

06/04/23

I-5093/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

77AB 711935

25/04/2023
2001007885/2023
6-30 P.M.

Certified that the document is admitted the Registration. The Signature sheets and the Instrument sheets attached with the document are the part of this document.



SUPPLEMENTARY DEVELOPMENT AGREEMENT

THIS AGREEMENT made this 25th day of April in the year Two Thousand Twenty-Three (2023).

6-30 P.M.
25/4/23

BETWEEN

MIRANIA SWARN DEVELOPERS LLP

[Signature]

Partner

IAKHOTIA NIRMAL LLP

[Signature]

Designated Partner

GREENITTA MICROSTRUCTURE DEVELOPERS LIMITED
HUPSON PROPERTIES LIMITED

[Signature]

CONSTITUTED ATTORNEY

BISWAJIT MATI
Advocate
High Court, Calcutta
F/2182/1782/2019

Sl. No. 4012/ Sold to.....

Address.....

A. K. Maity

Licensed Stamp Vendor

10, Old Post Office Street

Kolkata - 700001

Rs. 10/- (Rupees Ten) only

Issue Date:..... Sign.....

120 MAR 2023

(Biswan M Agarwal)



3396

(Biswan M Agarwal)



3397

(Biswan M Agarwal)



3398

(Biswan M Agarwal)



3399

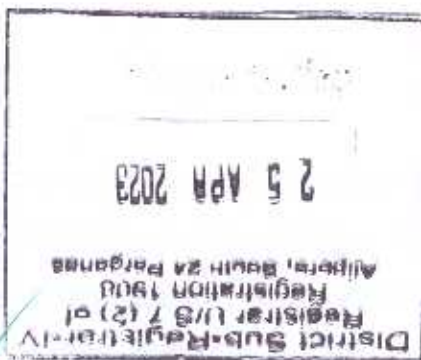


3400

(Biswan M Agarwal)
F/2182/1782/2019



(1) **GREENTECH INFRASTRUCTURE DEVELOPMENT PVT. LTD.**, (Having PAN No. AADCG 1277H) (CIN: U45400WB2008PTC124027), a private limited company incorporated under the meaning of Indian Companies Act, 1956 as extended by the Companies Act 2013 and having its registered office at 1050/138(C-1A) SURVEY PARK, KOLKATA – 700075, Post Office Santoshpur, Police Station Survey Park, District South 24 Parganas, (2) **HUPSON PROPERTIES LIMITED** (previously known as HUPSON TANNERY LIMITED) (Having PAN No. AABCH 2061A) (CIN: U45100WB2002PLC095252) a public limited company incorporated under the meaning of Indian Companies Act, 1956 as extended by the Companies Act 2013 having its registered office at 1050/138(C-1A) SURVEY PARK, KOLKATA – 700075, Post Office Santoshpur, Police Station Survey Park, District South 24 Parganas, **Sl. No. 1 & 2 are** represented by its Constituted Attorney, **M/S. MIRANIA SWARN DEVELOPERS LLP** (Previously known **M/S. MIRANIA SWARN DEVELOPERS PRIVATE LIMITED** before Conversion to LLP as per provision of LLP Act, 2008) (Having PAN No. ABVFM1774H), a Partnership firm duly incorporated under the LLP Act, 2008 and having its registered address at 20/1M, East Topsia Road, P.O. Gobinda Khatick Road, P.S. Pragati Maidan, Kolkata 700 046 and represented by one of its Designated Partners, **BISHAN M. AGARWAL** (Having PAN No. AFJPA6544H & Aadhar No. 9925 8154 7662) son of Rambilas Agarwal, by faith Hindu, by Nationality Indian, by occupation business, residing at 36/1B, Lala Lajpat Rai Sarani, Police Station Bhawanipore, Kolkata 700020 [Vide Power of Attorney on 30-04-2022, duly registered with D.S.R.-IV at South Parganas and recorded in Book I, Volume No.1604-2022, Pages 179288 to 179312, Being NO. 160404930 for the Year 2022, which is subsisting with full force and effect] 3) **M/S. MIRANIA SWARN DEVELOPERS LLP** (Previously known **M/S. MIRANIA SWARN DEVELOPERS PRIVATE LIMITED** before Conversion to LLP as per provision of LLP Act, 2008) (Having PAN No. ABVFM1774H), a Partnership firm duly incorporated under the LLP Act, 2008 and having its



registered address at 20/1M, East Topsia Road, P.O. Gobinda Khatick Road, P.S. Pragati Maidan, Kolkata 700 046 and represented by one of its Designated Partners, **RAHUL CHOKHANY** (Having PAN No. ACAPC2036Q & Aadhar No. 7231 7718 3683) son of Rajendra Kumar Chokhany, by faith Hindu, by Nationality Indian, by occupation business, residing at 14/2A, Mandeville Gardens, Police Station Gariahat, Post Office Ballygunge, Kolkata 700019 **AND 4) Mr. KISHAN MIRANIA AGARWAL** [PAN:: ADBPA8961E] [ADHAAR No.: 4108 0032 0762] [MOBILE NO.: 9830039000], son of Rambilas Agarwal, residing at 36/1B Lala Lajpat Rai Sarani, Police Station- Bhawanipore, Post Office—LLR Sarani, Kolkata—700020, hereinafter jointly referred to as the '**OWNERS**' (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include each of their respective successors or successors-in-interest and permitted assigns) of the **ONE PART**.

AND

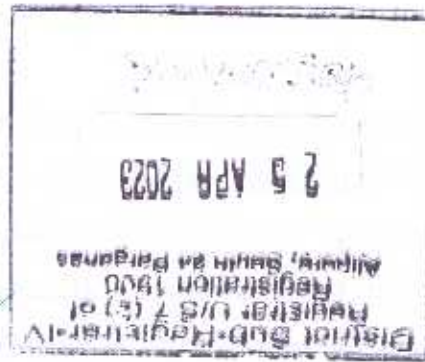
M/s LAKHOTIA NIRMAN LLP, (PAN AAHFL7791G) having its registered office at 7/1 Gurusaday Road, Post Office Ballygunge, Police Station Karaya, Kolkata 700019, **Represented by its Designated Partner Mr. Angad Lakhotia** (PAN ACNPL4617K & Aadhar No. 555454654528) son of Mr. Satish Lakhotia resident of 7/1 Gurusaday Road, P.O Ballygunge, P.S Karaya, Kolkata 700019; hereinafter referred to and called as **DEVELOPER** ((which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the present partner and/or partners and/or those who may be taken in and/or admitted as partner and/or partners and/or those who may carry on the business of LAKHOTIA NIRMAN LLP and their respective heirs, legal representatives, executors, administrators and assigns) of the **OTHER PART**:

Owners and Developer individually **Party** and collectively **Parties**.

[illegible]

WHEREAS:

1. The Owners and Developer have already entered into a Development Agreement dated 14-11-2022 for commercial exploitation of All That various pieces and parcels of land containing an area of 3.93 Acres more or less comprised in various Dags/Plots, recorded various R.S. Khatian numbers situated at Mouza Baruipur, J.L. No. 31, Police Station-Baruipur, within local limit of Madarat Gram Panchayat, in the District of South 24 Parganas, PIN 700144, fully described in the First Schedule thereunder written and hereunder written as First Schedule- PART-I and therein referred as "the said Property / said Premises". The said Development Agreement was duly registered in the office of District Sub-Registrar- IV, Alipore, South 24 Paraganas, recorded in Book-I, Volume No. – 1604-2022, Pages from 396395 to 396448, Being No. 13522 for the year 2022 (herein after referred to as the "**PRINCIPAL AGREEMENT**").
2. After execution of the said Principal Agreement, the Developer felt that alignment and/or the Boundaries of project land comprising of the said Property/ said Premises as mentioned in the Principal Agreement, need to be changed to certain extend for better implementation of the Project and discussed the same with the Owners.
3. In pursuant to several discussions between the Owners and the Developer, the parties herein have agreed that the land of the Project land may be modified to some extend so that the total land area of the Project will now be admeasuring 350.37 Decimals more or less comprising of various Dags/Plots, recorded various R.S. Khatian numbers situated at Mouza Baruipur, J.L. No. 31, Police Station-Baruipur, within local limit of Madarat Gram Panchayat, in the District of South 24 Parganas, PIN 700144, fully described in the First Schedule- PART-II, hereunder written and referred as "the said Property / said Premises in this Supplementary Agreement and this



amended land area and property schedule comprising of several plots/ dags as described in the First Schedule- PART-II, hereunder shall be read in place and instead and shall also construe the "said Property / said Premises" in the said Principal Agreement.

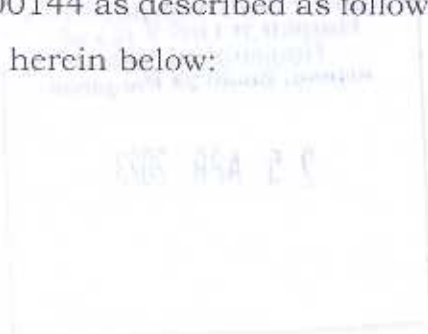
4. The Developer have agreed to release, relinquish all its right, claim and/or interest upon the plots or part of the plots which were mentioned as the said Property / said Premises in the Principal Agreement (also mentioned as First Schedule-Part I, herein below) but not as the said Property / said Premises in the First Schedule-Part II, herein below.
5. The said Principal Agreement requires parties to reduce in writing to Supplement Agreement any changes and as such the parties hereto have agreed that the said Principal Agreement be modified in manner hereinafter appearing.

NOW THIS SUPPLIMENTARY AGREEMENT WITNESSETH AS FOLLOWS:

I. Subject matter of this Agreement:

1(i). Modification of the Property of the Said Principal Agreement:

In pursuant to several discussion with the Owners and the Developer and in terms of their mutual agreement the land area and Property schedule of the said Principal Agreement shall be modified and now be admeasuring 350.37 Decimals more or less comprising of various Dags/Plots, recorded various R.S. Khatian numbers situated at Mouza Baruipur, J.L. No. 31, Police Station-Baruipur, within local limit of Madarat Gram Panchayat, in the District of South 24 Parganas, PIN 700144 as described as follows and more fully in the First Schedule-Part II, herein below:

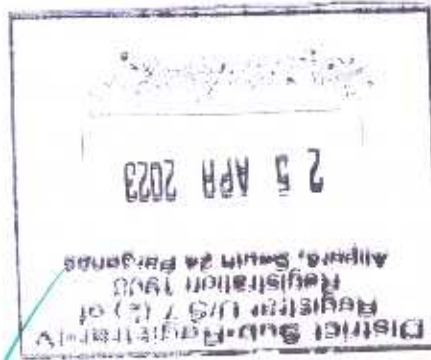


25 APR 2023

District Sub-Registrar IV
Registration Unit (2) of
Registrar, Bhubaneswar



MOUZA- BARUIPUR, J.L.- 31, DISTRICT SOUTH 24 PARGANAS				
R.S. DAG NO.	R.S. KH. NO.	OWNER SL. NO.	NAME OF OWNER	AREA (IN DEC.)
13909	3297	OWNER NO. 1	GREENTECH INFRASTRUCTURE PVT. LTD	9.5
13919	3748	OWNER NO. 1	GREENTECH INFRASTRUCTURE PVT. LTD	14.3
			TOTAL=	23.8
13920	7001	OWNER NO. 2	HUPSON TANNERY LTD	52
13921	5103	OWNER NO. 2	HUPSON TANNERY LTD	21
13922	48	OWNER NO. 2	HUPSON TANNERY LTD	27
13923	1978	OWNER NO. 2	HUPSON TANNERY LTD	12
		OWNER NO. 2	HUPSON TANNERY LTD	3
		OWNER NO. 2	HUPSON TANNERY LTD	3
13924	48	OWNER NO. 2	HUPSON TANNERY LTD	16
13925	56	OWNER NO. 2	HUPSON TANNERY LTD	8
13928	7001	OWNER NO. 2	HUPSON TANNERY LTD	14
13929	5103	OWNER NO. 2	HUPSON TANNERY LTD	64.12
13929/18023	5103	OWNER NO. 2	HUPSON TANNERY LTD	29
13951	2381	OWNER NO. 2	HUPSON TANNERY LTD	17.58
13889	5849	OWNER NO. 2	HUPSON TANNERY LTD	40.87
			TOTAL=	307.57
13926	6876	OWNER NO. 3	MIRANIA & SWARN	9
			TOTAL=	9
13927	4441	OWNER NO. 4	KISHAN M AGARWAL	10
			TOTAL=	10



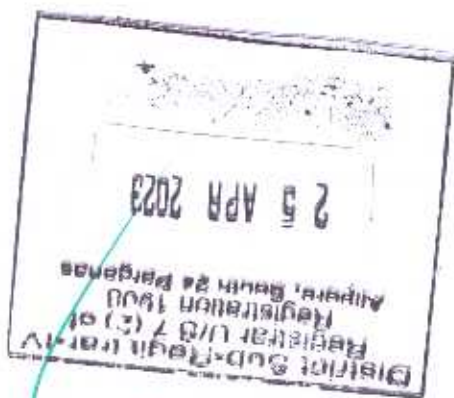
ALL TOTAL==	350.37
--------------------	---------------

I(ii) The Devolution of title of the **Owners** to the **said Property** is set out in the **Second Schedule** hereunder written.

I(iii). The dags/plots mentioned in the modified land schedule being the present "Said Property/Said Premises" contains R.S. Dag Nos. 13889, 13909, 13919, 13929, 13929/18023 and 13951 of which portion of the total Dag area of those respective plot/ dags are included in the present land schedule of the Project. The portion/ part of these plots are demarcated by the owners and delineated with RED color line in the Annexed Plan attached herewith.

I(iv). The developer hereby releases and relinquishes all its right claim and interest of the remaining portion of the area comprising the following Dags/ Plots of which entire Plots/ Dags were included in the said Principal Agreement :

MOUZA- BARUIPUR, J.L.- 31, DISTRICT SOUTH 24 PARGANAS					
R.S. PLOT	TOTAL PLOT AREA (IN DEC.)	AREA OF PLOT MENTIONED IN SAID PRINCIPAL AGREEMENT (IN DEC.)	AREA OF PLOT INCLUDED IN AMENDED LAND SCHEDULE (AS MENTIONED IN FIRST SCHEDULE - PART II) (IN DEC.)	AREA RELEASE HEREBY BY THE DEVELOPER (IN DEC.)	



1	13919	25	25	14.3	10.7
2	13929	99	99	64.12	34.88
3	13929/18023	94	94	29	65

II. **Representations and Warranties by the Owners:**

II (i). The Owners represent assure and warrant in favour of the Developer in respect of all the Plots/ Dags comprising the said Property particularly R.S. Plot/ Dag Nos. 13909, 13951 and 13889 recorded under R.S. Khatian Nos. 3297, 2381 & 549 respectively of Mouza Baruipur, J.L. No. 45, Police Station Baruipur, District South 24 Parganas, part of these Dags/ Plots are newly included in the land schedule which are mentioned in the First Schedule- Part II, as follows:

- a) The Owners are the full and absolute lawful owners of the aforesaid newly included Dags/plots including said Property and the same is free from all encumbrances and liabilities whatsoever and have good and marketable title;
- b) The aforesaid newly included Dags/plots including entire Dags/Plots forming the said Property are owned by the Owners as individually or jointly (as applicable) have been mutated in the name of the Owners in the Records of Rights (B.L. & L.R.O.). The publication after Latest Revisional Settlement (L.R.) has not yet been made by the Land Department and after publication if there be any discrepancy / defect in mutation, the same shall be addressed by the Owners and its own costs;
- c) The nature of use of the said Property is as mentioned in the First Schedule- Part II hereunder written has been converted to "Bastu" and/or "Housing Complex" for the concern Land Department as per provision of L.R. Act, 1955 for use of the said Property for the purpose of development envisaged in the said Principal Agreement;

25 APR 2023

Registrar, South & Central
Registrar, South & Central
Registrar, South & Central



- d) The R.S. Plot No. 13909 of the said Mouza, Baruipur, is owned by Owner No. 1 with land area 31 Decimals and Bishan M. Agarwal with remaining land area 10 Decimals. The Owners and said Bishan M. Agarwal have mutually demarcated the said plot thereby said Bishan M. Agarwal was allotted his land from the WEST side of the said Dag, R.S. Dag No. 13909 and as such he is not made party to this supplementary agreement as in the said property portion of R.S. Plot/ Dag No. 13909 is included from the EAST portion of the dag which exclusively belong to Owner No. 1. Said Bishan M. Agarwal is executing this Supplementary Agreement as representative of Owner Nos. 1 & 2, thus he is not made any confirming party as he accept the knowledge and affirms not to dispute with the same in future by putting his signature hereto, may be as representative of Owner No. 1 & 2.

- III. **Access Road to the Said Property:** The Owners shall now be allowed to access the Said Property through a common passage not less than 7 (seven) meter wide that shall run upon portion of R.S. Dag Nos. 13906, 13909 & 13919 leading from the Panchayat Road, such common passage to be constructed by the Developer as per layout and/or design approved by the Owners. The Developer shall construct an internal road within the Said Property, layout of such internal road shall be made in such a manner so that the internal road within the Said Property shall be shared for access to the remaining portion of the said Entire Land comprising several Plots/ Dags/ Land owned by the Owners Group as mentioned in Third Schedule of the said Principal Agreement.

- IV. **POSSESSION :** Upon execution of the said Principal Agreement, the Owners have handed over peaceful vacant physical possession of the various plots comprising the said Property and now

25 APR 2023

District Sub-Registration
Registration 1800
Alibair, South 24 Parganas



the Owners hereby further handing over the newly included plots/ Dag particularly mentioned in Clause II(i) herein above to Developer, in part performance of this agreement, for the purposes connected to carrying out the development thereat. The Owners may however from time be permitted to access the said Property to inspect the developmental work without causing any disturbance or hindrance.

V. **The Commencement and Completion of Construction:** The Commencement and Completion of Construction of the Project as mentioned in Clause 11 at page 13 of the said Principal Agreement shall run from the date of execution of the said Principal Agreement without any modification due to execution of this Supplementary Agreement.

VI. **Power(s) of Attorney:** The Owners have simultaneously with the execution of this Agreement granted to the Developer and/or its nominees, Power of Attorney inter alia for getting the Plans sanctioned / modified / amended / altered by the Authorities, and for the purposes of dealing with all regulatory issues relating to the Project and dealing with different authorities in connection with the development and for the purposes of booking, sale and transfer of all Saleable Spaces in terms of this agreement.

Notwithstanding grant of the aforesaid Powers of Attorney, the Owners hereby undertake that they shall execute, as and when necessary, all papers, documents, plans, etc. for enabling the Developer to perform all obligations under this Agreement pertaining to the development herein envisaged.

VII. Save and except of the modification of the land area and schedule of the Said Property and variations in right to use 7 (Seven) meter common access from the Panchayat road as stated in Clause 1.2 of the said Principal Agreement, detailed stated herein above of this Supplementary Agreement, all other terms and conditions in the



said Principal Agreement shall continue to apply to the Parties will full force and effect and this Supplementary Agreement shall be treated as an integral part and parcel of the said Principal Agreement.

VIII. This Supplementary Agreement should be read in conjunction with the Said Principal Agreement. Further, save and except as mentioned herein, the Said Principal Agreement along with all terms and conditions as envisaged therein shall remain in full effect and virtue and shall also be binding on the Parties. If any of the terms contained in the Said Principal Agreement are contrary to the terms contained in this Supplementary Agreement, the terms contained in this Supplementary Agreement shall prevail.

IX. Save and except and as expressly mentioned in this Supplementary Agreement, it has been specifically agreed and understood by the Parties that, the execution of this Agreement shall never be construed as a waiver or acquiescence to any rights under or arising out of the Said Principal Agreement.

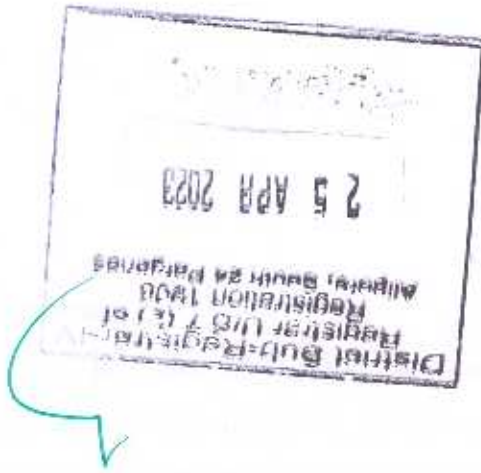
THE FIRST SCHEDULE ABOVE REFERRED TO:

(Said Premises / said Property)

(PREVIOUS AGREEMENT SCHEDULE)

(PART-I)

ALL THAT the various pieces and parcels of land containing by estimation an area of **3.93** acres (more or less) situated in Mouza Baruipur, J.L. No. 31, within the limits of Madarat Gram Panchayat, Police Station Baruipur, A.D.S.R.- Baruipur, District South 24-Parganas, PIN 700144, which are as follows :



Sl.No.	R.S DAG NO.	R.S Khatian NO.	OWNERS' LAND AREA (IN DECIMAL)	TOTAL DAG AREA	NATURE
1	13919	3748	25	25	Housing complex
2	13920	7001	52	52	Housing complex
3	13921	5103	21	21	Housing complex
4	13922	48	27	27	Housing complex
5	13923	1978	12	18	Housing complex
			3		
			3		
6	13924	48	16	16	Housing complex
7	13925	56	8	8	Housing complex
8	13926	6876	9	9	Bastu
9	13927	4441	10	10	Bastu
10	13928	7001	14	14	Housing complex
11	13929	5103	99	99	Housing complex
12	13929/18023	5103	65	94	Housing complex
13	13929/18023	5103	29		Housing complex
TOTAL=			393	393	



(MODIFIED LAND SCHEDULE)**PART-II**

ALL THAT the various pieces and parcels of land containing by estimation an area of **3.503375 acres** (more or less) situated in Mouza Baruipur, J.L. No. 31, within the limits of Madarat Gram Panchayat, Police Station Baruipur, A.D.S.R.-Baruipur, District South 24-Parganas, PIN 700144, which are as follows :

Sl.No.	R.S DAG NO.	R.S KHATIAN NO.	OWNERS' LAND AREA (IN DECIMAL)	TOTAL DAG AREA	NATURE
1	13909(P)	3297	9.5	41	Housing complex
2	13919(P)	3748	14.3	25	Housing complex
3	13920	7001	52	52	Housing complex
4	13921	5103	21	21	Housing complex
5	13922	48	27	27	Housing complex
6	13923	1978	12	18	Housing complex
			3		
			3		
7	13924	48	16	16	Housing complex
8	13925	56	8	8	Housing complex
9	13926	6876	9	9	Bastu
10	13927	4441	10	10	Bastu
11	13928	7001	14	14	Housing complex
12	13929(P)	5103	64.12	99	Housing complex
13	13929/18023(P)	5103	29	94	Housing complex
14	13851(P)	2381	17.58	40	Housing complex
15	13889(P)	5849	40.87	52	Housing complex
TOTAL=			350.37	526	

25 APR 2023
District Sub-Registrar
Registration 1908
Alipore, South 24 Parganas



THE SECOND SCHEDULE ABOVE REFERRED TO:**(Devolution of Title)****(FOR AMENDED LAND SCHEDULE)**

DEED NO.	REGISTRATION DETAIL	R.S DAG NO.	R.S KHATI AN NO.	SELLER	PRESENT OWNER	PURCHASED LAND AREA (IN DECIMAL)
9660/20 10	DSR IV (ALIPOR E)	13909	329 7	MIR KASHIM SARDAR & SELIM SARDAR	GREENTECH INFRASTRUC TURE PVT. LTD	10
6027/20 10				SHAKILA BIBI		30.92
2638/20 13				GREENTECH INFRASTRUCTURE PVT. LTD	BISHAN M. AGARWAL	10
7999/20 10	DSR IV (ALIPOR E)	13919	374 8	ISHUP SARDAR, RAHIM SARDAR, ALAMBARI SARDAR, ACLIMA BIBI, SAYRABANU BIBI.	GREENTECH INFRASTRUC TURE PVT. LTD	25
3631/20 07	DSR I (ALIPOR E)	13920	700 1	REHANA BIBI & REZIA KHAN	HUPSON TANNERY LTD	52
3631/20 07	DSR I (ALIPOR E)	13921	510 3	REHANA BIBI & REZIA KHAN	HUPSON TANNERY LTD	21

25 APR 2023

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



3631/20 07	DSR I (ALIPOR E)	13922	48	REHANA BIBI & REZIA KHAN	HUPSON TANNERY LTD	27
1597/20 07	ADSR BARUIPU R	13923	197 8	MANTU KR. PAUL & KALIPADA PAUL	HUPSON TANNERY LTD	12
4577/20 16	ADSR BARUIPU R			PANCHU GOPAL DAS	HUPSON TANNERY LTD	3
4874/20 16	ADSR BARUIPU R			PANCHU GOPAL DAS	HUPSON TANNERY LTD	3
1597/20 07	ADSR BARUIPU R	13924	48	MANTU KR. PAUL & KALIPADA PAUL	HUPSON TANNERY LTD	16
1597/20 07	ADSR BARUIPU R	13925	56	MANTU KR. PAUL & KALIPADA PAUL	HUPSON TANNERY LTD	8
I/6118/2 014	ADSR BARUIPU R	13926	687 6	CHAMATKARI NASKAR & 10 ORS	MIRANIA & SWARN	9
I/4834/2 014	ADSR BARUIPU R	13927	444 1	GULANUR BIBI @ GOLEHAR BIBI & 21 ORS	KISHAN M AGARWAL	10
3631/20 07		13928	700 1	REHANA BIBI & REZIA KHAN	HUPSON TANNERY LTD	14
1597/20 07	ADSR BARUIPU R	13929	510 3	MANTU KR. PAUL & KALIPADA PAUL	HUPSON TANNERY LTD	99
3625/20 07	DSR I (ALIPOR E)	13929 /1802 3	510 3	SATYA BHAMA DAS, BUDDHADEV DAS, KAJAL	HUPSON TANNERY LTD	65

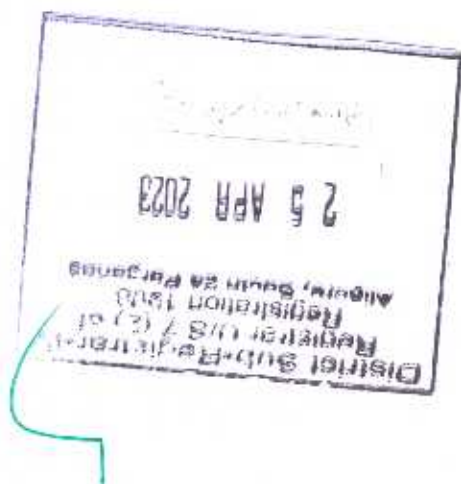
25 APR 2023

District Sub-Registrar-IV
Registration 1903
Alibori, South 24 Parganas



				GHOSH, REBA BIR, REKHA DAS		
3631/20 07	DSR I (ALIPOR E)	13929 /1802 3	510 3	REHANA BIBI & REZIA KHAN	HUPSON TANNERY LTD	29
3630/20 07	DSR IV (ALIPOR E)	13951	238 1	GOPAL MONDAL	HUPSON TANNERY LTD	40
1420/20 08	DSR IV (ALIPOR E)	13889	584 9	ASHOK KUMAR BAG, DILIP KUMAR BAG, PRADIP KUMAR BAG	HUPSON TANNERY LTD	52
					TOTAL ==	526





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

EXECUTED AND DELIVERED by the above named **OWNERS** at **Kolkata** in the presence of:

1. Kush Jaiswal.
11A/1C, East Topasia Road
Kolkata - 46

2. Biswajit Dasgupta
20/1A, East Topasia Road,
Kolkata - 700046

GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED

HUPSON PROPERTIES LIMITED

CONSTITUTED ATTORNEY

MIRANIA SWARN DEVELOPERS LLP

Partner

EXECUTED AND DELIVERED by the above named **DEVELOPER** at **Kolkata** in the presence of:

1. Kush Jaiswal.
11A/1C, East Topasia Road
Kolkata - 46

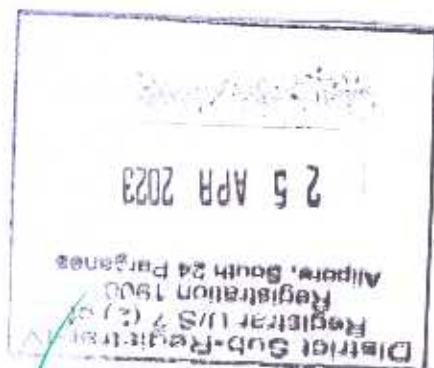
2. Biswajit Dasgupta
20/1A, East Topasia Road.
Kolkata - 700046.

IAKHOTIA NIRMAL LLP

Designated Partner

Drafted and prepared at my office,

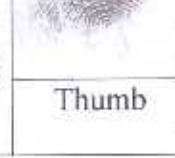
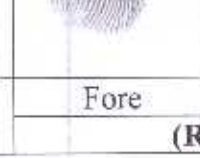
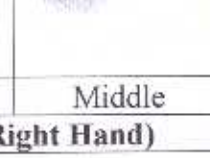
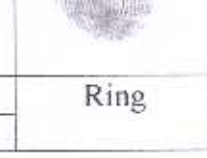
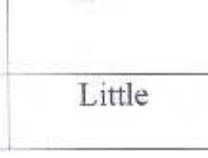
Biswajit Mati
(Biswajit Mati, Advocate)
High Court, Calcutta.
F/2182/1782/2019.



COMPULSORY ATTACHMENT

GREEN TECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED

SPECIMEN FORM FOR TEN FINGERPRINTS

	<i>Q. No. 1</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
	(Right Hand)					
	<i>Q. No. 2</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
	(Right Hand)					

District Sub-Registrar-IV
 Registration 1st
 Registrar, Boudha 20 Pargana
 25 APR 2023



SPECIMEN FORM FOR TEN FINGERPRINTS

										
						Little	Ring	Middle	Fore	Thumb
						(Left Hand)				
										
Thumb	Fore	Middle	Ring	Little						
(Right Hand)										
PHOTO										
						Little	Ring	Middle	Fore	Thumb
						(Left Hand)				
										
Thumb	Fore	Middle	Ring	Little						
(Right Hand)										

District Sub-Registrar-IV
 Registrar U/S 7 (2) of
 Registration 1908
 Alipore, South 24 Parganas
 25 APR 2023



PHOTO

PHOTO

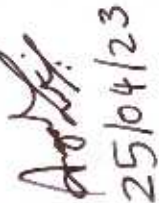
DECLARATION FOR THE FINGERPRINTS



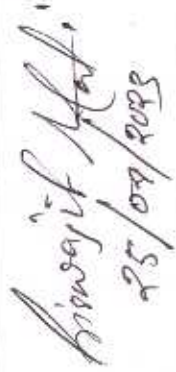
Government of West Bengal

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 16042001007885/2023

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	KISHAN MIRANIA AGARWAL 36/1B, LALA LAJPAT RAI SARANI, City:- , P.O:- L R SARANI, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700020	Land Lord			 25/04/2023
2	ANGAD LAKHOTIA 7/1, GURUSADAY ROAD, City:- , P.O:- BALLYGUNGE, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019	Represent ative of Developer [LAKHOTI A NIRMAN LLP]			 25/04/23
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date



SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	BISHAN M AGARWAL 36/1B, LALA LAJPAT RAI SARANI, City:- , P.O:- L R SARANI, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700020	Represent ative of Land Lord [GREENT ECH INFRASTR UCTUR E DEVELOP MENT PRIVATE LIMITED] .[HUPSO N PROPER TIES LIMITED]			 25/4/23
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	RAHUL CHOKHANY 14/2A, MANDVILLE GARDENS, City:- , P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019	Represent ative of Land Lord [MIRANIA SWARN DEVELOP ERS LLP]			 25/4/2023
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	BISWAJIT MATI Son of UTTAM MATI 11A/1C, EAST TOPSIA ROAD, City:- , P.O:- GOVINDA KHATICK ROAD, P.S:-Tiljala, District:-South 24- Parganas, West Bengal, India, PIN:- 700046	KISHAN MIRANIA AGARWAL, ANGAD LAKHOTIA, BISHAN M AGARWAL, RAHUL CHOKHANY			 25/04/2023

(Anupam Halder)



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

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



192023240027158171

GRN Details

GRN:	192023240027158171	Payment Mode:	Online Payment
GRN Date:	25/04/2023 11:44:45	Bank/Gateway:	ICICI Bank
BRN :	1001344379	BRN Date:	25/04/2023 11:47:56
GRIPS Payment ID:	250420232002715816	Payment Init. Date:	25/04/2023 11:44:45
Payment Status:	Successful	Payment Ref. No:	2001007885/1/2023

{Query No*/Query Year}

Depositor Details

Depositor's Name:	BISHAN M AGARWAL
Address:	East Topsia Road
Mobile:	9123926968
Email:	saswatidasgupta@mirania.com
Contact No:	9830332657
Depositor Status:	Others
Query No:	2001007885
Applicant's Name:	Mr BISWAJIT MATI
Identification No:	2001007885/1/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	25/04/2023
Period To (dd/mm/yyyy):	25/04/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001007885/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	75010
2	2001007885/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				75031

IN WORDS: SEVENTY FIVE THOUSAND THIRTY ONE ONLY.



ভারতীয় বৈশিষ্ট্য পরিচয় প্রমাণকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No: 1058/20018/12140

22/08/2013 To
বিশ্বজিৎ ম্যাটি
BISWAJIT MATI
Motaghat
Basudebpur
East Midnapore
West Bengal 721452

47891933

MN478919335FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

8820 3094 8274

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



বিশ্বজিৎ ম্যাটি
BISWAJIT MATI
পিতা : উত্তম কুমার ম্যাটি
Father : UTTAM KUMAR MATI
জন্মতারিখ / DOB : 09/09/1996
পুরুষ / Male



8820 3094 8274

সাধারণ মানুষের অধিকার

Biswajit Mati



सत्यमेव जयते

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

Query No / Year	2001007885/2023	Office where deed will be registered
Query Date	21/04/2023 12:02:11 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	BISWAJIT MATI 11A/1C, EAST TOPSIA ROAD, Thana : Topsia, District : South 24-Parganas, WEST BENGAL, PIN - 700046, Mobile No. : 7003102124, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 15/-	Rs. 3,78,39,960/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 75,020/- (Article:48(g))	Rs. 21/- (Article:E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
	25/04/2023	Rs. 10/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Baruipur, Gram Panchayat: MADARAT, Mouza: Baruipur, JI No: 31, , Pin Code : 700144

Sch No	Plot Number	Khatian Number	Land Use	ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-13919	RS-3748	Bastu	Shali	14.3 Dec	1/-	15,44,400/-	Width of Approach Road: 6 Ft.,
L2	RS-13920	RS-7001	Bastu	Shali	52 Dec	1/-	56,16,000/-	Width of Approach Road: 6 Ft.,
L3	RS-13921	RS-5103	Bastu	Shali	21 Dec	1/-	22,68,000/-	Width of Approach Road: 6 Ft.,
L4	RS-13922	RS-48	Bastu	Shali	27 Dec	1/-	29,16,000/-	Width of Approach Road: 6 Ft.,
L5	RS-13923	RS-1978	Bastu	Shali	18 Dec	1/-	19,44,000/-	Width of Approach Road: 6 Ft.,
L6	RS-13924	RS-48	Bastu	Shali	16 Dec	1/-	17,28,000/-	Width of Approach Road: 6 Ft.,
L7	RS-13925	RS-56	Bastu	Shali	8 Dec	1/-	8,64,000/-	Width of Approach Road: 6 Ft.,
L8	RS-13926	RS-6876	Bastu	Shali	9 Dec	1/-	9,72,000/-	Width of Approach Road: 6 Ft.,
L9	RS-13927	RS-4441	Bastu	Shali	10 Dec	1/-	10,80,000/-	Width of Approach Road: 6 Ft.,

*DoKms - verified
BY - Man*



Query No: 2001007885 of 2023, Printed On : Apr 21 2023 12:02PM, Generated from wbregistration.gov.in

L10	RS-13928	RS-7001	Bastu	Shali	14 Dec	1/-	15,12,000/-	Width of Approach Road: 6 Ft.,
L11	RS-13929	RS-5103	Bastu	Shali	64.12 Dec	1/-	69,24,960/-	Width of Approach Road: 6 Ft.,
L12	RS-13929/18023	RS-5103	Bastu	Shali	29 Dec	1/-	31,32,000/-	Width of Approach Road: 6 Ft.,
L13	RS-13909	RS-3297	Bastu	Shali	9.5 Dec	1/-	10,26,000/-	Width of Approach Road: 6 Ft.,
L14	RS-13851	RS-2381	Bastu	Shali	17.58 Dec	1/-	18,98,640/-	Width of Approach Road: 6 Ft.,
L15	RS-13889	RS-5849	Bastu	Shali	40.87 Dec	1/-	44,13,960/-	Width of Approach Road: 6 Ft.,
		TOTAL :			350.37Dec	15 /-	378,39,960 /-	
		Grand Total :			350.37Dec	15 /-	378,39,960 /-	

Land Lord Details :

Sl No	Name & address	Status	Execution Admission Details :
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED (Private Limited Company) ,1050/138 C1A SURVEY PARK, City:- , P.O:- Santoshpur, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 PAN No. AAxxxxxx7H, ,Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative
2	HUPSON PROPERTIES LIMITED (Public Limited Company) ,1050/138(C-1/A), Survey Park, City:- , P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 PAN No. AAxxxxxx1A, ,Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative
3	KISHAN MIRANIA AGARWAL Son of RAM BILAS AGARWAL,36/1B, LALA LAJPAT RAI SARANI, City:- , P.O:- L R SARANI, P.S:-Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADxxxxxx1E, Aadhaar No.: 41xxxxxxxx0762,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	MIRANIA SWARN DEVELOPERS LLP (LLP) ,20/1M, EAST TOPSIA ROAD, City:- , P.O:- GOVINDA KHATICK ROAD, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 PAN No. ABxxxxxx4H, ,Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative



Developer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	LAKHOTIA NIRMAN LLP (LLP) 7/1, GURUSADAY ROAD, City:- , P.O:- BALLYGUNGE, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 PAN No. AAxxxxxx1G, Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	ANGAD LAKHOTIA Son of SATISH LAKHOTIA7/1, GURUSADAY ROAD, City:- , P.O:- BALLYGUNGE, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACxxxxxx7K , Aadhaar No.: 55xxxxxxxx4528	LAKHOTIA NIRMAN LLP (as AUTHORISED SIGNATORY)
2	BISHAN M AGARWAL Son of RAM BILAS AGARWAL36/1B, LALA LAJPAT RAI SARANI, City:- , P.O:- L R SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFxxxxxx4H , Aadhaar No.: 99xxxxxxxx7662	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED (as ATTORNEY), HUPSON PROPERTIES LIMITED (as ATTORNEY)
3	RAHUL CHOKHANY Son of RAJENDRA KUMAR CHOKHANY14/2A, MANDVILLE GARDENS, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACxxxxxx6Q , Aadhaar No.: 72xxxxxxxx3683	MIRANIA SWARN DEVELOPERS LLP (as AUTHORISED SIGNATORY)

Identifier Details :

Name & address
BISWAJIT MATI Son of UTTAM MATI 11A/1C, EAST TOPSIA ROAD, City:- , P.O:- GOVINDA KHATICK ROAD, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700046, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of KISHAN MIRANIA AGARWAL, ANGAD LAKHOTIA, BISHAN M AGARWAL, RAHUL CHOKHANY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED	LAKHOTIA NIRMAN LLP-3.575 Dec
2	HUPSON PROPERTIES LIMITED	LAKHOTIA NIRMAN LLP-3.575 Dec
3	KISHAN MIRANIA AGARWAL	LAKHOTIA NIRMAN LLP-3.575 Dec
4	MIRANIA SWARN DEVELOPERS LLP	LAKHOTIA NIRMAN LLP-3.575 Dec



Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED	LAKHOTIA NIRMAN LLP-3.5 Dec
2	HUPSON PROPERTIES LIMITED	LAKHOTIA NIRMAN LLP-3.5 Dec
3	KISHAN MIRANIA AGARWAL	LAKHOTIA NIRMAN LLP-3.5 Dec
4	MIRANIA SWARN DEVELOPERS LLP	LAKHOTIA NIRMAN LLP-3.5 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED	LAKHOTIA NIRMAN LLP-16.03 Dec
2	HUPSON PROPERTIES LIMITED	LAKHOTIA NIRMAN LLP-16.03 Dec
3	KISHAN MIRANIA AGARWAL	LAKHOTIA NIRMAN LLP-16.03 Dec
4	MIRANIA SWARN DEVELOPERS LLP	LAKHOTIA NIRMAN LLP-16.03 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED	LAKHOTIA NIRMAN LLP-7.25 Dec
2	HUPSON PROPERTIES LIMITED	LAKHOTIA NIRMAN LLP-7.25 Dec
3	KISHAN MIRANIA AGARWAL	LAKHOTIA NIRMAN LLP-7.25 Dec
4	MIRANIA SWARN DEVELOPERS LLP	LAKHOTIA NIRMAN LLP-7.25 Dec
Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED	LAKHOTIA NIRMAN LLP-2.375 Dec
2	HUPSON PROPERTIES LIMITED	LAKHOTIA NIRMAN LLP-2.375 Dec
3	KISHAN MIRANIA AGARWAL	LAKHOTIA NIRMAN LLP-2.375 Dec
4	MIRANIA SWARN DEVELOPERS LLP	LAKHOTIA NIRMAN LLP-2.375 Dec
Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED	LAKHOTIA NIRMAN LLP-4.395 Dec



2	HUPSON PROPERTIES LIMITED	LAKHOTIA NIRMAN LLP-4.395 Dec
3	KISHAN MIRANIA AGARWAL	LAKHOTIA NIRMAN LLP-4.395 Dec
4	MIRANIA SWARN DEVELOPERS LLP	LAKHOTIA NIRMAN LLP-4.395 Dec
Transfer of property for L15		
Sl.No	From	To. with area (Name-Area)
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED	LAKHOTIA NIRMAN LLP-10.2175 Dec
2	HUPSON PROPERTIES LIMITED	LAKHOTIA NIRMAN LLP-10.2175 Dec
3	KISHAN MIRANIA AGARWAL	LAKHOTIA NIRMAN LLP-10.2175 Dec
4	MIRANIA SWARN DEVELOPERS LLP	LAKHOTIA NIRMAN LLP-10.2175 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED	LAKHOTIA NIRMAN LLP-13 Dec
2	HUPSON PROPERTIES LIMITED	LAKHOTIA NIRMAN LLP-13 Dec
3	KISHAN MIRANIA AGARWAL	LAKHOTIA NIRMAN LLP-13 Dec
4	MIRANIA SWARN DEVELOPERS LLP	LAKHOTIA NIRMAN LLP-13 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED	LAKHOTIA NIRMAN LLP-5.25 Dec
2	HUPSON PROPERTIES LIMITED	LAKHOTIA NIRMAN LLP-5.25 Dec
3	KISHAN MIRANIA AGARWAL	LAKHOTIA NIRMAN LLP-5.25 Dec
4	MIRANIA SWARN DEVELOPERS LLP	LAKHOTIA NIRMAN LLP-5.25 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED	LAKHOTIA NIRMAN LLP-6.75 Dec
2	HUPSON PROPERTIES LIMITED	LAKHOTIA NIRMAN LLP-6.75 Dec
3	KISHAN MIRANIA AGARWAL	LAKHOTIA NIRMAN LLP-6.75 Dec
4	MIRANIA SWARN DEVELOPERS LLP	LAKHOTIA NIRMAN LLP-6.75 Dec



Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED	LAKHOTIA NIRMAN LLP-4.5 Dec
2	HUPSON PROPERTIES LIMITED	LAKHOTIA NIRMAN LLP-4.5 Dec
3	KISHAN MIRANIA AGARWAL	LAKHOTIA NIRMAN LLP-4.5 Dec
4	MIRANIA SWARN DEVELOPERS LLP	LAKHOTIA NIRMAN LLP-4.5 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED	LAKHOTIA NIRMAN LLP-4 Dec
2	HUPSON PROPERTIES LIMITED	LAKHOTIA NIRMAN LLP-4 Dec
3	KISHAN MIRANIA AGARWAL	LAKHOTIA NIRMAN LLP-4 Dec
4	MIRANIA SWARN DEVELOPERS LLP	LAKHOTIA NIRMAN LLP-4 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED	LAKHOTIA NIRMAN LLP-2 Dec
2	HUPSON PROPERTIES LIMITED	LAKHOTIA NIRMAN LLP-2 Dec
3	KISHAN MIRANIA AGARWAL	LAKHOTIA NIRMAN LLP-2 Dec
4	MIRANIA SWARN DEVELOPERS LLP	LAKHOTIA NIRMAN LLP-2 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED	LAKHOTIA NIRMAN LLP-2.25 Dec
2	HUPSON PROPERTIES LIMITED	LAKHOTIA NIRMAN LLP-2.25 Dec
3	KISHAN MIRANIA AGARWAL	LAKHOTIA NIRMAN LLP-2.25 Dec
4	MIRANIA SWARN DEVELOPERS LLP	LAKHOTIA NIRMAN LLP-2.25 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED	LAKHOTIA NIRMAN LLP-2.5 Dec



2	HUPSON PROPERTIES LIMITED	LAKHOTIA NIRMAN LLP-2.5 Dec
3	KISHAN MIRANIA AGARWAL	LAKHOTIA NIRMAN LLP-2.5 Dec
4	MIRANIA SWARN DEVELOPERS LLP	LAKHOTIA NIRMAN LLP-2.5 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 21-05-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 21-05-2023)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) 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.
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. - I I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BARUIPUR, 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





1. The undersigned is a District Sub-Registrar, Alwar, Rajasthan, and is hereby notified that the following documents have been received from the District Sub-Registrar, Alwar, Rajasthan, for the purpose of registration of the same.

2. The documents are as follows:

3. The documents are as follows:

4. The documents are as follows:

5. The documents are as follows:

6. The documents are as follows:

7. The documents are as follows:

8. The documents are as follows:

9. The documents are as follows:

10. The documents are as follows:

11. The documents are as follows:

12. The documents are as follows:

13. The documents are as follows:

14. The documents are as follows:

15. The documents are as follows:

16. The documents are as follows:

17. The documents are as follows:

18. The documents are as follows:

19. The documents are as follows:

20. The documents are as follows:

21. The documents are as follows:

22. The documents are as follows:

23. The documents are as follows:

24. The documents are as follows:

25. The documents are as follows:

26. The documents are as follows:

27. The documents are as follows:

28. The documents are as follows:

29. The documents are as follows:

30. The documents are as follows:

31. The documents are as follows:

32. The documents are as follows:

33. The documents are as follows:

34. The documents are as follows:

35. The documents are as follows:

36. The documents are as follows:

37. The documents are as follows:

38. The documents are as follows:

39. The documents are as follows:

40. The documents are as follows:

41. The documents are as follows:

42. The documents are as follows:

43. The documents are as follows:

44. The documents are as follows:

45. The documents are as follows:

46. The documents are as follows:

47. The documents are as follows:

48. The documents are as follows:

49. The documents are as follows:

50. The documents are as follows:

51. The documents are as follows:

52. The documents are as follows:

53. The documents are as follows:

54. The documents are as follows:

55. The documents are as follows:

56. The documents are as follows:

57. The documents are as follows:

58. The documents are as follows:

59. The documents are as follows:

60. The documents are as follows:

61. The documents are as follows:

62. The documents are as follows:

63. The documents are as follows:

64. The documents are as follows:

65. The documents are as follows:

66. The documents are as follows:

67. The documents are as follows:

68. The documents are as follows:

69. The documents are as follows:

70. The documents are as follows:

71. The documents are as follows:

72. The documents are as follows:

73. The documents are as follows:

74. The documents are as follows:

75. The documents are as follows:

76. The documents are as follows:

77. The documents are as follows:

78. The documents are as follows:

79. The documents are as follows:

80. The documents are as follows:

81. The documents are as follows:

82. The documents are as follows:

83. The documents are as follows:

84. The documents are as follows:

85. The documents are as follows:

86. The documents are as follows:

87. The documents are as follows:

88. The documents are as follows:

89. The documents are as follows:

90. The documents are as follows:

91. The documents are as follows:

92. The documents are as follows:

93. The documents are as follows:

94. The documents are as follows:

95. The documents are as follows:

96. The documents are as follows:

97. The documents are as follows:

98. The documents are as follows:

99. The documents are as follows:

100. The documents are as follows:

1	SEAL OF THE DISTRICT SUB-REGISTRAR, ALWAR, RAJASTHAN	25 APR 2023
2	SEAL OF THE DISTRICT SUB-REGISTRAR, ALWAR, RAJASTHAN	25 APR 2023
3	SEAL OF THE DISTRICT SUB-REGISTRAR, ALWAR, RAJASTHAN	25 APR 2023

Major Information of the Deed

Deed No :	I-1604-05023/2023	Date of Registration	27/04/2023
Query No / Year	1604-2001007885/2023	Office where deed is registered	
Query Date	21/04/2023 12:02:11 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	BISWAJIT MATI 11A/1C, EAST TOPSIA ROAD,Thana : Topsia, District : South 24-Parganas, WEST BENGAL, PIN - 700046, Mobile No. : 7003102124, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 15/-		Rs. 3,78,39,960/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,020/- (Article:48(g))		Rs. 53/- (Article:E, E)	
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: MADARAT, Mouza: Baruipur, JI No: 31, Pin Code : 700144

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-13919	RS-3748	Bastu	Shali	14.3 Dec	1/-	15,44,400/-	Width of Approach Road: 6 Ft.,
L2	RS-13920	RS-7001	Bastu	Shali	52 Dec	1/-	56,16,000/-	Width of Approach Road: 6 Ft.,
L3	RS-13921	RS-5103	Bastu	Shali	21 Dec	1/-	22,68,000/-	Width of Approach Road: 6 Ft.,
L4	RS-13922	RS-48	Bastu	Shali	27 Dec	1/-	29,16,000/-	Width of Approach Road: 6 Ft.,
L5	RS-13923	RS-1978	Bastu	Shali	18 Dec	1/-	19,44,000/-	Width of Approach Road: 6 Ft.,
L6	RS-13924	RS-48	Bastu	Shali	16 Dec	1/-	17,28,000/-	Width of Approach Road: 6 Ft.,
L7	RS-13925	RS-56	Bastu	Shali	8 Dec	1/-	8,64,000/-	Width of Approach Road: 6 Ft.,
L8	RS-13926	RS-6876	Bastu	Shali	9 Dec	1/-	9,72,000/-	Width of Approach Road: 6 Ft.,
L9	RS-13927	RS-4441	Bastu	Shali	10 Dec	1/-	10,80,000/-	Width of Approach Road: 6 Ft.,
L10	RS-13928	RS-7001	Bastu	Shali	14 Dec	1/-	15,12,000/-	Width of Approach Road: 6 Ft.,
L11	RS-13929	RS-5103	Bastu	Shali	64.12 Dec	1/-	69,24,960/-	Width of Approach Road: 6 Ft.,
L12	RS-13929/18023	RS-5103	Bastu	Shali	29 Dec	1/-	31,32,000/-	Width of Approach Road: 6 Ft.,
L13	RS-13909	RS-3297	Bastu	Shali	9.5 Dec	1/-	10,26,000/-	Width of Approach Road: 6 Ft.,

L14	RS-13851	RS-2381	Bastu	Shali	17.58 Dec	1/-	18,98,640/-	Width of Approach Road: 6 Ft.,
L15	RS-13889	RS-5849	Bastu	Shali	40.87 Dec	1/-	44,13,960/-	Width of Approach Road: 6 Ft.,
		TOTAL :			350.37Dec	15 /-	378,39,960 /-	
	Grand Total :				350.37Dec	15 /-	378,39,960 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED 1050/138 C1A SURVEY PARK, City:- , P.O:- Santoshpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 , PAN No.:: AAxxxxxx7H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	HUPSON PROPERTIES LIMITED 1050/138(C-1/A), Survey Park, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 , PAN No.:: AAxxxxxx1A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	KISHAN MIRANIA AGARWAL Son of RAM BILAS AGARWAL 36/1B, LALA LAJPAT RAI SARANI, City:- , P.O:- L R SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx1E, Aadhaar No: 41xxxxxxx0762, Status :Individual, Executed by: Self, Date of Execution: 25/04/2023 , Admitted by: Self, Date of Admission: 25/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/04/2023 , Admitted by: Self, Date of Admission: 25/04/2023 ,Place : Pvt. Residence
4	MIRANIA SWARN DEVELOPERS LLP 20/1M, EAST TOPSIA ROAD, City:- , P.O:- GOVINDA KHATICK ROAD, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 , PAN No.:: ABxxxxxx4H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	LAKHOTIA NIRMAN LLP 7/1, GURUSADAY ROAD, City:- , P.O:- BALLYGUNGE, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx1G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ANGAD LAKHOTIA Son of SATISH LAKHOTIA 7/1, GURUSADAY ROAD, City:- , P.O:- BALLYGUNGE, P.S:-Karaya, District:- South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACxxxxxx7K, Aadhaar No: 55xxxxxxxx4528 Status : Representative, Representative of : LAKHOTIA NIRMAL LLP (as AUTHORISED SIGNATORY)
2	BISHAN M AGARWAL (Presentant) Son of RAM BILAS AGARWAL 36/1B, LALA LAJPAT RAI SARANI, City:- , P.O:- L R SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFxxxxxx4H, Aadhaar No: 99xxxxxxxx7662 Status : Representative, Representative of : GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED (as ATTORNEY), HUPSON PROPERTIES LIMITED (as ATTORNEY)
3	RAHUL CHOKHANY Son of RAJENDRA KUMAR CHOKHANY 14/2A, MANDVILLE GARDENS, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACxxxxxx6Q, Aadhaar No: 72xxxxxxxx3683 Status : Representative, Representative of : MIRANIA SWARN DEVELOPERS LLP (as AUTHORISED SIGNATORY)

Identifier Details :

Name	Photo	Finger Print	Signature
BISWAJIT MATI Son of UTTAM MATI 11A/1C, EAST TOPSIA ROAD, City:- , P.O:- GOVINDA KHATICK ROAD, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700046			
Identifier Of KISHAN MIRANIA AGARWAL, ANGAD LAKHOTIA, BISHAN M AGARWAL, RAHUL CHOKHANY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED	LAKHOTIA NIRMAL LLP-3.575 Dec
2	HUPSON PROPERTIES LIMITED	LAKHOTIA NIRMAL LLP-3.575 Dec
3	KISHAN MIRANIA AGARWAL	LAKHOTIA NIRMAL LLP-3.575 Dec
4	MIRANIA SWARN DEVELOPERS LLP	LAKHOTIA NIRMAL LLP-3.575 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED	LAKHOTIA NIRMAL LLP-3.5 Dec
2	HUPSON PROPERTIES LIMITED	LAKHOTIA NIRMAL LLP-3.5 Dec

3	KISHAN MIRANIA AGARWAL	LAKHOTIA NIRMAN LLP-3.5 Dec
4	MIRANIA SWARN DEVELOPERS LLP	LAKHOTIA NIRMAN LLP-3.5 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED	LAKHOTIA NIRMAN LLP-16.03 Dec
2	HUPSON PROPERTIES LIMITED	LAKHOTIA NIRMAN LLP-16.03 Dec
3	KISHAN MIRANIA AGARWAL	LAKHOTIA NIRMAN LLP-16.03 Dec
4	MIRANIA SWARN DEVELOPERS LLP	LAKHOTIA NIRMAN LLP-16.03 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED	LAKHOTIA NIRMAN LLP-7.25 Dec
2	HUPSON PROPERTIES LIMITED	LAKHOTIA NIRMAN LLP-7.25 Dec
3	KISHAN MIRANIA AGARWAL	LAKHOTIA NIRMAN LLP-7.25 Dec
4	MIRANIA SWARN DEVELOPERS LLP	LAKHOTIA NIRMAN LLP-7.25 Dec
Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED	LAKHOTIA NIRMAN LLP-2.375 Dec
2	HUPSON PROPERTIES LIMITED	LAKHOTIA NIRMAN LLP-2.375 Dec
3	KISHAN MIRANIA AGARWAL	LAKHOTIA NIRMAN LLP-2.375 Dec
4	MIRANIA SWARN DEVELOPERS LLP	LAKHOTIA NIRMAN LLP-2.375 Dec
Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED	LAKHOTIA NIRMAN LLP-4.395 Dec
2	HUPSON PROPERTIES LIMITED	LAKHOTIA NIRMAN LLP-4.395 Dec
3	KISHAN MIRANIA AGARWAL	LAKHOTIA NIRMAN LLP-4.395 Dec
4	MIRANIA SWARN DEVELOPERS LLP	LAKHOTIA NIRMAN LLP-4.395 Dec

Transfer of property for L15		
Sl.No	From	To. with area (Name-Area)
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED	LAKHOTIA NIRMAN LLP-10.2175 Dec
2	HUPSON PROPERTIES LIMITED	LAKHOTIA NIRMAN LLP-10.2175 Dec
3	KISHAN MIRANIA AGARWAL	LAKHOTIA NIRMAN LLP-10.2175 Dec
4	MIRANIA SWARN DEVELOPERS LLP	LAKHOTIA NIRMAN LLP-10.2175 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED	LAKHOTIA NIRMAN LLP-13 Dec
2	HUPSON PROPERTIES LIMITED	LAKHOTIA NIRMAN LLP-13 Dec
3	KISHAN MIRANIA AGARWAL	LAKHOTIA NIRMAN LLP-13 Dec
4	MIRANIA SWARN DEVELOPERS LLP	LAKHOTIA NIRMAN LLP-13 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED	LAKHOTIA NIRMAN LLP-5.25 Dec
2	HUPSON PROPERTIES LIMITED	LAKHOTIA NIRMAN LLP-5.25 Dec
3	KISHAN MIRANIA AGARWAL	LAKHOTIA NIRMAN LLP-5.25 Dec
4	MIRANIA SWARN DEVELOPERS LLP	LAKHOTIA NIRMAN LLP-5.25 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED	LAKHOTIA NIRMAN LLP-6.75 Dec
2	HUPSON PROPERTIES LIMITED	LAKHOTIA NIRMAN LLP-6.75 Dec
3	KISHAN MIRANIA AGARWAL	LAKHOTIA NIRMAN LLP-6.75 Dec
4	MIRANIA SWARN DEVELOPERS LLP	LAKHOTIA NIRMAN LLP-6.75 Dec

Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED	LAKHOTIA NIRMAN LLP-4.5 Dec
2	HUPSON PROPERTIES LIMITED	LAKHOTIA NIRMAN LLP-4.5 Dec
3	KISHAN MIRANIA AGARWAL	LAKHOTIA NIRMAN LLP-4.5 Dec
4	MIRANIA SWARN DEVELOPERS LLP	LAKHOTIA NIRMAN LLP-4.5 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED	LAKHOTIA NIRMAN LLP-4 Dec
2	HUPSON PROPERTIES LIMITED	LAKHOTIA NIRMAN LLP-4 Dec
3	KISHAN MIRANIA AGARWAL	LAKHOTIA NIRMAN LLP-4 Dec
4	MIRANIA SWARN DEVELOPERS LLP	LAKHOTIA NIRMAN LLP-4 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED	LAKHOTIA NIRMAN LLP-2 Dec
2	HUPSON PROPERTIES LIMITED	LAKHOTIA NIRMAN LLP-2 Dec
3	KISHAN MIRANIA AGARWAL	LAKHOTIA NIRMAN LLP-2 Dec
4	MIRANIA SWARN DEVELOPERS LLP	LAKHOTIA NIRMAN LLP-2 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED	LAKHOTIA NIRMAN LLP-2.25 Dec
2	HUPSON PROPERTIES LIMITED	LAKHOTIA NIRMAN LLP-2.25 Dec
3	KISHAN MIRANIA AGARWAL	LAKHOTIA NIRMAN LLP-2.25 Dec
4	MIRANIA SWARN DEVELOPERS LLP	LAKHOTIA NIRMAN LLP-2.25 Dec

Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED	LAKHOTIA NIRMAN LLP-2.5 Dec
2	HUPSON PROPERTIES LIMITED	LAKHOTIA NIRMAN LLP-2.5 Dec
3	KISHAN MIRANIA AGARWAL	LAKHOTIA NIRMAN LLP-2.5 Dec
4	MIRANIA SWARN DEVELOPERS LLP	LAKHOTIA NIRMAN LLP-2.5 Dec

On 25-04-2023

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

Presented for registration at 18:30 hrs on 25-04-2023, at the Private residence by BISHAN M AGARWAL .

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 3,78,39,960/-

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

Execution is admitted on 25/04/2023 by KISHAN MIRANIA AGARWAL, Son of RAM BILAS AGARWAL, 36/1B, LALA LAJPAT RAI SARANI, P.O: L R SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business

Indetified by BISWAJIT MATI, , Son of UTTAM MATI, 11A/1C, EAST TOPSIA ROAD, P.O: GOVINDA KHATICK ROAD, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700046, by caste Hindu, by profession Advocate

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

Execution is admitted on 25-04-2023 by ANGAD LAKHOTIA, AUTHORISED SIGNATORY, LAKHOTIA NIRMAL LLP (LLP), 7/1, GURUSADAY ROAD, City:- , P.O:- BALLYGUNGE, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by BISWAJIT MATI, , Son of UTTAM MATI, 11A/1C, EAST TOPSIA ROAD, P.O: GOVINDA KHATICK ROAD, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700046, by caste Hindu, by profession Advocate

Execution is admitted on 25-04-2023 by BISHAN M AGARWAL, ATTORNEY, GREENTECH INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED (Private Limited Company), 1050/138 C1A SURVEY PARK, City:- , P.O:- Santoshpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075; ATTORNEY, HUPSON PROPERTIES LIMITED (Public Limited Company), 1050/138(C-1/A), Survey Park, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by BISWAJIT MATI, , Son of UTTAM MATI, 11A/1C, EAST TOPSIA ROAD, P.O: GOVINDA KHATICK ROAD, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700046, by caste Hindu, by profession Advocate

Execution is admitted on 25-04-2023 by RAHUL CHOKHANY, AUTHORISED SIGNATORY, MIRANIA SWARN DEVELOPERS LLP (LLP), 20/1M, EAST TOPSIA ROAD, City:- , P.O:- GOVINDA KHATICK ROAD, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700046

Indetified by BISWAJIT MATI, , Son of UTTAM MATI, 11A/1C, EAST TOPSIA ROAD, P.O: GOVINDA KHATICK ROAD, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700046, by caste Hindu, by profession Advocate



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

On 26-04-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/04/2023 11:47AM with Govt. Ref. No: 192023240027158171 on 25-04-2023, Amount Rs: 21/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1001344379 on 25-04-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by online = Rs 75,010/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/04/2023 11:47AM with Govt. Ref. No: 192023240027158171 on 25-04-2023, Amount Rs: 75,010/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1001344379 on 25-04-2023, Head of Account 0030-02-103-003-02


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

On 27-04-2023

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 : 48 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 10.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 40121, Amount: Rs.10.00/-, Date of Purchase: 10/03/2023, Vendor name: A K MAITY


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



Digitally signed by ANUPAM HALDER
Date: 2023.04.27 14:08:55 -07:00
Reason: Digital Signing of Deed.

(Signature)

(Anupam Halder) 2023/04/27 02:08:55 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)