

10706/22 VC-2884/22

!-10456/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AH 352593

5-7-22
 4.16
 Ce-2/1964104

Condition that the document mentioned a
 signature. This document shall be
 valid - when the signature of the
 party or the party of the document.

Signature of the party
 Signature of the party

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 5th day of July 2022 (Two Thousand Twenty-Two)

BY AND BETWEEN:

NOTARY PUBLIC
 West Bengal
 10/10/2022

1472

04 JUL 2022

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

Name:.....

Address:.....

Vendor:.....

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

SUBHANKAR DAS
85A, SARAT BOSE ROAD
Kolkata-26

Choudhary



7991

For BENGAL SALARPURIA EDEN
INFRASTRUCTURE DEVELOPMENT CO. (P) LTD

Choudhary



7992

For Virupakh Developers LLP

[Signature]
Authorized Signatory



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
05 JUL 2022



7993

Ranjan Kumar Rout
RANJAN KUMAR ROUT
Late Ramakanta Rout
Vill- Chandisingpur, P.O- Kakhra
Dist- Balasore, Odisa, Pin-750033

BENGAL SALARPURIA EDEN INFRASTRUCTURE DEVELOPMENT COMPANY PVT. LTD. (PAN AAKCS8904N), a company within the meaning of the Companies Act, 1956 having its registered office situated at 7, Chittaranjan Avenue, 3rd Floor, P.O: Princep Street & P.S: Bowbazar, Kolkata – 700 072 represented by its Director **VISHAL CHANDAK (PAN AHMPC7590C & AADHAAR No. 5138 5875 4991)**, son of Prakash Chand Chandak, residing at 40, Dum Dum Road, Near Motijheel South Dum Dum (M), P.O: Motijheel & P.S: Ghughudanga, Kolkata- 700 074, hereinafter referred to as the "**VENDOR**" (which term or expression shall unless excluded by or repugnant to the subject or context mean and include its respective successors-in-interest and assigns) of the **ONE PART**

AND

VIRUPAKSH DEVELOPERS LLP (PAN AAVFV1010E) (LLPIN ABA-2161), a Limited Liability Partnership , having its registered office situated at 5, Chittaranjan Avenue, 1st Floor, P.O.: Princep Street & P.S.: Bowbazar, Kolkata 700072 and represented by its authorized signatory **Sanjib Paul (PAN ASUPP4633N) & (AADHAR No. 2957 6864 8009)**, son of Late Shyam Sundar Paul, residing at Solua Azadhind Garh, Near Solua Nabarun Sangha Club, P.O - Rajarhat Gopalpur , P.S - Airport District -North Twenty Four Parganas West Bengal – 700136 India, hereinafter referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the subject or context mean and include its respective successors-in-interest and assigns) of the **OTHER PART**.

WHEREAS:

A. The Vendor has, represented to the Purchaser that:

- (i) The Vendor is the lawful owner of ALL THAT the entire piece and parcel of land having 78 decimals comprised in RS Dag No. 4830 and LR Dag No. 4850 under L.R Khatian No.5367 at Mouza – Rasapunja, J.L No. 15, P.S – Bishnupur, District – South 24 Parganas, West Bengal (more fully described in the **First Schedule** hereto andas demarcated and delineated on the plan annexed hereto and herein after referred to as the "**said Entire Land**").
- (ii) The said Entire Land was recorded/mutated in the name of the Vendor by the concerned BL&LRO.



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SOUTH 24 PGS., ALIPORE
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- (iii) The said Land is as on date recorded and classified as Sali land.
 - (iv) The Vendor is desirous to sell parts and portions of the Entire Land being ALL THAT the piece and parcel of land admeasuring 10 decimals out of 78decimals comprised in RS Dag No. 4830 and LR Dag No. 4850 under L.R Khatian No. 5367 at Mouza – Rasapunja, J.L No. 15, P.S – Bishnupur, District – South 24 Parganas, West Bengal (more fully described in the **Second Schedule** hereto and hereinafter referred to as the "said Land/Property")
- B. The Vendor hereby, further declares and represent to the Purchaser as under:-
- (i) The Vendor came to absolutely own and possess the said Land having free, good, clear and marketable title and that no person other than the Vendor has any right, title, interest in or claim over the said Land/Property.
 - (ii) There exists no acquisition/requisition proceedings pending or concluded before any Governmental/ Statutory authority, distress, court order or other attachment, charging order, garnishee order, recovery proceedings as arrears of land revenue, liens, charges, lispendens, clogs and hindrances, minor claims or otherwise, execution or other process which a court or recovery officer or similar body or authority may use to prejudice the marketability and clear title of the Purchaser after the execution of this Deed or create any restriction of any nature on the transfer of the said Property or any part thereof in the manner contemplated herein, with regard to payment of any debt, tax, maintenance, duty, cess or outstanding, of any nature whatsoever in respect of the said Property;
 - (iii) There are no pending disputes, actions, claims or demands with any third parties, including adjoining or neighbouring owners, with respect to the said Property or any boundary walls and fences, or with respect to any easement, right or means of access thereto or their use and occupation or in relation to any neighbouring properties or its use or occupation;



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SOUTH 24 PGS, ALIPORE
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- (iv) There is no other matter, which adversely affects the value or use of the said Property or its user or enjoyment or casts any doubt on the Vendor's rights over the said Property, and which has not been disclosed to the Purchaser;
- (v) That the Vendor has paid and/or shall pay all taxes, land revenues and other outgoings payable up to the date of execution of these presents;
- (vi) That the Vendor is a company duly organised, validly existing and in good standing under the applicable laws;
- (vii) That the Vendor has not entered into any Agreement for sale and transfer, nor the Vendor's have created any interest of a third party into or upon the said Property or any part or portion thereof;
- (viii) That the Vendor has good clear and marketable title to the said Property, free from all encumbrances, mortgages, charges, claims, demands, leases, tenancies, licenses, occupancy rights, trusts, debutter, waqf, prohibitions, restrictions, restrictive covenants, executions, acquisitions, requisitions, attachments, vesting, alignment, easements, lispendens, injunctions, vesting, court orders and liabilities whatsoever;
- (ix) That there are no insolvency notices or petitions or proceedings pending against the Vendor;
- (x) That the Vendor has not concealed or suppressed any material defect in the said Property;
- (xi) That the said Property or any part thereof is not affected and/or vested under any applicable ceiling laws including the Urban Land (Ceiling and Regulation) Act, 1976;
- * (xii) That no certificate proceeding and/or notice of attachment have been instituted and/or levied and/or served on the Vendor or their predecessors-in-title under any law including the Income Tax Act, 1961 and no notice has been served on the Vendor or their predecessors in title for the acquisition or



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requisition of the said Property or any part thereof under any law or Act and/or Rule and no suit(s) and/or proceeding(s) is or are pending in any Court of law affecting the said Property and/or any part thereof nor the same has been lying attached under any writ of attachment of any Court or Statutory Authority; and

(xiii) That there is no legal bar, impediment in holding and/or transferring or otherwise against the Vendor for selling the said Property to the Purchaser in the manner herein contained.

- C. Relying on the aforesaid representations made by the Vendor, the Purchaser have come forward to purchase for valuable consideration, the said Property and all other rights attached thereto free from all encumbrances and the Vendor and the Purchaser now wish to execute this Deed, to convey the said Property to the Purchaser on the terms and conditions set out hereunder.
- D. In pursuance of the aforesaid agreement the Vendor is executing this Deed in favour of the Purchaser.

NOW THIS DEED WITNESSETH as follows:-

- I. In pursuance of the aforesaid agreement and in consideration of the sum of **Rs. 10,30,000/- (Rupees Ten Lacs Thirty Thousand only)** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor being the full consideration money agreed to be paid (the receipt whereof the Vendor do hereby as also by the receipts and memos hereunder written admit and acknowledge to have been received and of and from the payment of the same and every part thereof do hereby acquit release and discharge the Purchaser as well as the said Property hereby absolutely and permanently sold transferred and conveyed), the Vendor do hereby indefeasibly grant, sell, transfer, convey, assign and assure to and unto the Purchaser absolutely and forever, at the request of the Purchaser, ALL THAT the piece and parcel of land admeasuring 10 decimals out of 78 decimals comprised in RS Dag No. 4830 and LR Dag No. 4850 under L.R Khatian No. 5367 at Mouza – Rasapunja, J.L No. 15, P.S –



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Bishnupur, District – South 24 Parganas (more fully described in the **Second Schedule** hereto) and hereinafter referred to as the “**said Property**”) out of the said Entire Land, Together With all benefits and advantages of ancient and other rights all yards courtyards areas sewers drains ways water courses ditches fences paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the said Property or any part or portion thereof belonging to or in anywise appertaining to or with the same or any part or portion thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertaining thereto And all the rights and properties hereby sold transferred and conveyed is hereinafter referred to as the said Property **AND** the reversion or reversions remainder or remainders and the rents issues and profits of the said Property and of any and every part thereof And all the legal incidences thereof And all the estate right title interest inheritance possession use trust property claims and demands whatsoever both at law and in equity of the Vendor into or upon and/or in respect of the said Property or any and every part or portion thereof herein comprised and hereby sold granted conveyed and transferred Together With all deeds pattahs muniments and evidences of title which in anywise exclusively relate to or concerning the said Property or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit both at law or in equity **TO HAVE AND TO HOLD** the said Property hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances whatsoever.

- II. The Recitals set forth hereinabove forms an integral part of this Deed.
- III. The Vendor declare, confirm and covenant with and represent and warrant to the Purchaser as under:-
 - (a) THAT notwithstanding any act deed matter or thing whatsoever by the Vendor done executed or knowingly suffered to the contrary the Vendor at



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the time of execution of these presents are the absolute and lawful owner of and/or otherwise well and sufficiently entitled to the said Property hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void and the same;

- (b) THAT the Vendor now have valid legal right full and absolute power to grant sell convey transfer assure and assign the said Property and/or the right title interest into or upon the said Property hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner as aforesaid;
- (c) THAT the Purchaser shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the said Property and receive and take the rents issues and profits thereof without any lawful eviction interruption claims or demands whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or from under or in trust for any of their predecessors in title or any one of them;
- (d) THAT all rates taxes and other impositions and/or outgoings payable in respect of the said Property up to the date of execution of these presents as and when assessed by any of the authorities concerned shall be payable by the Vendor and those relating to the period subsequent to the date of execution of these presents shall be payable by the Purchaser;
- (e) THAT no certificate proceedings and/or notice of attachment is subsisting under the Income Tax Act, 1961 against Vendor and/or the said Property;
- (f) THAT no acquisition and/or requisition have been initiated or pending over and in respect the said Property or any part or portion thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or Rules made or framed there under;



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- (g) THAT the Vendor and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever or howsoever into or upon the said Property or any part or portion thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make do acknowledge and execute all such further and lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said Property and every part or portion thereof unto and to the use of the Purchaser as shall or may be reasonably required;
 - (h) That the Vendor has handed over all relevant original/copies documents, revenue records, tax paid receipts, etc. pertaining to the said Property on the date of execution of these presents to the Purchaser. The Vendor further agree and undertake to handover such original documents as may be requisitioned by the Purchaser or that may be subsequently found to be in the possession and/or the custody of the Vendor; and
 - (i) That the Vendor undertakes to co-operate with the Purchaser and provide necessary support and sign and execute all or any documents so as to enable the Purchaser to get all concerned government records duly transferred in its name and to reflect the names of the Purchaser as the owner of the said Property in all concerned government records.
- IV. On or before execution here of the Vendor has put the Purchaser in quiet, vacant and peaceful physical possession of the said Property, the receipt whereof the Purchaser and each of them do hereby admit, acknowledge and confirm, and it shall be lawful for the Purchaser from time to time or at all times thereafter to peacefully and quietly hold, occupy, possess and enjoy the said Property hereby transferred, granted and assured for their use and benefit without any suit, lawful eviction, interruption, claim, objection and/or demand whatsoever, from or by the Vendor or their respective successors or from any person lawfully or equitably claiming or to claim by, from under or in trust for them.



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05 JUL 2022

THE FIRST SCHEDULE ABOVE REFERRED TO:

("the said Entire Land")

ALL THAT entire piece and parcel of land having an area of 78 decimals comprised in RS Dag No. 4830 and LR Dag No. 4850 under L.R Khatian No. 5367 at Mouza – Rasapunja, J.L No. 15, P.S – Bishnupur, District – South 24 Parganas, West Bengal and delineated on the plan annexed hereto and butted and bounded as follows:

NORTH : By R.S Dag No. 4831, 4832 & 4837
 SOUTH : By L.R Dag No. 4861 & 4862
 EAST : By R.S Dag No. 4838 & 4839
 WEST : By L.R Dag No. 4849

THE SECOND SCHEDULE ABOVE REFERRED TO:

("the said Property/Land")

ALL THAT the piece and parcel of land admeasuring 10 decimals out of 78 decimals comprised in RS Dag No. 4830 and LR Dag No. 4850 under L.R Khatian No. 5367 at Mouza – Rasapunja, J.L No. 15, P.S – Bishnupur, District – South 24 Parganas

[FOLLOWING PAGES ARE EXECUTION PAGES]



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS., ALIPORE
05 JUL 2022

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

EXECUTED AND DELIVERED by the VENDOR

Above named at Kolkata in the presence of:

1. Somnath Chatterjee
S.C.R. Ave, K01-72

2. Pranava Das
85A Sarat Bose Road
K-26

For BENGAL SALARPURIA EDEN
INFRASTRUCTURE DEVELOPMENT CO. (P) LTD.

Chandra

Director

EXECUTED AND DELIVERED by the PURCHASER

Above named at Kolkata in the presence of:

1. Somnath Chatterjee

2. Pranava Das

For Virupaksh Developers LLP

Prad
Authorised Signatory

Drafted by me

Abhishek Roy
Advocate

Abhishek Roy
Advocate

Alipore Judges Court
Enrollment No F/2047/1780/2019



DISTRICT SUB REGISTRAR-IN
SOUTH 24 PGS., ALIPORE
05 JUL 2022

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the agreed sum of Rs. **10,30,000/-** (**Rupees Ten Lacs Thirty Thousand**) only towards the full consideration money of this Deed, as per Memo below:-

SL. NO.	By or out of Cash/ Cheque Number	Date	Bank, Branch	Amount (in Rupees)
1.	000002	28/06/2022	Bank of Baroda, R N Mukherjee Road	10,30,000/-
Total=				10,30,000/-

(Rupees Ten Lacs Thirty Thousand only)

WITNESSES:

1. *Somesh Chatterjee*

2. *Binay Kumar Das*

For BENGAL SALARPURIA EDEN
INFRASTRUCTURE DEVELOPMENT CO. (P) LTD.

Chandana

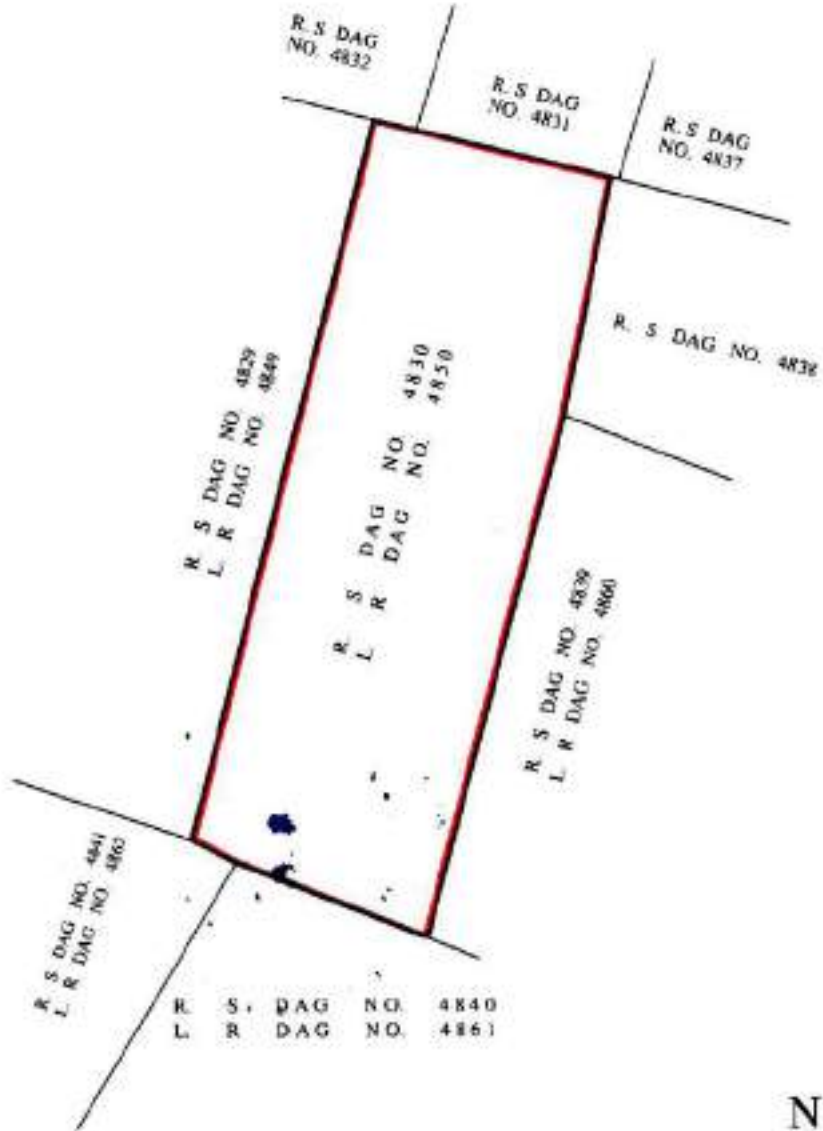
Director

SIGNATURE OF THE VENDOR

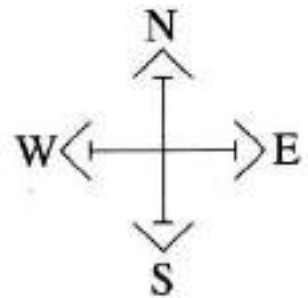


DISTRICT SUB REGISTRAR-III
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Plan for RS Dag No. 4830 and LR Dag No. 4850 LR Khatian No. 5367 having land area 10 Decimal at Mouza - Raspunja, J.L No. 15, P.S - Bishnupur, District - South 24 Parganas, West Bengal.



NORTH: By R.S DAG NO. 4831, 4832 & 4837
 SOUTH: By L.R DAG NO. 4861 & 4862
 EAST: By R.S Dag No. 4838 & 4839
 WEST: By L.R Dag No. 4849



For BENGAL SALARPURIA EDEN
 INFRASTRUCTURE DEVELOPMENT CO. (P) LTD.

Chandana
 Director

For Virupaksh Developers LLP

[Signature]
 Authorized Signatory



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
05 JUL 2022

SPECIMEN FORM FOR TEN FINGERPRINTS



<i>Alondra</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Raul</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Rajon Komen Best</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
05 JUL 2022

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAVFX1010E

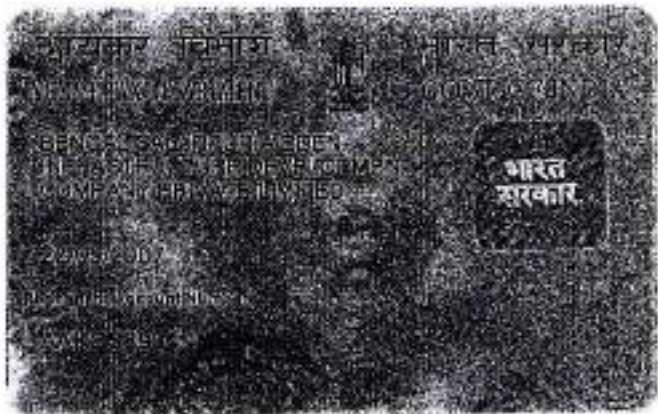


TIN/ Name
VIRUPAKSHI DEVELOPERS LLP

दिनांक / वर्ष की शुरुआत
Date of Incorporation / Financial Year
13/01/2025

22/1/2025







आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

1. आयकर खाता नंबर
2. Permanent Account Number Card
AHMFC 590C

नाम / Name
VIJAY CHANDAK

पिता का नाम / Father's Name
PRAKASH CHANDRANATHAN

जन्म तिथि / Date of Birth
01/03/1987




भारत सरकार
Unique Identification Authority of India
Government of India

आयकर खाता / Enrolment No : 2016/00594/32617

To
Vijay Chandak
विजय चंद्रक
S/O: Prakash Chand Chandak
49
Dum Dum Road
Near Northheel
Kolkata
South Dum Dum (m)
Northheel North 24 Parganas North 24 Parganas,
West Bengal - 700074
9831938918

18/09/2017



KA00193247FH

30193247



आपका आधार क्रमांक / Your Aadhaar No. :

5138 5875 4991

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

विजय चंद्रक
Vijay Chandak

जन्म तिथि / DOB: 01/03/1987

पुरुष / Male

5138 5875 4991



मेरा आधार, मेरी पहचान



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANJIB PAUL
SHYAM SUNDAR PAUL
14/01/1975
Permanent Account Number
ASUPP4633N



Paul
Signature

14/01/1975





भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

संज्ञक क्रम / Enrolment No.: 1007/60802/00160

To
सजीब पाल
Sanjib Paul
S/O Shyam Sundar Paul
SOLUA AZADHIND GARH
POST-RAJARHAT GOPALPUR
NEAR SOLUA NABARUN SANGHA CLUB
Rajarhat
North Twenty Four Parganas West Bengal - 700136

Download Date: 08/11/2017

Generation Date: 30/07/2011



आपका आधार क्रमांक / Your Aadhaar No. :

2957 6864 8009

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



सजीब पाल
Sanjib Paul
जन्म तिथि/DOB: 14/01/1975
पुरुष/ MALE

2957 6864 8009

मेरा आधार, मेरी पहचान



GOVERNMENT OF INDIA



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:

S/O Shyam Sundar Paul, SOLUA AZADHIND GARH, NEAR SOLUA NABARUN SANGHA CLUB, POST-RAJARHAT GOPALPUR, Rajarhat, North Twenty Four Parganas, West Bengal - 700136

2957 6864 8009

भारत

GOVERNMENT OF INDIA

GOVERNMENT OF INDIA





ଭାରତୀୟ ସରକାରଙ୍କ ଦ୍ୱାରା ପ୍ରଦତ୍ତ ଆଧାରକାର୍ଡ

ଭାରତ ସରକାର
Unique Identification Authority of India
Government of India

ନାମାଙ୍କନ କ୍ରମିକ / Enrolment No.: 1412/40015/00215

To
ଡିପେଟ୍ଟ ଚୁନାବ ଚାର୍ଜ
Ranjan Kumar Rout
S/O Ranakanta Rout
Chandisingpur
Kakhra
Baleswar Odisha - 756039
9511211510

Generated Date: 14/09/2017 Generation Date: 14/09/2017

Signature valid



ଆପଣଙ୍କ ଆଧାର ବଂଶୀ / Your Aadhaar No. :

7539 7980 6610

ମୋ ଆଧାର, ମୋ ପରିଚୟ



GOVERNMENT OF INDIA
Government of India



ଡିପେଟ୍ଟ ଚୁନାବ ଚାର୍ଜ
Ranjan Kumar Rout
ଜନ୍ମ ତାରିଖ / DOB: 05/03/1982
ପୁରୁଷ / MALE

7539 7980 6610

ମୋ ଆଧାର, ମୋ ପରିଚୟ





Government of India

AADHAAR

ସୂଚନା

- ଆଧାର ପରିଚୟ ପ୍ରମାଣ ଅଟେ, ନାଗରିକତାର ନୁହେଁ
- ପରିଚୟ ପ୍ରତିଷ୍ଠା ପାଇଁ ଆଧାରକୁ ଉପଯୋଗୀ କରିବାକୁ
- ଏହା ଇଲେକଟ୍ରୋନିକ ପ୍ରକାଶିତ ଓ ଭବିଷ୍ୟତରେ ସେବା ପାଇଁ ସହାୟକ ହେବ ।

INFORMATION

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- To establish identity, authenticate online.
- This is electronically generated letter.

- ଆଧାର ସମସ୍ତଠାରେ ବୈଧ ।
- ଭବିଷ୍ୟତରେ ଏହି ଆଧାର, ସମସ୍ତ ସେବା ପାଇଁ ସହାୟକ ହେବ ।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



Government of India

Address:
S/O Ramakanta Rout,
Chandsingpur, Baleswar,
Odisha - 756039



7539 7980 6610

Major Information of the Deed

Deed No :	I-1603-10456/2022	Date of Registration	08/07/2022
Query No / Year	1603-2001964104/2022	Office where deed is registered	
Query Date	28/06/2022 5:12:10 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	RANJAN ROUT 85A, Sarat Bose Road, Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 6291414185, Status :Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 10,30,000/-	Rs. 11,25,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 33,870/- (Article:23)	Rs. 11,296/- (Article:A(1), E)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Raspunj, JI No: 15, Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4850 (RS :-)	LR-5367	Bastu	Shali	10 Dec	10,30,000/-	11,25,000/-	
Grand Total :					10Dec	10,30,000 /-	11,25,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	BENGAL SALARPURIA EDEN INFRASTRUCTURE DEVELOPMENT COMPANY PRIVATE LIMITED 7,Chittaranjan Avenue,3rd Floor, City:- , P.O:- Princep Street, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700072 , PAN No.:: aaxxxxx4n,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	VIRUPAKSH DEVELOPERS LLP 5,Chittaranjan Avenue,1st Floor, City:- , P.O:- Princep Street, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr VISHAL CHANDAK (Presentant) Son of Mr Prakash Chand Chandak 40,Dum Dum Road,Near Motijheel South Dum Dum, City:- , P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700035, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ahxxxxxx0c, Aadhaar No: 51xxxxxxxx4991 Status : Representative, Representative of : BENGAL SALARPURIA EDEN INFRASTRUCTURE DEVELOPMENT COMPANY PRIVATE LIMITED (as Director)
2	Mr SANJIB PAUL Son of Late Shyam Sundar Paul Solua Azadhind Garh,near Solua Nabarun Sangha Club, City:- , P.O:- Rajarhat Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ASxxxxxx3N, Aadhaar No: 29xxxxxxxx8009 Status : Representative, Representative of : VIRUPAKSH DEVELOPERS LLP (as Authorized Signatory)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RANJAN KUMAR ROUT Son of Late Ramakanta Rout Chandisingh Pur, Kakhra, City:- , P.O:- Kakhra, P.S:-BHOGRAI, District:- Baleshwar, Orissa, India, PIN:- 756039			

Identifier Of Mr VISHAL CHANDAK, Mr SANJIB PAUL

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	BENGAL SALARPURIA EDEN INFRASTRUCTURE DEVELOPMENT COMPANY PRIVATE LIMITED	VIRUPAKSH DEVELOPERS LLP-10 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Raspunj, JI No: 15, Pin Code : 700104

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4850, LR Khatian No:- 5367	Owner:বেঙ্গল সালারপুরিয়া ইডেন , Gurdian:ইনফ্রাস্ট্রাকচার ডেভলপমেন্ট কো:প্রা:লি:, Address:ডিরেক্টর-আনন্দ প্রকাশ, 7, চিত্তরঞ্জন এভিনিউ, কলিকাতা-72 , Classification:শালি, Area:0.78000000 Acre,	BENGAL SALARPURIA EDEN INFRASTRUCTURE DEVELOPMENT COMPANY PRIVATE LIMITED

On 04-07-2022

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 11,25,000/-



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

On 05-07-2022

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

Presented for registration at 16:16 hrs on 05-07-2022, at the Private residence by Mr VISHAL CHANDAK ..

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

Execution is admitted on 05-07-2022 by Mr SANJIB PAUL, Authorized Signatory, VIRUPAKSH DEVELOPERS LLP (LLP), 5,Chittaranjan Avenue,1st Floor, City:- , P.O:- Princep Street, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001

Identified by Mr RANJAN KUMAR ROUT, . . Son of Late Ramakanta Rout, Chandisingh Pur, Kakhra, P.O: Kakhra, Thana: BHOGRAI, , Baleshwar, ORISSA, India, PIN - 756039, by caste Hindu, by profession Service

Execution is admitted on 05-07-2022 by Mr VISHAL CHANDAK, Director, BENGAL SALARPURIA EDEN INFRASTRUCTURE DEVELOPMENT COMPANY PRIVATE LIMITED, 7,Chittaranjan Avenue,3rd Floor, City:- , P.O:- Princep Street, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700072

Identified by Mr RANJAN KUMAR ROUT, . . Son of Late Ramakanta Rout, Chandisingh Pur, Kakhra, P.O: Kakhra, Thana: BHOGRAI, , Baleshwar, ORISSA, India, PIN - 756039, by caste Hindu, by profession Service



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

On 07-07-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 11,296/- (A(1) = Rs 11,250/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 11,264/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/07/2022 4:28PM with Govt. Ref. No: 192022230064007581 on 02-07-2022, Amount Rs: 11,264/-, Bank: Bank of Boroda (BARBOINDIAE), Ref. No. 1292850297 on 02-07-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 33,770/- and Stamp Duty paid by online = Rs 33,770/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/07/2022 4:28PM with Govt. Ref. No: 192022230064007581 on 02-07-2022, Amount Rs: 33,770/-, Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 1292850297 on 02-07-2022, Head of Account 0030-02-103-003-02



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

On 08-07-2022

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 11,296/- (A(1) = Rs 11,250/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 33,770/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 352593, Amount: Rs.100/-, Date of Purchase: 04/07/2022, Vendor name: S Das



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 398659 to 398684
being No 160310456 for the year 2022.



Dhar

Digitally signed by Debasish Dhar
Date: 2022.07.21 12:14:03 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/07/21 12:14:03 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)