsement For Deed Number : I - 190412696 / 2024

On 29-08-2024

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.

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

Presented for registration at 15:38 hrs on 29-08-2024, at the Office of the A.R.A. - IV KOLKATA by Mr Jitendra Kumar 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 30,72,399/-

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

Execution is admitted on 29/08/2024 by 1. Mr Khejmat Baidya, Son of Late Sahadat Baidya, P.O: Kamduni, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business, 2. Mr Sabbir Ali Sarkar, Son of Mr Saokat Ali Sarkar, P.O: Kamduni, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business

Indetified by Mr Lakshmikanta Halder, . . Son of Mr Madhu Halder, BARISHA, P.O: Barisha, Thana: Thakurpukur, City/Town: KOLKATA, 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 29-08-2024 by Mr Jitendra Kumar Singh, Authorised Signatory, Seabird Niwas Private Limited (Private Limited Company), City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104

Indetified by Mr Lakshmikanta Halder, . . Son of Mr Madhu Halder, BARISHA, P.O: Barisha, Thana: Thakurpukur, City/Town: KOLKATA, 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 35,808.00/- (A(1) = Rs 30,724.00/- ,B = Rs 5,000.00/- ,J = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 35,808/-

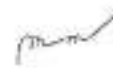
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/08/2024 7:18PM with Govt. Ref. No: 192024250180663496 on 27-08-2024, Amount Rs: 30,724/-, Bank: SBI EPay (SBIEPay), Ref. No. 4642516402356 on 27-08-2024, Head of Account 0030-03-104-001-16
Online on 29/08/2024 6:10PM with Govt. Ref. No: 192024250183930888 on 29-08-2024, Amount Rs: 5,084/-, Bank: SBI EPay (SBIEPay), Ref. No. 1436927813956 on 29-08-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,53,621/- and Stamp Duty paid by Stamp Rs 20.00/-, by online = Rs 1,53,611/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 111009, Amount: Rs.20.00/-, Date of Purchase: 25/07/2024, Vendor name: G C Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/08/2024 7:18PM with Govt. Ref. No: 192024250180663496 on 27-08-2024, Amount Rs: 1,26,611/-, Bank: SBI EPay (SBIEPay), Ref. No. 4642516402356 on 27-08-2024, Head of Account 0030-02-103-003-02
Online on 29/08/2024 6:10PM with Govt. Ref. No: 192024250183930888 on 29-08-2024, Amount Rs: 25,000/-, Bank: SBI EPay (SBIEPay), Ref. No. 1436927813956 on 29-08-2024, 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**

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1904-2024, Page from 673342 to 673367
being No 190412696 for the year 2024.



mm

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2024.09.04 15:09:56 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 04/09/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.