

06217/21

F 6079/21



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 300573

3-1452058/21

Stamp: District Sub-Registration IV  
 Registrar U/S 7 (2) of  
 Registration Act, 1908  
 Allpore, South 24 Parganas

District Sub-Registration IV  
 Registrar U/S 7 (2) of  
 Registration 1908  
 Allpore, South 24 Parganas  
 21 AUG 2021  
 31/8/21

**DEED OF CONVEYANCE**

THIS DEED OF CONVEYANCE made on this the 27<sup>th</sup> day of August ,  
Two Thousand Twenty One (2021);

BETWEEN

01 APR 2021

- 5105

No.....Rs. -100/- Date.....

Name:..... SUDIP KUMAR BHAUMIK  
Advocate

Address:..... CMM COURT, CALCUTTA

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)  
SUBHANKAR DAS  
STAMP VENDOR  
Alipur Police Court, Kol-27

*[Handwritten signature]*

Shakuntala Brajad



VC-51

Shakuntala Brajad



VC-5185

24/4/21



5187

Identified by me:

Sudip K. Bhattacharya  
Adv.

Sto. - Late H. K. Bhattacharya

CMM Court, Calcutta

P.O. - G.P.O

P.S. - Horse Street

Kol - 700001

**ASTRAL BUILDCON PRIVATE LIMITED, (PAN AACHA1456G)**, having its registered office at F-30, DDA Commercial Complex (Triveni), Sheikh Sarai, Phase - I, New Delhi - 110017 (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their successor in office, legal heirs, executors, administrators, legal representatives and assigns), hereinafter referred to as the '**VENDOR**', being represented by its Constituted Attorney, **SMT. SHAKUNTALA PRASAD (PAN AQRPP0002E) (AADHAR 487939015305)** wife of Sri Mahendra Prasad, by Faith Hindu, by Nationality: Indian, by Occupation: Business, residing at Opposite Ekta Sangha, Ramchandrapur North, South 24 Parganas, West Bengal - 700103 by virtue of a **General Power of Attorney** dated 28<sup>th</sup> Day of January, 2020, registered at the office of the A.D.S.R Garia and recorded as Book No. IV, Volume No. 1629-2020, Pages from 1685 to 1703, being No. 162900073 for the year 2020, of the **FIRST PART**.

**AND**

**SMT. RAMA PRASAD (PAN BTCPP0716L) (AADHAR 789136288619)** wife of Late Dip Nandan Prasad, by Faith Hindu, by Nationality: Indian, by Occupation: Housewife, residing at Opposite Ekta Sangha, Ramchandrapur North, South 24 Parganas, West Bengal - 700103, hereinafter referred to as the '**PURCHASER**' (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her legal heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

**WHEREAS** At all material times one Panchandan Biswas son of Late Ramani Mohan Biswas, resident of Ramchandrapur, P.S. sonarpur, acquired some ancestral properties which includes land comprised in Touzi No. 110, Pargana Magura, Mouza Ramchandrapur, J.L. No. 58, R.S. Dag No. 680 and R.S Khatlan No. 96, Police Station: Sonarpur, within the jurisdiction of Bonhoghly No. 1 Gram Panchayet and the said Panchanan Biswas transferred land area measuring more or less 20 Sataks to one Srikanta Naskar, by one registered deed of sale which was registered and recorded in Book No.I, Volume No. 28, Pages from 246 to 247, being No. 2525 for the year 1957 and registered at the office of the S.R Baruipur.

**AND WHEREAS** while the said Srikanta Naskar was enjoying the said property along with some other properties by way of purchase by different sale deeds from the then vendors therein, the said Srikanta Naskar died intestate leaving behind his four sons namely Sunil Kumar Naskar, Sankar Kumar Naskar, Ram Naskar, Bhim Naskar and two daughters namely Minu Naskar & Smt. Minati Mondal and his wife namely Dhirbala Naskar who collectively inherited the property left by said Srikanta Naskar.

**AND WHEREAS** Smt. Dhirbala Naskar, wife of Srikanta Naskar and Minu Naskar and Minati Mondal i.e the two daughters of Srikanta Naskar transferred/conveyed their shares acquired by them as the legal heir and successors of Srikanta Naskar unto and in favour of Sunil Kumar Naskar, Sankar Kumar Naskar, Ram Naskar and Bhim Naskar, by executing a registered Deed dated 20.12.1993, which was registered at the Sub Registry Office, Sonarpur and recorded as being No. 8584 for the year 1993.

**AND WHEREAS** while the said four brothers namely Sunil Kumar Naskar, Sankar Kumar Naskar, Ram Naskar, Bhim Naskar i.e. the four sons of Late Srikanata Naskar collectively enjoying the property measuring about 20 Satak (decimal) situated at Mouza Ramchandrapur, J.L. No. 58, R.S. Dag No. 680 and R.S Khatian No. 96, Police Station: Sonarpur, within the jurisdiction of Bonhoghly No. 1 Gram Panchayet, transferred the above said land measuring about 20 satak (decimal) alongwith their other land in R.S. Dag No. 681 at the same Mouza unto and in favour of Impred India Pvt. Ltd., being represented by its Director Sri Jayanta Banerjee son of Late Bhutnath Banerjee by one registered Deed of Sale dated 18.02.2000, which was registered at the office of the Sub Registrar, Sonarpur and recorded as Book No. I, Volume No. 24, Pages from 40 to 46, being No. 1376 for the year 2000.

**AND WHEREAS** after purchasing the above said land measuring about 20 satak (decimal), Impred India Pvt. Ltd. applied for mutation of its name in the office of the B.L & L.R.O, Sonarpur vide mutation memo no. 1683/1/06 and thereafter mutation certificated dated 03.01.2008 was issued in favour of the Impred India Pvt. Ltd in

respect of the above said 20 satak (decimal) land by the office of the B.L & L.R.O, Sonarpur.

**AND WHEREAS** by virtue of a Deed of Sale dated 20.04.2009, above said Impred India Pvt. Ltd, being represented by its Director Sri Jayanta Banerjee son of Late Bhutnath Banerjee, sold/transferred/conveyed the above said land measuring about 20 satak (decimal) more or less unto and in favour of Sri Subrata Banerjee son of Lakshmi Narayan Banerjee and Smt. Sampa Banerjee, wife of Sri Subrata Banerjee, both resident of 36 & 37, East Santoshpur Co-operative Housing Society, P.S. Purba Jadavpur, Kolkata - 700099, and the said Deed of Sale was registered at the office of the ADSR Sonarpur and recorded as Book No.1, CD Volume No. 12, Pages from 1540 to 1553, being No 04051 for the year 2009.

**AND WHEREAS** after purchase the above said land measuring about 20 satak (decimal), Sri Subrata Banerjee and Smt. Sampa Banerjee mutated their names in the Record of Rights in respect of the above said land in the office of the B.L & L.R.O, Sonarpur.

**AND WHEREAS** while seized possessed and enjoying the above said land measuring about 20 satak (decimal), Sri Subrata Banerjee and Smt. Sampa Banerjee sold/transferred/conveyed the above said land measuring about 20 satak (decimal) more or less unto and in favour of Sri Mahendra Prasad son of Dip Narayan Prasad by virtue of a Deed of Sale dated 22.03.2010, registered at the office of the District Sub Registrar - IV, Alipore, South 24 Parganas and recorded as Book No. 1, CD Volume No. 8, Pages from 3475 to 3490, being No. 02222 for the year 2010.

**AND WHEREAS** while seized, possessed and enjoying the above said land measuring about 20 satak (decimal), Sri Mahendra Prasad sold/transferred/conveyed the above said land measuring about 20 satak (decimal) more or less unto and in favour of **ASTRAL BUILDCON PRIVATE LIMITED, the Vendor herein**, by executing a Deed of Conveyance dated 25<sup>th</sup> day of March, 2010 which was registered at the office of the

ADDL. REGISTRAR OF ASSURANCE-I and recorded as Book No. 1, CD Volume No 8 , Pages from 1836 to 1855 , being No. 02986 for the year 2010.

**AND WHEREAS** after purchasing the above said land measuring about **20 satak (decimal)**, **ASTRAL BUILDCON PRIVATE LIMITED** mutated its name in the L.R. Record of Rights at the office of the B.L & L.R.O, Sonarpur and allotted L.R. Khatian No. 2398 in respect of the above said land measuring about 20 satak (decimal) and thus **ASTRAL BUILDCON PRIVATE LIMITED**, the Vendor herein become the absolute owner of **ALL THAT** piece and parcel of Sali land Measuring about **20 Satak (Decimal) which is equivalent to 12 Cottah more or less**, situated at Mouza Ramchandrapur, J.L. No. 58, R.S. Dag No. 680, L.R, Dag No. 771, L.R. Khatian No. 2398, under Police Station: earlier Sonarpur now Narendrapur, within the jurisdiction of Bonhooghly No. 1 Gram Panchayet, District - South 24 Parganas (hereinafter referred to as the said property), which is more fully and particularly described in the Schedule hereunder.

**AND WHEREAS** the Vendor herein is well seized, possessed and sufficiently entitled the said property.

**AND WHEREAS** while seized and possessed the above said property Vendor herein due to urgent need of money decided to sell, **ALL THAT** piece and parcel of Sali land Measuring about **20 Satak (Decimal) which is equivalent to 12 Cottah more or less** be the same or little more or less, situated at Mouza Ramchandrapur, J.L. No. 58, R.S. Dag No. 680, L.R, Dag No. 771, L.R. Khatian No. 2398, under Police Station: earlier Sonarpur now Narendrapur, within the jurisdiction of Bonhooghly No. 1 Gram Panchayet, District - South 24 Parganas (hereinbefore and hereinafter referred to as the said property), which is more fully and particularly described in the Schedule hereunder.

**AND WHEREAS** the Purchaser having come to know of such announcement offered a consolidated value of the said property having land area measuring about **20 Satak**

**(Decimal) equivalent to 12 Cottah more or less**, situated at Mouza Ramchandrapur, J.L. No. 58, R.S. Dag No. 680, L.R, Dag No. 771, L.R. Khatian No. 2398, under Police Station: earlier Sonarpur now Narendrapur, within the jurisdiction of Bonhooghly No. 1 Gram Panchayet, District - South 24 Parganas (hereinbefore and hereinafter referred to as the said property), which is more fully and particularly described in the Schedule hereunder written and also shown in the Map or Plan annexed hereto marked with RED border for a Consideration amount of Rs. 25,00,000/- (Rupees Twenty Five Lakhs) only in lump sum and the Vendor herein has accepted the offer of the Purchaser for an out and out sale of the said property at a total consideration of Rs. 25,00,000/- (Rupees Twenty Five Lakhs) only.

**NOW THIS DEED OF CONVEYANCE WITNESSETH** as follows:

That in pursuance of the said consideration Rs. 25,00,000/- (Rupees Twenty Five Lakhs) only paid by the Purchaser to the Vendor, the receipt whereof the Vendor doth hereby acknowledge and the Vendor do hereby absolutely and indefeasibly grant, convey, sell, transfer, assign and assure unto the said Purchaser ALL THAT piece and parcel of Sali land Measuring about 20 Satak (Decimal) equivalent to 12 Cottah more or less, situated at Mouza Ramchandrapur, J.L. No. 58, R.S. Dag No. 680, L.R, Dag No. 771, L.R. Khatian No. 2398, under Police Station: earlier Sonarpur now Narendrapur, within the jurisdiction of Bonhooghly No. 1 Gram Panchayet, District - South 24 Parganas (hereinafter referred to as the said property), which is more fully and particularly described in the Schedule hereunder written and also shown in the Map or Plan annexed hereto and marked with RED border TOGETHER WITH all ways, paths, common passage and all manner of former all other rights, liberties, privilege, easements and appurtenances thereto whatsoever to the said property belonging to or in any way appertaining or usually held or occupied therewith or reputed to known as part or parcel thereof appurtenant thereto AND the revision or revisions reminder or reminders and all the rent issues and profits of the said property as described hereunder AND all the estate right, title, interest, inheritance, use, trust, possession of the said property whatsoever of the Vendor both at law and

in equity into and upon and in respect of the said property and every part thereof TO HAVE AND TO HOLD the property herein comprised and hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and every part thereof unto and to the use of the purchaser absolutely and forever free from all encumbrances whatsoever in nature.

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

- a) That notwithstanding any act deed matter or thing or willingly suffered to the contrary the vendor now has good right full power and absolute authority to grant or transfer assign and assure the said property as described in the schedule hereunder hereby granted transferred and conveyed or expressed or intended so to be unto and to the use of the purchaser absolutely forever in the manner aforesaid and accordingly to the true intent and meaning of these presents.
- b) That the said property together with all other rights and benefits hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and every part thereof is now free from all claims, demands, encumbrances, liens.
- c) That the Vendor has put the purchaser in actual possession of the schedule property hereby transferred and that it shall be lawful for the purchaser at all times hereinafter peaceable and quietly to enter into and upon and hold occupy and enjoy the said property as described in the schedule hereunder in khas and receive the rent issue and profits thereof without any hindrance, interruption, disturbances, claims or demands whatsoever by the vendor or any person or persons claiming any estate right title or interest from under through or in trust for the vendor and freely and clearly and absolutely acquitted exonerated and forever discharges or otherwise the vendor well and the vendor shall keep the purchaser indemnified and harmless from any charges and encumbrances whatsoever made/done/executed earlier in respect of the said property.

- d) That the Vendor hereby declared that the property which is described in the schedule hereunder is not affected by any attachments, lien whatsoever in nature and that the said property is not otherwise charged, mortgaged or encumbered in any manner whatsoever.
- e) That the said property is not affected by any notice or scheme of the Bonhooghly 1 No. Gram Panchayet or any Govt. Authority and no notification has been made or published by any Govt. Authority.
- f) That the purchaser and her heirs, executants, representatives, administrators, assignees, nominees and agents shall at all material times be permitted to use the adjacent road, passage and to bring water connection, electric line, telephone connection underground sewer drain, surface drain through underground or overhead the road and or the passage.
- g) That the Vendor further covenant that he/they/it will at the request and cost of the Purchaser do or execute or caused to be done or executed all such lawful acts, deeds, things whatsoever for further and more perfectly conveying and assuring the said property and every part to the use of the Purchaser to the true intent and meaning of these presents as shall or may reasonably be required in future.

**SCHEDULE REFERRED TO ABOVE**

**(THE SAID PROPERTY)**

**ALL THAT** piece and parcel of Sali land (without having any structure) measuring about 20 Satak (Decimal) equivalent to 12 Cottah more or less situated at Mouza Ramchandrapur, J.L. No. 58, Revenue Survey No. 196, Touzi No. 110, Pargana Magura, R.S. Dag No. 680, L.R. Dag No. 771, L.R. Khatian No. 2398, under Police Station: earlier Sonarapur now Narendrapur, P.O. Narendrapur, Kolkata - 700103, within the jurisdiction of Bonhooghly No. 1 Gram Panchayet, District - South 24 Parganas, Butted and Bounded in the following manner:

ON THE NORTH: Land of R.S. Dag No. 679; \_\_\_\_\_

ON THE SOUTH: Land of R.S. Dag No. 681 (Land marked A & B) \_\_\_\_\_

ON THE EAST: Land of R.S. Dag No. 690; \_\_\_\_\_

ON THE WEST: 16 feet wide Non Metal Common Passage. \_\_\_\_\_

**IN WITNESS WHEREOF** the parties hereto have executed these presents on the day, month and year first above written.

**SIGNED SEALED AND DELIVERED**

By the parties above

Shakuntala Prasad  
Constituted Attorney of Astrol Buildcon Pvt. L.T.D.

**SIGNATURE OF THE VENDOR**

In the presence of:

1) Sudip K. Bhaumik.  
Adv.  
C.M.M Court, Calcutta

2) Shashanda Dutta  
150 Poyanabagan.  
Kw-153

रहित एवम्  
**SIGNATURE OF THE PURCHASER**

*Drafted by me as per information and instruction provided by the parties above:*

Sudip K. Bhaumik.

(SUDIP KUMAR BHAUMIK)

Advocate

City Seasons & Metropolitan Magistrates' Court, Calcutta

Enrolment no: WB/124/2007

## MEMO OF CONSIDERATION

Serial No	Mode of payment	Date	Amount
1	By Cash	04.4.2016	5,00,000/-
2	By Cash	15.06.2016	5,00,000/
3	By Cash	20.07.2016	5,00,000/
4	By Cash	09.11.2016	5,00,000/
5	By Cash	16.12.2016	5,00,000/-
	<b>TOTAL:</b>		<b>25,00,000/-</b>

**TOTAL: Rupees Twenty Five Lakhs only.**

Shakuntala Prasad  
 Constituted Attorney of Astrol Builders Pvt. Ltd.  
**Signature of the VENDOR**

Witnesses:

1) *Sudip v. Braunnik.*  
*Adv.*

2) *Shishander Dutta.*

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....



Shakuntala Prasad

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name ....SHAKUNTALA... PRASAD

Signature *Shakuntala Prasad*



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name ....RAMA... PRASAD

Signature *रमा प्रसाद*

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....

THE PLAN SHOWING AT MOUZA - RAMCHANDRAPUR,  
 JL. NO-58, IN PART OF L.R. DAG NO-771, UNDER L.R.  
 KHATIAN NO-2398, WITHIN THE BONHOOGHLY 1 NO  
 GRAM PANCHAYAT, P.S. SONARPUR NOW NARENDRA-  
 PUR, DIST. SOUTH 24 PARGANAS. SCALE-1"=40'0".

LAND AREA - 12KT-00CH-00 SQ. FT. M/L  
 SHOWN IN RED LINE



Shakuntala Prasad  
 Constituted Attorney of  
 Astrol Builders Pvt. Ltd.

211/2116

TRACED BY  
 S. HALDAR  
**SUBHAJIT HALDEP**  
 REGD. PLAN MAKER &  
 SURVEYOR  
 SD. NO 0558 DATED

SIG. OF VENDOR: SIG. OF PURCHASER

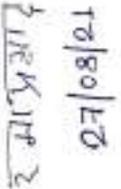
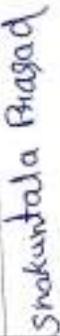


Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16042001452058/2021

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	Mrs RAMA PRASAD UTTAR RAMCHANDRAPUR, City:-, P.O:- NARENDRAPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103	Buyer			 16/80/27
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mrs SHAKUNTALA PRASAD UTTAR RAMCHANDRAPUR, OPPOSITE EKTA SANGHA CLUB, City:-, P.O- NARENDRAPUR, P.S.-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN- 700103	Representative of Seller [ASTRAL BUILDCON PRIVATE LIMITED]			 27.8.2021



Query No:-16042001452058/2021, 26/08/2021 12:31:27 PM SOUTH 24-PARGANAS (D.S.R. - IV)

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SUDIP KUMAR BHAUMIK Son of Late H K BHAUMIK CMM COURT, CALCUTTA, City:- Kolkata, P.O:- GPO, P.S.-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	Mrs RAMA PRASAD, M SHAKUNTALA PRASA			<i>Sudip K. Bhaumik</i> 27.08.2021

(Pradipta Kishore Guha)  
DISTRICT SUB-  
REGISTRAR  
OFFICE OF THE D.S.R. -  
IV SOUTH 24-PARGANAS  
South 24-Parganas, West  
Bengal



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

GRN Details

GRN: 192021220059669311      Payment Mode: Online Payment  
GRN Date: 24/08/2021 14:15:06      Bank/Gateway: State Bank of India  
BRN : IK0BGCNWS2      BRN Date: 24/08/2021 14:08:01  
Payment Status: Successful      Payment Ref. No: 2001452058/2/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: RAMA PRASAD  
Address: UTTAR RAMCHANDRAPUR PIN 700103  
Mobile: 8240764939  
Depositor Status: Buyer/Claimants  
Query No: 2001452058  
Applicant's Name: Mr SUDIP KUMAR BHAUMIK  
Identification No: 2001452058/2/2021  
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001452058/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	179900
2	2001452058/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	60000
			<b>Total</b>	<b>239900</b>

IN WORDS: TWO LAKH THIRTY NINE THOUSAND NINE HUNDRED ONLY.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
ভারত সরকার  
Unique Identification Authority of India  
Government of India

তালিকাভুক্ত আইডি / Enrolment No. : 2010:17542:12641

To  
Rama Prasad  
রামা প্রসাদ  
W/O Dip Narayan Prasad  
RAJKRISHNA NAGAR  
LAKSHMIPUR  
Lakshmi Pur- South 24 Parganas  
West Bengal - 700053



KL90492786FT

90049278



আপনার আধার সংখ্যা / Your Aadhaar No. :  
**7891 3628 8619**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



রামা প্রসাদ  
Rama Prasad  
পতি : দিপ নারায়ণ প্রসাদ  
Husband : Dip Narayan Prasad

স্বকীয় / DOB: 07/07/1946  
শ্রীমতি / Female

**7891 3628 8619**



আধার - সাধারণ মানুষের অধিকার

২১। প্রসাদ

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RAMA PRASAD  
GANGA PRASAD

07/06/1948  
Permanent Account Number

BTCPP0716L

रमा प्रसाद

Signature



रमा प्रसाद

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ASTRAL BUILDCON PRIVATE LIMITED



12/06/2008

Permanent Account Number

AAHCA1456G

12/06/2008

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SHAKUNTALA PRASAD  
BALNATH PRASAD  
06/07/1970

Permanent Account Number  
AQRPP0002E

Shakuntala  
Prasad

Signature



Shakuntala Prasad



भारत सरकार  
GOVERNMENT OF INDIA



Shakuntala Prasad  
DOB: 06/07/1970  
FEMALE  
Mobile No: 8240764939



**4879 3901 5305**  
VID : 9122 7320 5275 8465

**MERA AADHAAR, MERI PEHCHAN**



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Download Date: 03/01/2020

Address :  
C/O Mahendra Prasad, Opposite  
Ekta Sangha, Ramchandrapur  
North, Jaynagar, South 24  
Parganas,  
West Bengal - 700103



Generation Date: 19/12/2019

**4879 3901 5305**  
VID - 9122 7320 5275 8465

1947  
080 300 1947

India@aiidm.gov.in

www.aital.gov.in

P.O. Box No. 1947,  
Bangalore-560 004

Shakuntala Prasad

भारत सरकार  
GOVERNMENT OF INDIA



सुदीप कुमार भट्टाचार्य  
Sudip Kumar Bhattacharya  
जन्मतिथि/ DOB: 01/01/1973  
पुरुष / MALE



5012 0370 8118

जमान जमान, जमान पहिचान

*Sudip*

भारतीय विहित वाचन प्रणिकरण  
भारतीय विहित वाचन प्रणिकरण

ठिकाणः  
आ/७: विनायक कुमार भट्टाचार्य,  
राजकुमार अपार्टमेंट २, ग्राउंड  
फ्लोर, राजकुमार पार्क,  
राजपुर सोनारपुर (म), साउथ ३,  
पंगमा,  
पश्चिम बंगाल - ७००१५३

Address:  
S/O: Hinayajulu Kumar Bhattacharya,  
Rajkumar apartment 2, G/F  
ground floor, Rajkumar park  
Rajpur Sonarpur (M), South 3,  
Pangmas,  
West Bengal - 700153

5012 0370 8118

MERA AADHAAR, MERI PEHACHAN

*Sudip*



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

GRN Details

GRN: 192021220061526171  
GRN Date: 26/08/2021 14:23:12  
BRN: IK0BGFGJA6  
Payment Status: Successful  
Payment Mode: Online Payment  
Bank/Gateway: State Bank of India  
BRN Date: 26/08/2021 14:08:41  
Payment Ref. No: 2001452058/8/2021  
(Query No\*/Query Year)

Depositor Details

Depositor's Name: RAMA PRASAD  
Address: UTTAR RAMCHANDRAPUR PIN 700103  
Mobile: 7003968892  
Depositor Status: Buyer/Claimants  
Query No: 2001452058  
Applicant's Name: Mr SUDIP KUMAR BHAUMIK  
Address: D.S.R. - IV SOUTH 24-PARGANAS  
Office Name: D.S.R. - IV SOUTH 24-PARGANAS  
Identification No: 2001452058/8/2021  
Remarks: Sale, Sale Document Payment No 8

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001452058/8/2021	Property Registration- Stamp duty	0030-02-103-003-02	20
2	2001452058/8/2021	Property Registration- Registration Fees	0030-03-104-001-16	46
			<b>Total</b>	<b>66</b>

IN WORDS: SIXTY SIX ONLY.



Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip

*Handwritten signature/initials*

Query No / Year	2001452058/2021	Office where deed will be registered
Query Date	11/08/2021 1:28:58 AM	Deed can be registered in any of the offices mentioned on Note - 11
Applicant Name, Address & Other Details	SUDIP KUMAR BHAUMIK C. M. M COURT, CALCUTTA, Thana - Hale Street, District - Kolkata, WEST BENGAL, PIN - 700001, Mobile No. - 7003988892 Status - Advocate	
Transaction	Additional Transaction	
[0101] Sale, Sale Document		
Set Forth value	Market Value	
Rs. 25,00,000/-	Rs. 59,99,994/-	
Total Stamp Duty Payable (SD)	Total Registration Fee Payable	
Rs. 1,00,000/- (Article 23)	Rs. 60,000/- (Article A(1))	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Justice Stamp
		Rs. 100/-

Remarks

**Land Details :**

District: South 24-Parganas, Thana: Sonarpur, Gram Panchayat: BANGDOOGHLY-I, Mouza: Ramchandrapur, JI No: 38, Pin Code: 700103

Sl. No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-771 (RS -)	LR-2298	Bastu	Shali	20 Dec	25,00,000/-	59,99,994/-	Width of Approach Road 16 Ft. Last Reference Deed No. 1804-I-02965-2010
Grand Total :					20Dec	25,00,000 /-	59,99,994 /-	

**Seller Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	ASTRAL BUILDCON PRIVATE LIMITED / Private Limited Company) F-30, DDA COMMERCIAL COMPLEX SHEIKH SARAI, PHASE-I, NEW DELHI, City- P. O- SHEIKH SARAI, P. S.-Greater Kailash, District-New Delhi, Delhi, India, PIN:- 110017 PAN No. BTXXXXX6L, Aadhaar No Not Provided by UIDAI Status -Organization, Executed by: Representative	Organization	Executed by: Representative





5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f. 2nd May 2017.
6. Web based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs. 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This e-Assessment Slip can be used for registration of respective deed in any of the following offices:  
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. SONARPUR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



### Major Information of the Deed

Deed No :	I-1604-06079/2021	Date of Registration	31/08/2021
Query No / Year	1604-2001452058/2021	Office where deed is registered	
Query Date	11/08/2021 1:28:58 AM	1604-2001452058/2021	
Applicant Name, Address & Other Details	SUDIP KUMAR BHAUMIK C. M. M COURT, CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7003968892, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 25,00,000/-	Rs. 59,99,994/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,80,020/- (Article 23)	Rs. 60,046/- (Article:A(1), E, M(b), H)		
Remarks			

#### Land Details :

District: South 24-Parganas, P. S.- Sonarpur, Gram Panchayat: BANGOOGHLY-I, Mouza: Ramchandrapur, JI No: 58, Pin Code : 700103

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-771 (RS -)	LR-2398	Bastu	Shall	20 Dec	25,00,000/-	59,99,994/-	Width of Approach Road: 16 Ft., Last Reference Deed No 1604-I-02988 2010
<b>Grand Total :</b>					20Dec	25,00,000 /-	59,99,994 /-	

#### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>ASTRAL BUILDCON PRIVATE LIMITED</b> F-30, DDA COMMERCIAL COMPLEX SHEIKH SARAI, PHASE-I, NEW DELHI, City:- , P.O:- SHEIKH SARAI, P.S.-Greater Kailash, District:-New Delhi, Delhi, India, PIN - 110017 ; PAN No. : BTxxxxxx6L, Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative, Executed by: Representative

#### Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mrs RAMA PRASAD</b> Wife of Late: DIP NARAYAN PRASAD UTTAR RAMCHANDRAPUR, City:- , P.O:- NARENDRAPUR, P.S.- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. : BTxxxxxx6L, Aadhaar No. 78xxxxxxxx8619, Status: Individual, Executed by: Self, Date of Execution: 27/08/2021 . Admitted by: Self, Date of Admission: 27/08/2021, Place : Pvt. Residence

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mrs SHAKUNTALA PRASAD (Presentant )</b> Wife of Mr MAHENDRA PRASAD UTTAR RAMCHANDRAPUR, OPPOSITE EKTA SANGHA CLUB, City:- , P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , PAN No.:: AQxxxxxx2E, Aadhaar No: 48xxxxxxxx5305 Status : Representative, Representative of : ASTRAL BUILDCON PRIVATE LIMITED (as CONSTITUTED ATTORNEY)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SUDIP KUMAR BHAUMIK</b> Son of Late H K BHAUMIK CMM COURT, CALCUTTA, City:- Kolkata, , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			

Identifier Of Mrs RAMA PRASAD, Mrs SHAKUNTALA PRASAD

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	ASTRAL BUILDCON PRIVATE LIMITED	Mrs RAMA PRASAD-20 Dec

**Land Details as per Land Record**

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANGOOGHLY-I, Mouza: Ramchandrapur, JI No: 58, Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 771, LR Khatian No:- 2398	Owner: স্রী সিন্ধু গুপ্তা, Address: পি.সি. Classification: কৃষ্ণ, Area: 0.20000000 Acre,	ASTRAL BUILDCON PRIVATE LIMITED

Endorsement For Deed Number : I - 160406079 / 2021

On 24-08-2021

**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 59,99,994/-

*Pradipta*

**Pradipta Kishore Guha**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

On 27-08-2021

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

Presented for registration at 14:33 hrs on 27-08-2021, at the Private residence by Mrs SHAKUNTALA PRASAD

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

Execution is admitted on 27/08/2021 by Mrs RAMA PRASAD, Wife of Late DIP NARAYAN PRASAD, UTTAR RAMCHANDRAPUR, P.O: NARENDRAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession House wife

Indetified by Mr SUDIP KUMAR BHAUMIK, , Son of Late H K BHAUMIK, CMM COURT, CALCUTTA, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 27-08-2021 by Mrs SHAKUNTALA PRASAD, CONSTITUTED ATTORNEY, ASTRAL BUILDCON PRIVATE LIMITED (Private Limited Company), F-30, DDA COMMERCIAL COMPLEX SHEIKH SARAI, PHASE-I, NEW DELHI, City: - , P.O:- SHEIKH SARAI, P.S:-Greater Kailash, District:-New Delhi, Delhi, India, PIN:- 110017

Indetified by Mr SUDIP KUMAR BHAUMIK, , Son of Late H K BHAUMIK, CMM COURT, CALCUTTA, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

*Pradipta*

**Pradipta Kishore Guha**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

On 31-08-2021

**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 60,046/- ( A(1) = Rs 60,000/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 60,046/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/08/2021 2:17PM with Govt. Ref. No: 192021220059669311 on 24-08-2021, Amount Rs: 60,000/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BGCNWS2 on 24-08-2021, Head of Account 0030-03-104-001-16 Online on 26/08/2021 2:27PM with Govt. Ref. No: 192021220061526171 on 26-08-2021, Amount Rs: 46/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BGFJJA6 on 26-08-2021, Head of Account 0030-03-104-001-16

### Payment of Stamp Duty

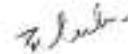
Certified that required Stamp Duty payable for this document is Rs. 1,80,020/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 1,79,920/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 5105, Amount: Rs.100/-, Date of Purchase: 01/04/2021, Vendor name: S Das  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 24/08/2021 2:17PM with Govt. Ref. No: 192021220059669311 on 24-08-2021, Amount Rs: 1,79,900/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BGCNWS2 on 24-08-2021, Head of Account 0030-02-103-003-02

Online on 26/08/2021 2:27PM with Govt. Ref. No: 192021220061526171 on 26-08-2021, Amount Rs 20/- Bank  
State Bank of India ( SBIN0000001), Ref. No. IK0BFGJJA6 on 26-08-2021, Head of Account 0030-02-103-003-02



**Pradipta Kishore Guha**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2021, Page from 230403 to 230431  
being No 160406079 for the year 2021.



*Pradipta Kishore Guha*

Digitally signed by pradipta kishore guha  
Date: 2021.09.06 15:02:39 +05:30  
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 2021/09/06 03:02:39 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)