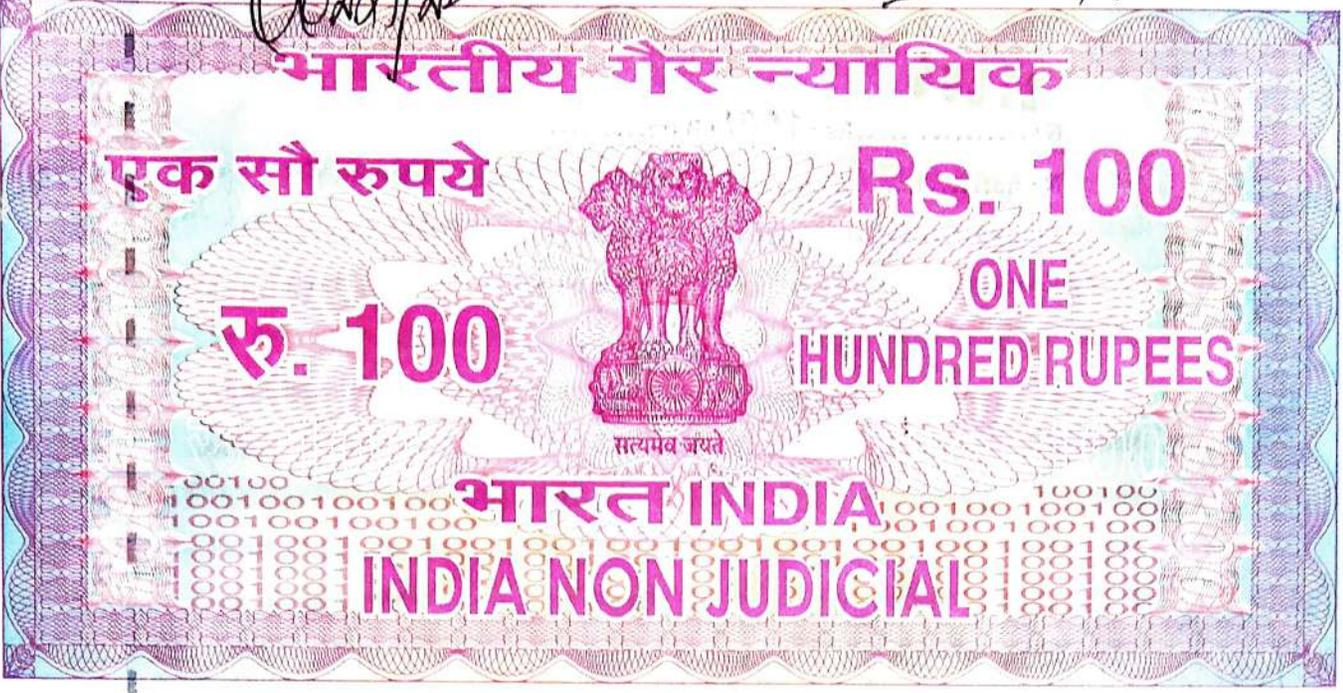


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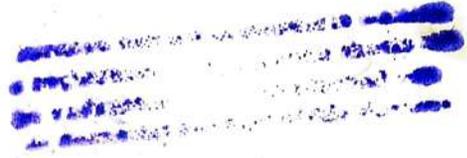
2-6138/21



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AG 319015

9-1452099/21



District Sub-Registrar-IV  
 Registrar U/S 7 (2) of  
 Registration 1908  
 Alipore, South 24 Parganas

27 AUG 2021

01.9.21

# DEED OF CONVEYANCE

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

BETWEEN

17 AUG 2021

21396

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

Name:..... Sudip kr. Bhaurmik. Adv.

Address:..... e.m court. cal.

Vendor:.....

KOT-1.

Alipur Police Constable, 24 Parg. (S)  
SUDHANKAR DAS  
STAMP VENDOR  
Alipur Police Const. No-27

Mahabubur



Vendor 5186



Mahabubur

Vendor 5185



रही ५२१५



5187

Identified by me:  
Sudip v. Bhaurmik.  
Advocate  
S/o Late H.K. Bhaurmik,  
e.m court, Calcutta  
P.O. G.P.O  
R.S. Jhara Street  
Kolkata - 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 its successor in office, heirs, executors, administrators, legal representatives and assigns), hereinafter referred to as the '**VENDOR**', being represented by its Constituted Attorney, **SRI MAHENDRA PRASAD (PAN AIYPP2189B) (AADHAR 469601214564)** son of Late Dip Narayan 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 Two numbers of **General Power of Attorney**, both dated 28<sup>th</sup> Day of January, 2020, both registered at the office of the A.D.S.R Garia and recorded as Book No. IV, Volume No. 1629-2020, Pages from 3293 to 3310, being No. 162900076 for the year 2020 AND Book No. IV, Volume No.1629-2020, Pages from 1872 to 1890, being No. 162900075 for the year 2020 respectively, of the **FIRST PART**.

**AND**

**SMT. RAMA PRASAD (PAN BTCPP0716L) (AADHAR 789136288619)** wife of Late Dip Narayan 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**

One Bhagirat Purakait son of Sayambar Purakait while enjoying and possessing the All That shali land measuring about 19 Satak (Decimal) situated at P.S. & A.D.S.R Sonarpur, Pargana Magura, Mouza Ramchandrapur, Khatian No. Hal 146, Halka 655,918 & 100, Hal Dag No. 678, Halka Dag No 769, had transferred the above said land unto and in favour of One Subhra Banerjee and Jayanta Banerjee by virtue of a registered Deed of Sale, which was registered at the office of the A.D.S.R Sonarpur,

South 24 Parganas and recorded as Book No. I, Volume No. 19, Pages from 26 to 27, being No. 1225 for the year 1996.

**AND WHEREAS** one Atul Chandra Biswas was enjoying All That piece and parcel of land measuring about 10 Satak (Decimal) more or less lying and situated at Mouza Ramchandrapur, J.L No. 58, Pargana Magura, Hal Khatian No. 143, Hal Dag No. 679, Halka Dag No. 770, under P.S. & A.D.S.R Sonarpur, District: South 24 Parganas.

**AND WHEREAS** while seized and possessed of the above said 10 satak (decimal) land, Atul Chandra Biswas died intestate leaving behind his wife Smt. Anandamoyee Biswas, two sons namely Satya Kinkar Biswas and Amar Chandra Biswas and two daughters namely Bimala Kayal and Nirmala Naskar as his only legal heirs and successors.

**AND WHEREAS** while seized and possessed of the undivided 1/5<sup>th</sup> share of the above said land of Late Atul Chandra Biswas, his son Amar Chandra Biswas died intestate as bachelor and as per Hindu law of inheritance his mother Anandamyee Biswas being the only legal heir and successor became the owner of the 1/5<sup>th</sup> share (i.e. 02 decimal land) of the above said land owned by late Amar Chandra Biswas and thus Anandamyee Biswas became the owner of 04 satak or decimal (which includes her own share of land measuring about 02 decimal land being one of the legal heirs of Late Atul Chandra Biswas) of land out of 10 satak(decimal) land of Late Atul Chandra Biswas as mentioned hereinabove.

**AND WHEREAS** thereafter Anandamoyee Biswas wife of Late Atul Chandra Biswas, by virtue of a Deed of Gift dated 25.11.1987, registered at the office of the ADSR Sonarpur and recorded as Book No. I, Volume No. 68, Pages from 282 to 288, being No. 5201 for the year 1987 gifted/transferred/conveyed 04 Satak (decimal) of land owned by her as mentioned hereinabove unto and in favour of her elder son Satya Kinkar Biswas.

**AND WHEREAS** by virtue of another Deed of Gift dated 25.11.1987, registered at the office of the ADSR Sonarpur and recorded as Book No. I, Volume No. 68, Pages from 289 to 295, being no. 5202 for the year 1987, Smt. Nirmala Naskar wife of Sri Jiban Krishna Naskar, daughter of Late Atul Chandra Biswas gifted/transferred/conveyed her undivided 1/5<sup>th</sup> share i.e 02 satak(decimal) land out of the above said 10 decimal land unto and in favour of her elder brother Sri Satya Kimkar Biswas.

**AND WHEREAS** by virtue of another Deed of Gift dated 25.11.1987, registered at the office of the ADSR Sonarpur and recorded as Book No. I, Volume No. 68, Pages from 296 to 302, being no. 5203 for the year 1987, Smt. Bimala Kayal wife of Haru Kayal, daughter of Late Atul Chandra Biswas gifted/transferred/conveyed her undivided 1/5<sup>th</sup> share i.e 02 satak(decimal) land out of the above said 10 decimal land unto and in favour of her elder brother Sri Satya Kimkar Biswas.

**AND WHEREAS** by virtue of the above said 3 (three) number of gift deeds together with his own share, Satya Kinkar Biswas became the absolute owner of All That piece and parcel of land measuring about 10 Satak (Decimal) more or less lying and situated Mouza Ramchandrapur, J.L No. 58, Pargana Magura, Hal Khatian No. 143, Hal Dag No. 679, Halka Dag No. 770, under P.S. & A.D.S.R Sonarpur, District: South 24 Parganas.

**AND WHEREAS** thereafter above said Subhra Banerjee and Jayanta Banerjee, joint owner of land area measuring about 01 Cottah 10 Chittaks 30 sq.ft comprising at Mouza Ramchandrapur, J.L No. 58, Hal Dag No 678 and Satya Kinkar Biswas, owner of land area more or less 03 Cottah comprising at Mouza Ramchandrapur, J.L No. 58, Hal Dag No. 679, P.S. & ADSR Sonarpur, District: South 24 Parganas, TOGETHER sold/conveyed/transferred ALL THAT piece of parcel of land measuring about 04 Cottahs 10 Chitaks 30 Sq.ft be the same or little more or less situated at Mouza Ramchandrapur, J.L No. 58, Hal Dag No 678 and Hal Dag No. 679 unto and in favour of Angshu Ashis Moitra by virtue of a Deed of Sale dated 11.11.1997 which was

registered at the office of the ADSR Sonarpur and recorded as Book No. I, Volume No. 136, Pages from 116 to 124, being No. 8513 for the year 1997.

**AND WHEREAS** while seized and possessed of the above said 04 Cottah 10 Chitak 30 Sq.ft be the same or little more or less, Angshu Ashis Moitra mutated his name at the office of the B.L&L.R.O Sonarpur in respect of the above said land under his ownership.

**AND WHEREAS** while seized possessed and enjoying the above said land measuring about 04 Cottah 10 Chitak 30 Sq.ft be the same or little more or less, by virtue of a Deed of Conveyance which was registered at the office of the ADSR Sonarpur and recorded as Book No. I, Volume No. 9, Pages from 369 to 378, being No. 444 for the year 2006. Angshu Ashis Moitra sold/conveyed/transferred the above said land measuring about 04 Cottah 10 Chitak 30 Sq.ft be the same or little more or less, unto and in favour of Tapan Kumar Bhunia son of Late Radhanath Bhunia.

**AND WHEREAS** while seized, possessed and enjoying the above said land measuring about 04 Cottah 10 Chitak 30 Sq.ft be the same or little more or less, by virtue of a Deed of Conveyance dated 16<sup>th</sup> day of November, 2011, which was registered at the office of the <sup>D.S.R-IV, South 24 Pgs.</sup> ADSR Sonarpur and recorded as Book No. I, Volume No. 27, Pages from 3715 to 3733, being No. 08191 for the year 2011, Tapan Kumar Bhunia son of Late Radhanath Bhunia through his constituted attorney Sri Umesh Kumar by virtue of a General Power of Attorney Registered at th office of the ARA\_III, recorded as Book No. IV, CD Volume No. 9, Pages from 6987 to 6996, being No. 06268 for the year 2011, sold/conveyed/transferred the above said land measuring about 04 Cottah 10 Chitak 30 Sq.ft be the same or little more or less, unto and in favour of ASTRAL BUILDCON PRIVATE LIMITED, the Vendor herein.

**AND WHEREAS** After purchasing the above said land measuring about **04 Cottah 10 Chitak 30 Sq.ft** be the same or little more or less ASTRAL BUILDCON PRIVATE LIMITED mutated its name in the Record of Rights at B.L & L.R.O, Sonarpur and allotted L.R. Khatian No. 2398, in respect of the above said land measuring about 04 Cottah 10 Chitak 30 Sq.ft be the same or little more or less situated at Mouza Ramchandrapur, J.L no 58, L.R. Dag No. 769 and 770, within the jurisdiction of Sub

*Sd/- M. Umesh Kumar*

*M. Umesh Kumar*

Registry office Sonarpur, P.O. Narendrapur, P.S. earlier Sonarpur now Narendrapur, within the limits of 1 no Bonhoogly Gram Panchayet, District: South 24 Parganas (hereinafter referred to as the 'said land no. 1')

**AND WHEREAS further** One Bhagirat Purakait son of Sayambar Purakait while enjoying and possessing the All That shali land measuring about 19 Satak (Decimal) situated at P.S. & A.D.S.R Sonarpur, Pargana Magura, Mouza Ramchandrapur, Khatian No. Hal 146, Halka 655,918 & 100, Hal Dag No. 678, Halka Dag No 769, transferred the above said land unto and in favour of One Subhra Banerjee and Jayanta Banerjee by virtue of a registered Deed of Sale, which was registered at the office of the A.D.S.R Sonarpur, South 24 Parganas and recorded as Book No. I, Volume No. 19, Pages from 26 to 27, being No. 1225 for the year 1996.

**AND WHEREAS** one Atul Chandra Biswas was enjoying All That piece and parcel of land measuring about 10 Satak (Decimal) more or less lying and situated at Mouza Ramchandrapur, J.L No. 58, Pargana Magura, Hal Khatian No. 143, Hal Dag No. 679, Halka Dag No. 770, under P.S. & A.D.S.R Sonarpur, District: South 24 Parganas.

**AND WHEREAS** while seized and possessed of the above said 10 satak (decimal) land, Atul Chandra Biswas died intestate leaving behind his wife Smt. Anandamoyee Biswas, two sons namely Satya Kinkar Biswas and Amar Chandra Biswas and two daughters namely Bimala Kayal and Nirmala Naskar as his only legal heirs and successors.

**AND WHEREAS** while seized and possessed of the undivided 1/5<sup>th</sup> share of the above said land of Late Atul Chandra Biswas, his son Amar Chandra Biswas died intestate as bachelor and as per Hindu law of inheritance his mother Anandamyee Biswas being the only legal heir and successor became the owner of the 1/5<sup>th</sup> share (i.e. 02 decimal land) of the above said land owned by late Amar Chandra Biswas and thus Anandamyee Biswas became the owner of 04 satak or decimal (which includes her own share of land measuring about 02 decimal land being one of the legal heirs of

Late Atul Chandra Biswas) of land out of 10 satak(decimal) land of Late Atul Chandra Biswas as mentioned hereinabove.

**AND WHEREAS** thereafter Anandamoyee Biswas by virtue of a Deed of Gift dated 25.11.1987, registered at the office of the ADSR Sonarpur and recorded as Book No. I, Volume No. 68, Pages from 282 to 288, being No. 5201 for the year 1987 gifted/transferred/conveyed 04 Satak (decimal) of land owned by her as mentioned hereinabove unto and in favour of her elder son Satya Kinkar Biswas.

**AND WHEREAS** by virtue of another Deed of Gift dated 25.11.1987, registered at the office of the ADSR Sonarpur and recorded as Book No. I, Volume No. 68, Pages from 289 to 295, being no. 5202 for the year 1987, Smt. Nirmala Naskar wife of Sri Jiban Krishna Naskar gifted/transferred/conveyed her undivided 1/5<sup>th</sup> share i.e 02 satak(decimal) land out of the above said 10 decimal land unto and in favour of her elder brother Sri Satya Kimkar Biswas.

**AND WHEREAS** by virtue of another Deed of Gift dated 25.11.1987, registered at the office of the ADSR Sonarpur and recorded as Book No. I, Volume No. 68, Pages from 296 to 302, being no. 5203 for the year 1987, Smt. Bimala Kayal wife of Haru Kayal, daughter of Atul Chandra Biswas gifted/transferred/conveyed her undivided 1/5<sup>th</sup> share i.e 02 satak (decimal) land out of the above said 10 decimal land unto and in favour of her elder brother Sri Satya Kimkar Biswas.

**AND WHEREAS** by virtue of the above said 3 (three) number of gift deeds together with his own share, Satya Kinkar Biswas became the absolute owner of All That piece and parcel of land measuring about 10 Satak (Decimal) more or less lying and situated Mouza Ramchandrapur, J.L No. 58, Pargana Magura, Hal Khatian No. 143, Hal Dag No. 679, Halka Dag No. 770, under P.S. & A.D.S.R Sonarpur, District: South 24 Parganas.

**AND WHEREAS** thereafter said Subhra Banerjee and Jayanta Banerjee and Satya Kinkar Biswas collectively sold/conveyed/transferred plot no A10 having total land area of 04 Cottah 11 Chitak 30 Sq.ft be the same or little more or less comprising at Mouza Ramchandrapur, J.L No. 58, Hal Dag No. 678, 679, unto and in favour of one Chandi Das Sanyal son of Srish Chandra Sanyal, by virtue of a Deed of Sale dated 11.11.1997 registered at the office of the ADSR Sonarpur, South 24 Parganas and recorded as Book No.I, Volume No. 136, Pages from 107 to 114, being No. 8512 for the year 1997.

**AND WHEREAS** after purchasing the above said land measuring about 04 Cottah 11 Chitak 30 Sq.ft be the same or little more or less, Chandi Das Sanyal mutated his name at the office of the B.L & L.R.O, Sonarpur and paying Khazna/taxes regularly in respect of the above said land measuring about 04 Cottah 11 Chitak 30 Sq.ft be the same or little more or less owned by him.

**AND WHEREAS** while seized and possessed of the above said land measuring about 04 Cottah 11 Chitak 30 Sq.ft be the same or little more or less, Chandi Das Sanyal being desirous to sell the above said land appointed his wife Smt. Swati Sanyal, resident of 170, Sarat Ghosh Garden Road, P.S. Kasba, Kolkata – 700031 as his lawful attorney by executing a General Power of Attorney which was registered at the office of the District Sub Registrar, Alipore and recorded as Book No. IV, Volume No. 1, Pages from 638 to 649, being No. 00059 for the year 2005.

**AND WHEREAS** by virtue of the above said General Power of Attorney Chandi Das Sanyal, represented by his constituted attorney Smt. Swati Sanyal sold/transferred/conveyed the above said land measuring about 04 Cottah 11 Chitak 30 Sq.ft be the same or little more or less together with all easement rights and benefits of existing common passages adjacent to the above said land, unto and in favour of Smt. Alpana Bhunia wife of Tapan Kumar Bhunia by executing a Deed of Conveyance and the said Deed of Conveyance was registered at the office of the ADSR

Sonarpur and recorded as Book No.I, Volume No. 132, Pages from 151 to 160, being No. 6893 for the year 2005.

**AND WHEREAS** while seized and possessed of the above said land measuring about 04 Cottah 11 Chitak 30 Sq.ft be the same or little more or less, Alpana Bhunia being desirous to sell the above said land appointed Sri Raghabendra Prasad son of Dip Narayan Prasad, resident of Ramkrishna Nagar, P.S. Sonarpur, Kolkata – 700153, as her lawful attorney by executing a General Power of Attorney which was registered at the office of the District Sub Registrar, Alipore and recorded as Book No. IV, CD Volume No. 9, Pages from 6997 to 7006, being No. 06269 for the year 2011.

**AND WHEREAS** by virtue of a Deed of Conveyance dated 16<sup>th</sup> day of November, 2011, registered at the office of D.S.R-IV, South 24 Parganas and recorded as Book No.I, CD Volume No. 27, Pages from 2642 to 2660, being No. 08192 for the year 2011, Smt. Alpana Bhunia through her Constituted Attorney Sri Raghabendra Prasad sold/conveyed/transferred the above said land measuring about 04 Cottah 11 Chitak 30 Sq.ft be the same or little more or less unto and in favour of ASTRAL BUILDCON PRIVATE LIMITED, the Vendor herein.

**AND WHEREAS** by virtue of the above said Deed of Conveyance dated 16<sup>th</sup> day of November, 2011, ASTRAL BUILDCON PRIVATE LIMITED become the absolute owner of land measuring about 01 Cottahs 11 Chitaks 30 Sq.ft be the same or little more or less situated at Mouza Ramchandrapur, Pargana Magura, J.L No. 58, Touzi No. 110, R.S No. 196, Hal Khatian No. 146, Halka Khatian No. 655, 918, 100, Hal Dag No 678, (Halka or L.R. Dag No. 769) within the jurisdiction of P.S. & Sub Registry office Sonarpur, P.O. Narendrapur, within the limits of 1 no Bonhoogly Gram Panchayet, District: South 24 Parganas AND another piece of land measuring about 03 Cottah be the same or little more or less situated at Mouza Ramchandrapur, Pargana Magura, J.L No. 58, Touzi No. 110, R.S No. 196, Hal Khatian No. 143, Halka Khatian No. 655, 918, 100, Hal Dag No. 679 (Halka or L.R. Dag No. 770), within the jurisdiction of P.S. & Sub Registry office Sonarpur, P.O. Narendrapur, within the limits of 1 no Bonhoogly

Gram Panchayet, District: South 24 Parganas, which is in total a land area of **04 Cottah 11 Chitak 30 Sq.ft** be the same or little more or less.

**AND WHEREAS** After purchasing the above said land measuring about 04 Cottah 11 Chitak 30 Sq.ft be the same or little more or less ASTRAL BUILDCON PRIVATE LIMITED mutated its name in the Record of Rights at B.L & L.R.O, Sonarpur and allotted L.R. Khatian No. 2398, in respect of the above said land measuring about 04 Cottah 11 Chitak 30 Sq.ft be the same or little more or less situated at Mouza Ramchandrapur, J.L no 58, L.R. Dag No. 769 and 770, within the jurisdiction of Sub Registry office Sonarpur, P.O. Narendrapur, P.S. earlier Sonarpur now Narendrapur, within the limits of 1 no Bonhoogly Gram Panchayet, District: South 24 Parganas (hereinafter referred to as the 'said land no. 2').

**AND WHEREAS** the Vendor herein is in well seized and possessed of the 'said land no 1' measuring about 04 Cottahs 10 Chitaks 30 Sq.ft and 'said land no 2' measuring about 04 Cottahs 11 Chitaks 30 Sq.ft\_which is in total **09 Cottah 06 Chitak 15 Sq.ft** be the same or little more or less lying and situated at Mouza Ramchandrapur, J.L no 58, L.R, Khatian No. 2398, L.R. Dag No. 769 and 770, within the jurisdiction of Sub Registry office Sonarpur, P.O. Narendrapur, P.S. earlier Sonarpur now Narendrapur, within the limits of 1 no Bonhoogly 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** 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 land measuring about **09 Cottah 06 Chitak 15 Sq.ft** be the same or little more or less lying and situated at Mouza Ramchandrapur, J.L no 58, **L.R, Khatian No. 2398, L.R. Dag No. 769 and 770**, within the jurisdiction of Sub Registry office Sonarpur, P.O. Narendrapur, P.S. earlier Sonarpur now Narendrapur, within the limits of 1 no Bonhoogly Gram Panchayet, District: South 24 Parganas which is more fully and

particularly described in the Schedule hereunder (hereinbefore and hereinafter referred to as the 'said property').

**AND WHEREAS** the Purchaser having come to know of such announcement offered a consolidated value of the said property having land area measuring about **09 Cottah 06 Chitak 15 Sq.ft** be the same or little more or less lying and situated at Mouza Ramchandrapur, J.L no 58, L.R, Khatian No. 2398, L.R. Dag No. 769 and 770, within the jurisdiction of Sub Registry office Sonarpur, P.O. Narendrapur, P.S. earlier Sonarpur now Narendrapur, within the limits of 1 no Bonhoogly Gram Panchayet, District: South 24 Parganas, which is more fully 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. 22,00,000/- (Rupees Twenty Two 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. 22,00,000/- (Rupees Twenty Two Lakhs) only.

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

That in pursuance of the said consideration Rs. 22,00,000/- (Rupees Twenty Two 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 land measuring about **09 Cottah 06 Chitak 15 Sq.ft** be the same or little more or less lying and situated at Mouza Ramchandrapur, J.L no 58, **L.R, Khatian No. 2398, L.R. Dag No. 769 and 770**, within the jurisdiction of Sub Registry office Sonarpur, P.O. Narendrapur, P.S. earlier Sonarpur now Narendrapur, within the limits of 1 no Bonhoogly 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 revesions 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 alw 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 Bonhoogly 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 measuring about **09 Cottah 06 Chitak 15 Sq.ft** be the same or little more or less lying and situated at Mouza Ramchandrapur, J.L no 58, L.R, Khatian No. 2398, L.R. Dag No. 769 and 770, within the jurisdiction of Sub Registry office Sonarpur, P.O. Narendrapur, P.S. earlier Sonarpur now Narendrapur, within the limits of 1 no Bonhoogly Gram Panchayet, District: South 24 Parganas. The sold area conveyed by the vendor **TOGETHER WITH** all liberties,

privilege, easements, rights and appurtenances thereto whatsoever attached/related to the said land in the following manner:

L.R. DAG NO	KHATIAN NO	SOLD AREA
769	2398	03 Cottah 06 Chitak 15 Sq.ft
770	2398	06 Cottah 00 Chitak 00 Sq.ft
<b>Total :</b>		<b>09 Cottah 06 Chitak 15 Sq.ft</b>

There is no structure in the land area described above.

The sold area shown in the Map/Plan annexed hereto and marked with RED border, Butted and bounded in the manner following:-

ON THE NORTH : 16 feet <sup>wide</sup> non metal wide passage; ✓  
 ON THE SOUTH : R.S Dag No 680; ✓  
 ON THE EAST : R.S Dag No 691; ✓  
 ON THE WEST : 16 <sup>feet</sup> wide feet non-metal 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

*Mahmud Khan*  
 Constituted Attorney of  
 Astral Builders Pvt. Ltd.

**SIGNATURE OF THE VENDOR**  
 Duly Represented by its Constituted  
 Attorney

*2/11/07*

**SIGNATURE OF THE PURCHASER**

In the presence of:

1. *Sudip K. Bhaumik*  
 Adv.  
 C.M. Court, Calcutta.
2. *Shivshankar Datta*  
 450 Payanabagore  
 Kol-153.

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	15.4.2016	5,00,000/-
2	By Cash	22.06.2016	5,00,000/-
3	By Cash	18.07.2016	5,00,000/-
4	By Cash	04.11.2016	5,00,000/-
5	By Cash	10.12.2016	2,00,000/-
	<b>TOTAL:</b>		22,00,000/-

TOTAL: Rupees Twenty Two Lakhs only.

*Mahmud Ali, M.P.*  
Constituted Attorney of  
Astrol Builders Pvt. Ltd.

**Signature of the VENDOR**  
**Duly Represented by its Constituted**  
**Attorney**

Witnesses:

1) *Sudip v. Bhattacharya*  
Adv.

2) *Shishander Dutta*

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

PHOTO	left hand					
	right hand					

Name .....

Signature .....



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

left hand					
right hand					

Name MAHENDRA PRASAD

Signature *Mahendra Prasad*



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

left hand					
right hand					

Name RAMA PRASAD

Signature *रामा प्रसाद*

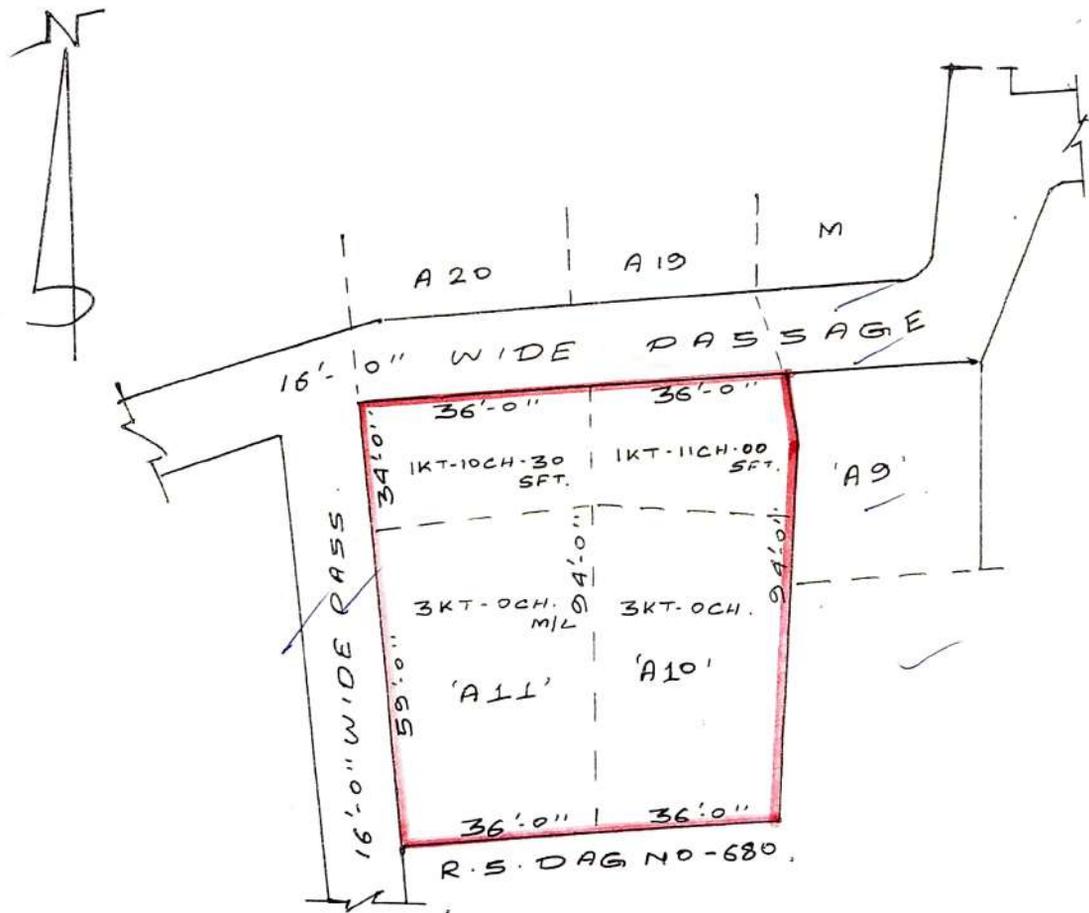
Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....

SITE PLAN SHOWING ATMOUZA - RAMCHANDRAPUR,  
 J.L. NO-58, IN PART OF L.R. DAG NO - 769 & 770 UNDER  
 L.R. KHATIAN NO - 2398, WITHIN THE BONHOOGHLY I NO  
 GRAM PANCHAYAT, P.S. SONARPUR NOWNARENDRAPUR  
 DIST. SOUTH 24 PARGANAS SCALE - 1" = 32' 0"  
 LAND AREA - 9 KT - 06 CH - 15 SP. FT. M/L  
 SHOWN IN RED LINE -



*Mohammed Anwar*  
 Constituted Attorney of  
 Astrol Builders Pvt. Ltd.  
 SIG. OF VENDOR:

*রাহি হালদার*  
 SIG. OF PURCHASER:

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

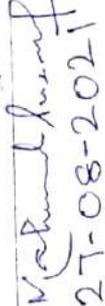


Government of West Bengal

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 16042001452099/2021

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			 27/08/21
2	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	Represent ative of Seller [ASTRAL BUILDCO N PRIVATE LIMITED ]			 27-08-2021

SI 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, Mr MAHENDRA PRASAD			<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: 192021220056808728  
GRN Date: 20/08/2021 13:31:02  
BRN : 4506797947440  
Gateway Ref ID: 969913881276996  
Payment Status: Successful  
Payment Mode: Online Payment (SBI Epay)  
Bank/Gateway: SBIEpay Payment Gateway  
BRN Date: 20/08/2021 13:08:08  
Method: Canara Bank NB  
Payment Ref. No: 2001452099/3/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: RAMA PRASAD  
Address: RAMCHANDRAPUR P/O. NARENDRAPUR, KOL - 700103  
Mobile: 8240764939  
Depositor Status: Buyer/Claimants  
Query No: 2001452099  
Applicant's Name: Mr SUDIP KUMAR BHAUMIK  
Identification No: 2001452099/3/2021  
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001452099/3/2021	Property Registration- Stamp duty	0030-02-103-003-02	139428
2	2001452099/3/2021	Property Registration- Registration Fees	0030-03-104-001-16	46509
			<b>Total</b>	<b>185937</b>

IN WORDS: ONE LAKH EIGHTY FIVE THOUSAND NINE HUNDRED THIRTY SEVEN ONLY.



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

GRN Details

**GRN:** 192021220061535881 **Payment Mode:** Online Payment  
**GRN Date:** 26/08/2021 14:39:41 **Bank/Gateway:** State Bank of India  
**BRN :** IK0BGFHEH0 **BRN Date:** 26/08/2021 14:08:06  
**Payment Status:** Successful **Payment Ref. No:** 2001452099/8/2021  
[Query No\*/Query Year]

Depositor Details

**Depositor's Name:** rama prasad  
**Address:** UTTAR RAMCHANDRAPUR PIN 700103  
**Mobile:** 8240764939  
**Depositor Status:** Buyer/Claimants  
**Query No:** 2001452099  
**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:** 2001452099/8/2021  
**Remarks:** Sale, Sale Document Payment No 8

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001452099/8/2021	Property Registration- Stamp duty	0030-02-103-003-02	20
2	2001452099/8/2021	Property Registration- Registration Fees	0030-03-104-001-16	46
			<b>Total</b>	<b>66</b>

**IN WORDS: SIXTY SIX ONLY.**



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
ভারত সরকার

Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 2010:17542 12641

To  
Rama Prasad  
রমা প্রসাদ  
WO, Dip Narayan Prasad  
RAMKRISHNA NAGAR  
Laskarpur  
Laskar Pur South 24 Parganas  
West Bengal - 700153

29/04/2014



KL900492786FT

80049278



আপনার আধার সংখ্যা / Your Aadhaar No. :

**7891 3628 8619**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



রমা প্রসাদ  
Rama Prasad  
পতি : দীপ নারায়ণ প্রসাদ  
Husband : Dip Narayan Prasad

জন্মতারিখ / DOB: 07/06/1948  
মহিলা / Female

**7891 3628 8619**



আধার - সাধারণ মানুষের অধিকার

রমা 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



भारत सरकार  
GOVERNMENT OF INDIA

Download Date: 02/12/2019



Mahendra Prasad  
DOB: 08/06/1968  
MALE  
Mobile No: 8240764939

Issue Date: 27/11/2019

**4696 0121 4564**  
VID : 9103 1952 9161 9063

**MEERA AADHAAR, MERI PEHCHAN**

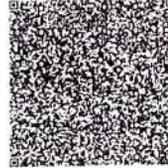
*Mahendra Prasad*



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार  
Address :

C/O Dip Narayan Prasad, Opposite  
Ekta Sangha, Ramchandrapur  
North, Rajpur Sonarpur(M), South  
24 Parganas,  
West Bengal - 700103



**4696 0121 4564**  
VID : 9103 1952 9161 9063

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,  
Bengaluru-560 001

*Mahendra Prasad*

आयकर विभाग  
INCOME TAX DEPARTMENT

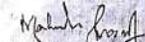


भारत सरकार  
GOVT. OF INDIA

MAHENDRA PRASAD  
DIP NARAYAN PRASAD  
08/06/1968

Permanent Account Number

AIYPP2189B

  
Signature





भारत सरकार  
सुदीप कुमार भौमिक  
Sudip Kumar Bhaumik  
जन्मतिथि/ DOB: 01/01/1973  
पुरुष / MALE

5012 0370 8118

अभार आहार, अभार परिचय

*[Handwritten signature]*

भारतीय विहित पहचान प्राधिकरण

ठिकाना: Address:  
एम/३: हिमंशु कुमार भौमिक, SID: Himangshu Kumar Bhaumik  
रामकृष्ण अपार्टमेंट २, तह ground floor, ramkrishna park  
डी, इस्ट नूर, रामकृष्ण पार्क, Rajpur Sonarpur (M), South 24  
राजपुर (मनारपुर (एम), Parganas,  
दक्षिण २४ परगना, West Bengal - 700153  
पश्चिम बंग - 700153

5012 0370 8118

MEERA AADHAAR, MERI PEHACHAN

*[Handwritten signature]*



सत्यमेव जयते

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

N/A

Query No / Year	2001452099/2021	Office where deed will be registered
Query Date	11/08/2021 2:05:42 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 : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7003968892, Status : Advocate	
Transaction		Additional Transaction
[0101] Sale, Sale Document		
Set Forth value		Market Value
Rs. 22,00,000/-		Rs. 46,50,932/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 1,39,528/- (Article:23)		Rs. 46,509/- (Article:A(1))
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

**Land Details :**

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-769 (RS :-)	LR-2398	Bastu	Shali	1 Katha 10 Chatak 30 Sq Ft	3,00,000/-	8,24,999/-	Width of Approach Road: 16 Ft., Last Reference Deed No : 1604-I -08191-2011
L3	LR-770 (RS :-)	LR-2398	Bastu	Shali	3 Katha	8,00,000/-	14,84,998/-	Width of Approach Road: 16 Ft., Last Reference Deed No : 1604-I -08191-2011
L4	LR-769 (RS :-)	LR-2398	Bastu	Shali	1 Katha 11 Chatak 30 Sq Ft	3,00,000/-	8,55,937/-	Width of Approach Road: 16 Ft., Last Reference Deed No : 1604-I -08192-2011



Query No: 2001452099 of 2021, Printed On: Aug 18 2021 1:32AM, Generated from wbregistration.gov.in

L5	LR-770 (RS :-)	LR-2398	Bastu	Shali	3 Katha	8,00,000/-	14,84,998/-	Width of Approach Road: 16 Ft., Last Reference Deed No : 1604-I -08192-2011
		<b>TOTAL :</b>			15.5031Dec	22,00,000 /-	46,50,932 /-	
		<b>Grand Total :</b>			15.5031Dec	22,00,000 /-	46,50,932 /-	

#### Seller Details :

SI No	Name & address	Status	Execution Admission Details :
1	ASTRAL BUILDCON PRIVATE LIMITED Block/Sector: SHEIKH SARAI, City:- , P.O:- SHEIKH SARAI, P.S:-Greater Kailash, District:-New Delhi, Delhi, India, PIN:- 110017 PAN No. ALxxxxx80, Aadhaar No Not Provided by UIDAI Status : Organization, Executed by: Representative	Organization	Executed by: Representative

#### Buyer Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mrs RAMA PRASAD 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 To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

#### Representative Details :

SI No	Name & Address	Representative of
1	Mr MAHENDRA PRASAD Son of Late DIP NARAYAN PRASADUTTAR RAMCHANDRAPUR, OPPOSITE EKTA SANGHA CLUB, City:- , P.O:- NARENDRAPUR, P.S:-Sonarpur, District - South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALxxxxxx9B, Aadhaar No.: 46xxxxxxxx4564	ASTRAL BUILDCON PRIVATE LIMITED (as GENERAL POWER OF ATTORNEY HOLDER)

#### Land Details as per Land Record

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

Sc No	Plot & Khatian Number	Details Of Land	Owner Name in English as Selected by Applicant
L2	LR Plot No:- 769, LR Khatian No:- 2398	Owner: ষ্ট্রাল বিল্ডকন প্রাঃ লিঃ, Address: নিজ , Classification: শালি, Area: 0.06 Acre,	ASTRAL BUILDCON PRIVATE LIMITED
L3	LR Plot No:- 770, LR Khatian No:- 2398	Owner: ষ্ট্রাল বিল্ডকন প্রাঃ লিঃ, Address: নিজ , Classification: শালি, Area: 0.1 Acre,	ASTRAL BUILDCON PRIVATE LIMITED
L4	LR Plot No:- 769, LR Khatian No:- 2398	Owner: ষ্ট্রাল বিল্ডকন প্রাঃ লিঃ, Address: নিজ , Classification: শালি, Area: 0.06 Acre,	ASTRAL BUILDCON PRIVATE LIMITED



Query No: 2001452099 of 2021, Printed On : Aug 18 2021 1:32AM, Generated from wregistration.gov.in

L5	LR Plot No:- 770, LR Khatian No:- 2398	Owner: ষ্ট্রাল বিল্ডকন প্রাঃ লিঃ, Address: নিজ , Classification: শানি, Area: 0.1 Acre,	ASTRAL BUILDCON PRIVATE LIMITED
----	----------------------------------------	----------------------------------------------------------------------------------------	---------------------------------

**Identifier Details :**

Name & address
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, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mrs RAMA PRASAD, Mr MAHENDRA PRASAD

Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	ASTRAL BUILDCON PRIVATE LIMITED	Mrs RAMA PRASAD-2.75 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	ASTRAL BUILDCON PRIVATE LIMITED	Mrs RAMA PRASAD-4.95 Dec
Transfer of property for L4		
SI.No	From	To. with area (Name-Area)
1	ASTRAL BUILDCON PRIVATE LIMITED	Mrs RAMA PRASAD-2.85313 Dec
Transfer of property for L5		
SI.No	From	To. with area (Name-Area)
1	ASTRAL BUILDCON PRIVATE LIMITED	Mrs RAMA PRASAD-4.95 Dec

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 10-09-2021) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 10-09-2021)
3. Standard User charge of Rs. 240/(Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
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.



Query No : 2001452099 of 2021, Printed On : Aug 18 2021 1:32AM, Generated from wbregistration.gov.in

11.

This eAssessment 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



Query No: 2001452099 of 2021, Printed On: Aug 18 2021 1:32AM, Generated from wbregristration.gov.in

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 46,50,932/-

*R. Guha*

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 14:55 hrs on 27-08-2021, at the Private residence by Mr MAHENDRA 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 Mr MAHENDRA PRASAD, CONSTITUTED ATTORNEY, ASTRAL BUILDCON PRIVATE LIMITED, Block/Sector: SHEIKH SARAI, 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

*R. Guha*

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

On 01-09-2021

**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 46,555/- ( A(1) = Rs 46,509/- , E = Rs 14/- , H = Rs 28/- , M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 46,555/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 20/08/2021 1:36PM with Govt. Ref. No: 192021220056808728 on 20-08-2021, Amount Rs: 46,509/-, Bank: SBI EPay ( SBlePay), Ref. No. 4506797947440 on 20-08-2021, Head of Account 0030-03-104-001-16  
Online on 26/08/2021 2:45PM with Govt. Ref. No: 192021220061535881 on 26-08-2021, Amount Rs: 46/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BGFHEH0 on 26-08-2021, Head of Account 0030-03-104-001-16

Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	ASTRAL BUILDCON PRIVATE LIMITED	Mrs RAMA PRASAD-2.75 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	ASTRAL BUILDCON PRIVATE LIMITED	Mrs RAMA PRASAD-4.95 Dec
Transfer of property for L4		
SI.No	From	To. with area (Name-Area)
1	ASTRAL BUILDCON PRIVATE LIMITED	Mrs RAMA PRASAD-2.85313 Dec
Transfer of property for L5		
SI.No	From	To. with area (Name-Area)
1	ASTRAL BUILDCON PRIVATE LIMITED	Mrs RAMA PRASAD-4.95 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
L2	LR Plot No:- 769, LR Khatian No:- 2398	Owner: ষ্ট্রাল বিল্ডকন প্রাঃ পিঃ, Address: নিজ, Classification: শালি, Area:0.06000000 Acre,	ASTRAL BUILDCON PRIVATE LIMITED
L3	LR Plot No:- 770, LR Khatian No:- 2398	Owner: ষ্ট্রাল বিল্ডকন প্রাঃ পিঃ, Address: নিজ, Classification: শালি, Area:0.10000000 Acre,	ASTRAL BUILDCON PRIVATE LIMITED
L4	LR Plot No:- 769, LR Khatian No:- 2398	Owner: ষ্ট্রাল বিল্ডকন প্রাঃ পিঃ, Address: নিজ, Classification: শালি, Area:0.06000000 Acre,	ASTRAL BUILDCON PRIVATE LIMITED
L5	LR Plot No:- 770, LR Khatian No:- 2398	Owner: ষ্ট্রাল বিল্ডকন প্রাঃ পিঃ, Address: নিজ, Classification: শালি, Area:0.10000000 Acre,	ASTRAL BUILDCON PRIVATE LIMITED

### Major Information of the Deed

Deed No :	I-1604-06138/2021	Date of Registration	01/09/2021
Query No / Year	1604-2001452099/2021	Office where deed is registered	
Query Date	11/08/2021 2:05:42 AM	1604-2001452099/2021	
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. 22,00,000/-	Rs. 46,50,932/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,39,548/- (Article:23)	Rs. 46,555/- (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 Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-769 (RS :-)	LR-2398	Bastu	Shali	1 Katha 10 Chatak 30 Sq Ft	3,00,000/-	8,24,999/-	Width of Approach Road: 16 Ft., Last Reference Deed No :1604-I -08191-2011
L3	LR-770 (RS :-)	LR-2398	Bastu	Shali	3 Katha	8,00,000/-	14,84,998/-	Width of Approach Road: 16 Ft., Last Reference Deed No :1604-I -08191-2011
L4	LR-769 (RS :-)	LR-2398	Bastu	Shali	1 Katha 11 Chatak 30 Sq Ft	3,00,000/-	8,55,937/-	Width of Approach Road: 16 Ft., Last Reference Deed No :1604-I -08192-2011
L5	LR-770 (RS :-)	LR-2398	Bastu	Shali	3 Katha	8,00,000/-	14,84,998/-	Width of Approach Road: 16 Ft., Last Reference Deed No :1604-I -08192-2011
		<b>TOTAL :</b>			<b>15.5031Dec</b>	<b>22,00,000 /-</b>	<b>46,50,932 /-</b>	
		<b>Grand Total :</b>			<b>15.5031Dec</b>	<b>22,00,000 /-</b>	<b>46,50,932 /-</b>	

**Seller Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>ASTRAL BUILDCON PRIVATE LIMITED</b> Block/Sector: SHEIKH SARAI, City:- , P.O:- SHEIKH SARAI, P.S:-Greater Kailash, District:-New Delhi, Delhi, India, PIN:- 110017 , PAN No.:: ALxxxxxx8O,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

**Buyer Details :**

SI 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 :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr MAHENDRA PRASAD (Presentant )</b> Son of Late DIP NARAYAN PRASAD UTTAR RAMCHANDRAPUR, OPPOSITE EKTA SANGHA CLUB, City:- , P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx9B, Aadhaar No: 46xxxxxxxx4564 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, Mr MAHENDRA PRASAD			

### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,39,548/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 1,39,448/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 396, Amount: Rs.100/-, Date of Purchase: 11/08/2021, Vendor name: S Das  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 20/08/2021 1:36PM with Govt. Ref. No: 192021220056808728 on 20-08-2021, Amount Rs: 1,39,428/-,  
Bank: SBI EPay ( SBlePay), Ref. No. 4506797947440 on 20-08-2021, Head of Account 0030-02-103-003-02  
Online on 26/08/2021 2:45PM with Govt. Ref. No: 192021220061535881 on 26-08-2021, Amount Rs: 20/-, Bank:  
State Bank of India ( SBIN0000001), Ref. No. IK0BGFHEH0 on 26-08-2021, Head of Account 0030-02-103-003-02

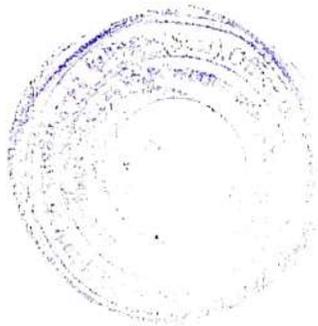
*Pradipta*

**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

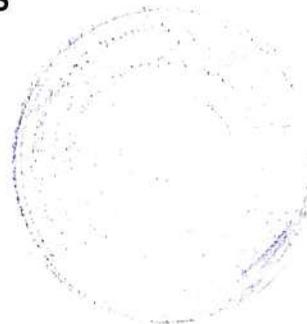
Volume number 1604-2021, Page from 230368 to 230402  
being No 160406138 for the year 2021.



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

*Pradipta*

(Pradipta Kishore Guha) 2021/09/06 03:02:30 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)