

0455/2023

0709/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AF 228235



Certified that the Document is admitted of Registration, and the endorsement is attached to this document are the part and Documents

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

11 JAN 2023

SALE CERTIFICATE

(For immoveable Property)

THIS DEED is made on this the 4th day of January, 2023 (Two Thousand Twenty Three).

Val. Certificate No. 001 203/01/23
J(1) 250
J(2) 250
Total 500
Revised on 5/1/23

ARA-IV
Kolkata



ভারতীয় স্টেট ব্যাঙ্ক
भारतीय स्टेट बैंक
STATE BANK OF INDIA

TO WHOM IT MAY CONCERN

This is to certify that Sri Shantanu Chowdhury, S/o Late D.P. Chowdhury working as Chief Manager & Authorised Officer of our Branch is Authorised to do Registry work of the A/c Anima Shoe House.

Signature of Sri Shantanu Chowdhury is attested here under.

Yours faithfully

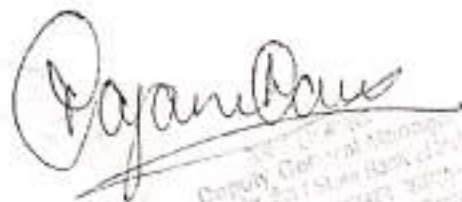

Deputy General Manager

Deputy General Manager
ভারতীয় স্টেট ব্যাঙ্ক / State Bank of India
স্ট্রেসড অ্যাসেটস ম্যানেজমেন্ট শাখা - II
Stressed Assets Management Branch - II
কলকাতা / Kolkata - 700071

ভারতীয় স্টেট ব্যাঙ্ক
For STATE BANK OF INDIA


মুখ্য অফিসার / Chief Manager
স্ট্রেসড অ্যাসেটস ম্যানেজমেন্ট শাখা - II
Signature of Sri Shantanu Chowdhury
কলকাতা / Kolkata - 700071

ATTESTED


Deputy General Manager
ভারতীয় স্টেট ব্যাঙ্ক / State Bank of India
স্ট্রেসড অ্যাসেটস ম্যানেজমেন্ট শাখা - II
Stressed Assets Management Branch - II
কলকাতা / Kolkata - 700071

@bank.sbi

+033 2288 0199
+033 2288 0200
+033 2288 0233
sbi.18192@sbi.co.in

হস্তিবাড়ী পরিসংখ্যক ব্যবস্থাপনা শাখা - ২
জীবনদীপ বিল্ডিং (প্রথম তল)
১, মিডলটন স্ট্রীট
কলকাতা - ৭০০ ০৭১

স্বাস্থ্যকর অফিস প্রবন্ধন শাখা - II
জীবনদীপ বিল্ডিং (প্রথম তল)
১, মিডলটন স্ট্রীট
কলকাতা - ৭০০ ০৭১

Stressed Assets Management Br. - II
Jeevandeep Building (1st.Floor)
1. Middleton Street,
Kolkata - 700 071



ভারতীয় স্টেট ব্যাঙ্ক
भारतीय स्टेट बैंक
STATE BANK OF INDIA

SALE CERTIFICATE
[Under Rule 9(6)]

(For Immovable Property)

Whereas the undersigned being the Authorized Officer of the State Bank of India, Stressed Assets Management Branch-II, Kolkata, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13, read with rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002, sold on behalf of the State Bank of India, Stressed Assets Management Branch-II, Kolkata in favour of **M/s Macadam Leisure Pvt Ltd**, having its registered office at 24 Chinara Park, Hatilara, Baguiati, Kolkata 700157, **(The Purchaser)**, the immovable property shown in the schedule below, secured in favour of the State Bank of India, Stressed Assets Management Branch-II, Kolkata, by Sri Prodyut Roy, residing at 6C, Kedar Nath Das Lane, Kolkata : 700030, Sri Bidyut Kumar Roy, residing at Village Bhatenda, P.O. Rajarhat, Kolkata : 700059, Sri Satyabrata Roy, residing at 6C, Kedar Nath Das Lane, Kolkata : 700030, Sri Subrata Roy, residing at 24/2/31, Mondal Para Lane, Kolkata : 700050, and Sri Sibabrata Roy, residing at 6C, Kedar Nath Das Lane, Kolkata : 700030 in the account of **M/s ANIMA SHOW HOUSE** towards the financial facility offered by State Bank of India.

The undersigned acknowledges the receipt of the sale price of Rs. 3,36,50,000 (Rupees Three crore thirty six lakh fifty thousand only) in full and handed over the delivery and possession of the scheduled property. The sale of the scheduled property was made free from all encumbrances known to the secured creditor, on deposit of the money demanded by the undersigned.

Description of the property

Land alongwith a 3 storied cinema hall, having floor area of 10886 sq.ft. at Ramesh Mitra Road, Rajarhat, 24 Parganas (North), L.R. Dag No. 694/737 at Mouza- Bhatenda, J.L. No. - 28, Touzi No. 2998, C.S. Khatian No. 326, Zamindar Khatian No. 78, R.S. Khatian No. 645, L.R. Khatian No. 257, PS Rajarhat. Total land area 20 katha (33 Decimal).

Boundary:

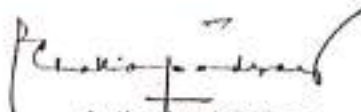
North: By Orchid Apartment

South: By Satyajit Rai Bhavan

East: By Sir R.M. Road

West: By Orchid Apartment

Date : 11.11.2022
Place : Kolkata


Authorized Officer
State Bank of India



bank.sbi

+ 033 2288 0199

+ 033 2288 0200

+ 033 2288 0233

sbi.18192@sbi.co.in

হাউসিং পরিগণনা ব্যবস্থাপন শাখা - ২
জীবনদীপ বিল্ডিং (প্রথম তল)
১, মিডলটন স্ট্রীট
কলকাতা - ৭০০ ০৭১

লনাব্যবস্থা আদায় প্রবন্ধন শাখা - II
জীবনদীপ বিল্ডিং (প্রথম তল)
১, মিডলটন স্ট্রীট
কলকাতা - ৭০০ ০৭১

Stressed Assets Management Br. - II
Jeevandeep Building (1st.Floor)
1, Middleton Street,
Kolkata - 700 071



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



192022230240337451

GRN Details

GRN:	192022230240337451	Payment Mode:	Online Payment
GRN Date:	02/01/2023 21:26:28	Bank/Gateway:	State Bank of India
BRN :	IK0CAVAJE9	BRN Date:	02/01/2023 21:29:10
GRIPS Payment ID:	020120232024033744	Payment Init. Date:	02/01/2023 21:26:28
Payment Status:	Successful	Payment Ref. No:	2000014060/2/2023
			[Query No* Query Year]

Depositor Details

Depositor's Name:	ashok chowdhury
Address:	s s pally
Mobile:	9830142268
Contact No:	9830142268
Depositor Status:	Others
Query No:	2000014060
Applicant's Name:	Mr Sankar Sahoo
Identification No:	2000014060/2/2023
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	02/01/2023
Period To (dd/mm/yyyy):	02/01/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000014060/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	1502819
2	2000014060/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	375714
Total				1878533

IN WORDS: EIGHTEEN LAKH SEVENTY EIGHT THOUSAND FIVE HUNDRED THIRTY
THREE ONLY.



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



020120232024033744

GRIPS Payment Detail

GRIPS Payment ID:	020120232024033744	Payment Init. Date:	02/01/2023 21:26:28
Total Amount:	1878533	No of GRN:	1
Bank/Gateway:	State Bank of India	Payment Mode:	Online Payment
BRN:	IK0CAVAJE9	BRN Date:	02/01/2023 21:29:10
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: ashok chowdhury
Mobile: 9830142268

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230240337451	Directorate of Registration & Stamp Revenue	1878533
Total			1878533

IN WORDS: EIGHTEEN LAKH SEVENTY EIGHT THOUSAND FIVE HUNDRED THIRTY THREE ONLY.

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



B E T W E E N

STATE BANK OF INDIA (PAN: AAACS8577K) a body corporate constituted under the State Bank of India Act, 1955 having one of its Stressed Assets Management Branch -II, Kolkata amongst the others at 1st Floor, Jeevan deep Building, 1 no. Middleton Street, Kolkata-700071, represented through its Authorised Officer **SRI SHANTANU CHOWDHURY** (PAN : ATWPS7750G, AADHAR NO.7791-1671-1149) Son of late Devo Prosad Chowdhury, by Faith - Hindu, by Nationality Indian, by occupation - Service, residing at Sector- D-3, Patuli, P.O. - Garia, P.S. - Patuli, Pin Code - 700084, hereinafter referred to as the **SELLER/SECURED CREDITOR** (which term or expression shall unless exclude by or repugnant to the subject or context be deemed to mean and include its assigns) of the **ONE PART.**

AND

MACADAM LEISURE PRIVATE LIMITED (CIN: U55205WB2019PTC230314) (PAN - AAMCM4341H), a Company incorporated under the Companies Act, 2013, having its Registered Office at 24 Chinar Park, P.O. - Hatiara, Kolkata - 700157, P.S - Baguiati, District - North 24 Parganas, West Bengal, duly represented by one of its Directors, named; **MR. JYOTI KUMAR GUPTA** (PAN - AGRPG0766C) (AADHAAR NO. - 6882 7452 8531) (VOTER ID CARD NO. - IHM2336030), son of Dhunni Lal Gupta, by faith - Hindu, by Occupation - Business, by Nationality and Citizenship - Indian, residing at FK-3, Prasanta Apartment, 4th Floor, Flat No. 4C, Rishi Aurabinda Sarani, P.O. - Jyangra, PIN - 700059, P.S. - Baguiati, District - North 24 Parganas, West Bengal, hereinafter

referred as the **AUCTION PURCHASER** (which terms and expression shall unless otherwise repugnant to the context be deemed to mean and include its successor-in-office and assigns, administrators and assigns) of the **OTHER PART.**

WHEREAS

- i. M/S. Anima Show House having its registered office at Ramesh Mitter Road, Village : Bhatenda, Post office: Rajarhat, Kolkata-700059, took loan from State Bank of India, wherein (1) Pradyot Roy, 6C, Kedarnath Das Lane, Kolkata-700030; (2) Sri Bidyut Roy, Village : Bhatenda, Post office: Rajarhat, Kolkata-700059; (3) Sri Satyabrata Roy, 6C, Kedarnath Das Lane, Kolkata-700030; (4) Subrata Roy, 24/1/34, Mondal Para Lane, Kolkata-700050; and (5) Shibabrata Roy, 6C, Kedarnath Das Lane, Kolkata-700030, stood as Guarantors keeping the property mentioned in **SCHEDULE** hereunder and hereinafter referred to as the "**said property**" as equitable mortgage and/or security to the State Bank of India.
- ii. Owing to some default in payment of the loan amount, the Loan Account was declared as NPA and notice under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 was issued. After complying with all the requirement of provisions of law State Bank of India in its Stressed Assets Management Branch-II, Kolkata, Jeevandeep Building 1st Floor, 1 Middleton Street, Kolkata-700079 published e-auction notice on 20.08.2022, with an intimation inviting to the Public at large that e-auction will be held on 08.09.2022 in between 11:00 AM to 3:00 PM for sell of the said property.
- iii. On the basis of e-auction notice, the Purchaser participated in e-auction on 08.09.2022 to purchase the said property and the Purchaser has

been selected as highest bidder with Bidding amount of Rs.3,36,50,000/- (Rupees Three Crore Thirty Six Lac Fifty Thousand) only and accordingly and in terms of e-auction notice the Purchaser paid 25% of the bidding amount and subsequently paid rest 75% of the total amount on different dates to the Bank.

- iv. The Secured Creditor acknowledges the receipts of the sale price of Rs.3,36,50,000/- (Rupees Three Crore Thirty Six Lac Fifty Thousand) only as confirmed in the Memo of Consideration annexed herewith and handed over the delivery and possession of the scheduled property to the Auction Purchaser. The sale of the scheduled property was made free from all encumbrances known to the Secured creditor listed below on deposit of the money demanded by the Auction seller vide Sale certificate dated 11.11.2022 which is annexed herewith to be treated as integral part of the present Deed. Further the purchaser has verified from its own source that there are no encumbrances on the property and in future State Bank of India shall not be liable for any further encumbrances if any upon the schedule mentioned property.
- v. On payment of the aforesaid amount State Bank of India, in its Stressed Assets Management Branch-II, Kolkata, issued Sale Certificate on 11.11.2022 and handed over possession of the said property on 11.11.2022 itself and since then the Purchaser is in possession of the said property. The purchaser will have all the rights and will be subject to all the duties of the owner as per the Deed registered at the office of the S.R. Cossipore Dum Dum on 20.09.1974, and duly recorded in Book No.- I, Voume No.- 135, pages from 5 to 8, Being No.- 7543 for the year 1974 which may be read as part of this sale certificate produced for registration.

THE SCHEDULE ABOVE REFERRED TO

(Description of the Immovable Property/ Said Property)

ALL THAT piece and parcel of Bastu land measuring 20 (twenty) Cottahs (equivalent to 33 decimals), be the same or a little more or less, whereupon a three storied cinema hall standing thereon (measuring total covered area of 10886 square feet more or less, cemented flooring and 40 years old), lying and situated in C.S. Dag No.- 600, R.S. & L.R. Dag No. 694/737, under C.S. Khatian No.326, Zamindar Khatian No.78, R.S. Khatian No. 645, corresponding to L.R. Khatian No. 257, subsequently under L.R. Khatian No. 1877 , 1878, 1879, 1880 & 1881, (in L.R. Khatian No.- 1877 an area of land measuring about **7.71** Decimals more or less , in L.R. Khatian No.- 1878 an area of land measuring about **5.71** Decimals more or less, in L.R. Khatian No.- 1879 an area of land measuring about **6.49** Decimals more or less , in L.R. Khatian No.- 1880 an area of land measuring about **6.60** Decimals more or less , in L.R. Khatian No.- 1881 an area of land measuring about **6.49** Decimals more or less) of Mouza: Bhatenda, J.L. No. 28, Touzi No. 2998 at and being Ramesh Mitra Road, Police station: Rajarhat, Kolkata-700059, District North 24 Parganas. The said property is butted and bounded by :-

<u>ON THE NORTH</u>	:	Orchid Apartment;
<u>ON THE SOUTH</u>	:	Satyajit Rai Bhavan;
<u>ON THE EAST</u>	:	Sir R.M. Road;
<u>ON THE WEST</u>	:	Orchid Apartment

IN WITNESS WHEREOF the Parties have hereunto set subscribed their hands and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

By the Parties in presence of:

WITNESSES:-

1) Biswajit Mondal
Sympur, Hooghly
Pin - 741314

State Bank of India

The Authorized Officer
For STATE BANK OF INDIA

[Signature]

Chief Manager
State Bank of India, Kolkata - 700 001

Name:.....
(SBI, S.A.M.B - II., Kolkata)
Seller

2) Gouram Das
123 B. S. S. Road.
Kolkata - 700 001

MACADAM LEISURE PRIVATE LIMITED

[Signature]

Director

.....
(Auction Purchaser)
Purchaser

Drafted by

[Signature]
Advocate, F 421/412/2006
High Court, Calcutta
as per proforma of State Bank of India

MEMO OF CONSIDERATION

Received from the within named Auction Purchaser the within mentioned sum of Rs. 3,36,50,000/- (Rupees Three Crore Thirty Six Lac and Fifty Thousand) only being the full consideration:

Particulars	Amount
RTGS by cheque No.215107, Dt.05.09.2022 through Indusind Bank, VIP Road	18,60,000/-
NEFT by cheque No.215108, Dt.05.09.2022 through Indusind Bank, VIP Road	20,000/-
by cheque No.215109, Dt.12.09.2022 drawn on Indusind Bank, VIP Road	63,32,500/-
by cheque No.000244, Dt.29.09.2022 drawn on HDFC Bank, Baguiati Branch,	18,12,500/-
RTGS by cheque No.215112, Dt.29.09.2022 through Indusind Bank, VIP Road	40,00,000/-
RTGS by cheque No.215113, Dt.30.09.2022 through Indusind Bank, VIP Road	30,00,000/-
By Demand Draft No.019749, Dt.04.11.2022 drawn on HDFC Bank, Baguiati Branch	40,00,000/-
By Demand Draft No.551873, Dt.05.11.2022 drawn on Indusind Bank, VIP Road	40,00,000/-
By Demand Draft No.551874, Dt.09.11.2022 drawn on Indusind Bank, VIP Road	41,00,000/-
By Demand Draft No.019752, Dt.09.11.2022 drawn on HDFC Bank, Baguiati Branch	23,00,000/-
RTGS by cheque No.215128, Dt.09.11.2022 through Indusind Bank, VIP Road	16,86,000/-

:- 8 :-

NEFT by cheque No.000134, Dt.18.11.2022 through Indusind Bank, VIP Road	2,500/-
T.D.S. Charges, Dt.18.11.2022	3,36,500/-
TOTAL	Rs.3,36,50,000/-

Rupees (Three Crore Thirty Six Lac and Fifty Thousand) only.

SIGNED SEALED AND DELIVERED

By the Parties in presence of:

WITNESSES:-

1) *Biswajit Mondal*

State Bank of India

The Authorized Officer

कृते भारतीय स्टेट बैंक
For STATE BANK OF INDIA

Phanishankar

मुख्य अधिकारी / Chief Manager
स्वास्थ्य और प्रबंधन शाखा- II
(Special Assets Management Branch- II)
700071, Kolkata - 700071

Name:.....

(SBI, S.A.M.B -II., Kolkata)

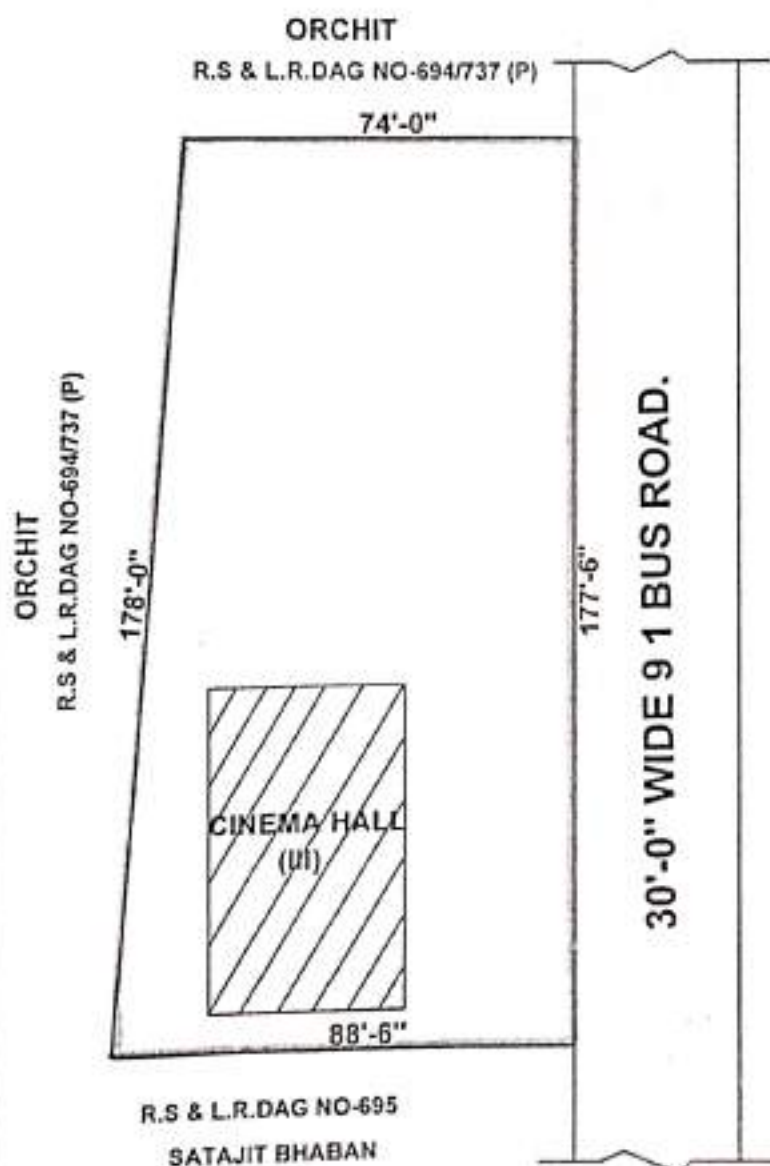
Seller

2) *Goutam Das*

SITE PLAN OF R.S & L.R.DAG NO-694/737 AT MOUZA-BHATENDA, I.L.NO-22,
R.S.NO-50, L.R.KHATIAN NOS-1877,1878,1879,1880 & 1881,P.S-RAJARHAT,DIST-
NORTH 24 PARGANAS,UNDER RAJARHAT BISHINUPUR I NO.GRAM PANCHAYET

AREA OF LAND- 33 DEC. (M/L) (SHOWN IN RED COLOUR).

THREE STORIED CINEMA HALL TOTAL COVERED AREA=10886 SFT.



MACADAM LEISURE PRIVATE LIMITED

Jyoti Gupta

Director

SIGN OF PURCHASER

कृते भारतीय स्टेट बैंक
For STATE BANK OF INDIA

S. S. Sanyal
मुख्य प्रबन्धक / Chief Manager
संप्रभुता - अहिल प्रबन्धन सेवा- 11
Directed Assets Management Branch II
कोलकाता, 700011 / फ़ोन - 700071

SIGN OF VENDOR

Sukumar Roy
Sukumar Roy(D.C.E.)
Class-I
Planner, Estimator
Surveyor, Supervisor
Licence No.
N.D.D.M. LBS-1/8

SIGN OF ENGINEER

(NOTES- THIS DRAWING IS TRACE FROM PREVIOUS PLAN)

SPECIMEN FORM FOR TEN FINGERPRINTS



For STATE BANK OF INDIA

for money

Chief Manager

State Bank of India

MAC



Jyoti Gupta

Director

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

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

PHOTO

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



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 19042000014060/2023

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	Mr SHANTANU CHOWDHURY PATULI, GARIA., Block/Sector: D3, City:- Not Specified, P.O:- GARIA, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084	Representative of Seller [STATE BANK OF INDIA]		011 	STATE BANK OF INDIA Shantanu Chowdhury Patuli 04/01/23
2	Mr JYOTI KUMAR GUPTA Rishi Aurabinda Sarani, Flat No: 4C, FK3, City:- Not Specified, P.O:- JYANGRA, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059	Representative of Buyer [MACADAM LEISURE PRIVATE LIMITED]		010 	MACADAM LEISURE PRIVATE LIMITED Jyoti Gupta Director 04/01/23
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr BISWAJIT MANDAL Son of Mr DEB KUMAR MANDAL SHYAMPUR, GOBINDA PUR HOWRAH, City:- Not Specified, P.O:- GOBINDA PUR, P.S:-Shyampur, District:-Howrah, West Bengal, India,	Mr SHANTANU CHOWDHURY, Mr JYOTI KUMAR GUPTA		012 	Biswajit Mandal 04/02/2023

(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-1904-00709/2023	Date of Registration	11/01/2023
Query No / Year	1904-2000014060/2023	Office where deed is registered	
Query Date	02/01/2023 5:46:27 PM	A.R.A - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Sankar Sahoo 123B, South Sinthi Road, Thana : Sinthi, District : North 24-Parganas, WEST BENGAL, PIN - 700030, Mobile No. : 9836580358, Status : Advocate		
Transaction	Additional Transaction		
[0112] Sale, Certificate of Sale	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 3,30,50,000/-	Rs. 3,75,69,977/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 15,02,919/- (Article:23)	Rs. 3,75,798/- (Article:A(1), E, M)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Bhatenda, JI No: 28,
Pin Code : 700059

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-694/737 (RS :-)	LR-1877	Cinema Hall	Basu	7.71 Dec	91,50,000/-	93,67,650/-	Property is on Road Adjacent to Metal Road,
L2	LR-694/737 (RS :-)	LR-1878	Cinema Hall	Basu	1 Dec	10,00,000/-	12,15,000/-	Property is on Road Adjacent to Metal Road,
L3	LR-694/737 (RS :-)	LR-1878	Semi-Commercial	Basu	4.71 Dec	30,00,000/-	35,76,656/-	Property is on Road Adjacent to Metal Road,
L4	LR-694/737 (RS :-)	LR-1879	Semi-Commercial	Basu	6.49 Dec	40,00,000/-	49,28,344/-	Property is on Road Adjacent to Metal Road,
L5	LR-694/737 (RS :-)	LR-1880	Semi-Commercial	Basu	6.6 Dec	40,00,000/-	50,11,875/-	Property is on Road Adjacent to Metal Road,
L6	LR-694/737 (RS :-)	LR-1881	Semi-Commercial	Basu	6.49 Dec	40,00,000/-	49,28,344/-	Property is on Road Adjacent to Metal Road,
		TOTAL :			33Dec	251,50,000 /-	290,27,869 /-	
		Grand Total :			33Dec	251,50,000 /-	290,27,869 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	10886 Sq Ft.	85,00,000/-	85,42,108/-	Structure Type: Structure
Gr. Floor, Area of floor : 3628 Sq Ft., Semi Commercial Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 3629 Sq Ft., Semi Commercial Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 3629 Sq Ft., Semi Commercial Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		10886 sq ft	85,00,000 /-	85,42,108 /-	

Judgment-debtor Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	STATE BANK OF INDIA Jeevan Deep Building 1, MIDDLETON STREET, Middleton Street, City:- Kolkata, P.O:- PARK STREET, P.S:- Park Street, District:- Kolkata, West Bengal, India, PIN:- 700071, PAN No.:: AAxxxxxx7K, Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative, Executed by: Representative

Auction-purchaser Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	MACADAM LEISURE PRIVATE LIMITED 24 CHINAR PARK, City:- Not Specified, P.O:- HATIARA, P.S:- Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700157, PAN No.:: AAxxxxxx1H, Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mr SHANTANU CHOWDHURY Son of Late DEVO PROSAD CHOWDHURY PATULI, GARIA,, Block/Sector: D3, City:- Not Specified, P.O:- GARIA, P.S:- Patuli, District:- South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ATxxxxxx0G, Aadhaar No: 77xxxxxxx1149 Status : Representative, Representative of : STATE BANK OF INDIA (as AUTHORISED OFFICER)

2	Mr JYOTI KUMAR GUPTA (Presentant) Son of Mr DHUNNI LAL GUPTA Rishi Aurabinda Sarani, Flat No: 4C, FK3, City:- Not Specified, P.O:- JYANGRA, P.S:-Bagulati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx6C, Aadhaar No: 68xxxxxxxx8531 Status : Representative, Representative of : MACADAM LEISURE PRIVATE LIMITED (as DIRECTOR)
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Identifier Details :

Name	Photo	Finger Print	Signature
Mr BISWAJIT MANDAL Son of Mr DEB KUMAR MANDAL SHYAMPUR, GOBINDA PUR HOWRAH, City:- Not Specified, P.O:- GOBINDA PUR, P.S:-Shyampur, District:-Howrah, West Bengal, India, PIN:- 711214			

Identifier Of Mr SHANTANU CHOWDHURY, Mr JYOTI KUMAR GUPTA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	STATE BANK OF INDIA	MACADAM LEISURE PRIVATE LIMITED-7.71 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	STATE BANK OF INDIA	MACADAM LEISURE PRIVATE LIMITED-1 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	STATE BANK OF INDIA	MACADAM LEISURE PRIVATE LIMITED-4.71 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	STATE BANK OF INDIA	MACADAM LEISURE PRIVATE LIMITED-6.49 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	STATE BANK OF INDIA	MACADAM LEISURE PRIVATE LIMITED-6.6 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	STATE BANK OF INDIA	MACADAM LEISURE PRIVATE LIMITED-6.49 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	STATE BANK OF INDIA	MACADAM LEISURE PRIVATE LIMITED-10886.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Bhatenda, JI No: 28, Pin Code : 700059

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 694/737, LR Khatian No:- 1877	Owner:বিদ্যুত কুমার রায়, Gurdian:ভার্যাদ (মৃত), Address:নিজ , Classification:বাড়, Area:0.08000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 694/737, LR Khatian No:- 1878	Owner:প্রদ্যুত রায়, Gurdian:ভার্যাদ (মৃত), Address:নিজ , Classification:বাড়, Area:0.39000000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 694/737, LR Khatian No:- 1878	Owner:প্রদ্যুত রায়, Gurdian:ভার্যাদ (মৃত), Address:নিজ , Classification:বাড়, Area:0.39000000 Acre,	Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 694/737, LR Khatian No:- 1879	Owner:সুজত রায়, Gurdian:ভার্যাদ (মৃত), Address:নিজ , Classification:বাড়, Area:0.06000000 Acre,	Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 694/737, LR Khatian No:- 1880	Owner:শিবরত রায়, Gurdian:ভার্যাদ (মৃত), Address:নিজ , Classification:বাড়, Area:0.07000000 Acre,	Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 694/737, LR Khatian No:- 1881	Owner:সত্যবরত রায়, Gurdian:ভার্যাদ (মৃত), Address:নিজ , Classification:বাড়, Area:0.06000000 Acre,	Seller is not the recorded Owner as per Applicant.

On 03-01-2023

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of this deed has been assessed at Rs 3,75,69,977/-


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

On 04-01-2023

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

Presented for registration at 09:00 hrs on 04-01-2023, at the Private residence by Mr JYOTI KUMAR GUPTA ..

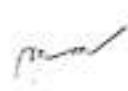
Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 04-01-2023 by Mr SHANTANU CHOWDHURY, AUTHORISED OFFICER, STATE BANK OF INDIA (Others), Jeevan Deep Building 1, MIDDLETON STREET, Middleton Street, City:- Kolkata, P.O:- PARK STREET P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700071

Identified by Mr BISWAJIT MANDAL, . . Son of Mr DEB KUMAR MANDAL, SHYAMPUR, GOBINDA PUR HOWRAH, P.O: GOBINDA PUR, Thana: Shyampur, , Howrah, WEST BENGAL, India, PIN - 711214, by caste Hindu, by profession Service

Execution is admitted on 04-01-2023 by Mr JYOTI KUMAR GUPTA, DIRECTOR, MACADAM LEISURE PRIVATE LIMITED (Private Limited Company), 24 CHINAR PARK, City:- Not Specified, P.O:- HATIARA, P.S:-Bagulati, District:- North 24-Parganas, West Bengal, India, PIN:- 700157

Identified by Mr BISWAJIT MANDAL, . . Son of Mr DEB KUMAR MANDAL, SHYAMPUR, GOBINDA PUR HOWRAH, P.O: GOBINDA PUR, Thana: Shyampur, , Howrah, WEST BENGAL, India, PIN - 711214, by caste Hindu, by profession Service


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

On 05-01-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,75,798.00/- (A(1) = Rs 3,75,700.00/- , E = Rs 14.00/- , I = Rs 55.00/- , M(a) = Rs 25.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by online = Rs 3,75,714/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/01/2023 9:29PM with Govt. Ref. No: 192022230240337451 on 02-01-2023, Amount Rs: 3,75,714/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CAVAJE on 02-01-2023, Head of Account 0030-03-104-001-

16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 15,02,819/- and Stamp Duty paid by online = Rs 15,02,819/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/01/2023 9:29PM with Govt. Ref. No: 192022230240337451 on 02-01-2023, Amount Rs: 15,02,819/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CAVAJE9 on 02-01-2023, 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 11-01-2023

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

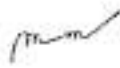
Certified that required Registration Fees payable for this document is Rs 3,75,798.00/- (A(1) = Rs 3,75,700.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 15,02,819/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4901, Amount: Rs.100.00/-, Date of Purchase: 26/09/2022, Vendor name: R Pal


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 36867 to 36892

being No 190400709 for the year 2023.



mm

Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2023.01.13 14:31:33 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2023/01/13 02:31:33 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)