

01/14/21 VC-2901/21

T 10945/2021



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

60AB 778896
 Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are part of this document.

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 28th day of October, 2021

BY AND BETWEEN:

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 and (2) **MATHURANARESH APARTMENTS PVT. LTD. (PAN AAGCM4891G)**, 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 **SOHAN JHA (PAN AJXPJ5695A & AADHAAR No. 2634 9264 4121)**, son of Mayanand Jha, residing at 2H/3A Ghore Bibi Lane, P.O: Kankurgachi & P.S: Phoolbagan, Kolkata- 700 054, hereinafter collectively referred to as the “**VENDORS**” (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**

District Sub-Register
 Alipore, South 24-parganas

29.10.21
 652
 6-2/22-3/20

PRABHAKAR DAS
 S/o Mr. S. Das
 Vill- Nabagram, Gyanpur
 P.O. Nabagram, P.S. Ghughudanga
 Dist. Howrah, Pin- 711312

78714

D. Chowdhury (Adv.)
Alipore Judges Court
Kolkata - 27
Kolkata Collectorate
1, Netaji Subhas Rd.
Kolkata
Date.....

27 AUG 2021

Amal Kr. Saha
Licensed Stamp
Vendor

Choudace

8126

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

Choudace

Director

VISHAL CHANDAK

8123

For Mathuranarash Apartments Pvt. Ltd.

Sohan Saha

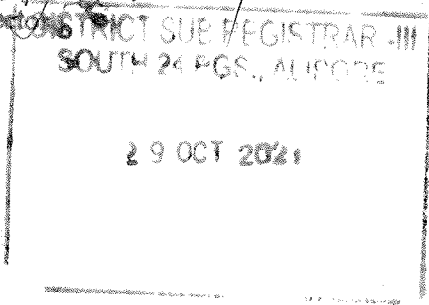
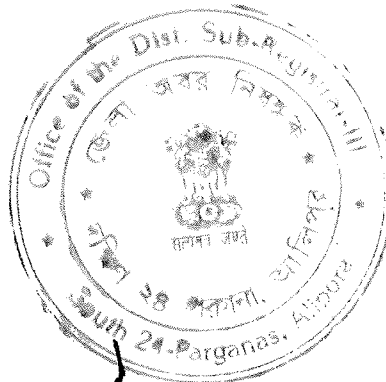
Authorized Signatory/Director

8124

For Visvottama Abasan Pvt. Ltd.

Somenath Banerjee

Director



8128

Praavakar Das

PRAVAKAR DAS
S/o Mr. S. Das
VIII- Nabagram, Shyampur
P.O.- Nabagram, P.S.-Shyampur
Dist.- Howrah, Pin- 711315

AND

VISVOTTAMA ABASAN PRIVATE LIMITED (PAN AAGCV5841B), a company within the meaning of the Companies Act, 1956 having its registered office situated at 7, Chittaranjan Avenue 1st Floor, P.O: Princep Street & P.S: Bowbazar PS, Kolkata – 700 072 and represented by its Authorised Signatory **SOMENATH CHATTERJEE (PAN APAPC8577P & AADHAAR No. 4069 2352 9636)**, son of Late Amulya Ratan Chatterjee, residing at 2/1, Ramkrishna Pally, P.O: Bhadreswar, & P.S: Bhadreswar, Hooghly - 712124, 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 Vendors and each one of them has, represented to the Purchaser that:

- (i) the Vendors are jointly the lawful owner of ALL THAT the entire piece and parcel of land having 61 decimals (Vendor No. 1 is entitled to 24.40 decimals & Vendor No. 2 is entitled to 36.60 decimals) comprised in RS Dag No. 4815 and LR Dag No. 4835 under L.R Khatian Nos. 5367 & 5626 at Mouza – Rashpunja, P.S – Bishnupur, District – South 24 Parganas, West Bengal (more fully described in the **First Schedule** hereto and as demarcated and delineated on the plan annexed hereto and hereinafter referred to as the "**said Entire Land**").
- (ii) the said Entire Land was recorded/mutated in the name of the Vendors by the concerned BL&LRO.
- (iii) The said Land is as on date recorded and classified as sali land.
- (iv) The Vendor No. 1 is desirous to sell out if its own share:

ALL THAT piece and parcel of land having an area of 4.4 decimals out of 61 decimals under L.R Khatian No. 5367

The Vendor No. 2 is desirous to sell out of its own share:

ALL THAT piece and parcel of land having an area of 5.6 decimals out of 61 decimals under L.R Khatian No. 5626

aggregating to a total of 10 decimals comprised in RS Dag No. 4815 and LR Dag No. 4835 at Mouza – Rashpunja, 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 Vendors hereby, further declare and represent to the Purchaser as under:-



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- (i) The Vendors came to absolutely own and possess the said Land having free, good, clear and marketable title and that no person other than the Vendors 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, lispensens, 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;
- (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 Vendors rights over the said Property, and which has not been disclosed to the Purchaser;
- (v) That the Vendors have 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 Vendors are companies duly organised, validly existing and in good standing under the applicable laws;
- (vii) That the Vendors have not entered into any Agreement for sale and transfer, nor the Vendors have created any interest of a third party into or upon the said Property or any part or portion thereof;
- (viii) That the Vendors have 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, lispensens, injunctions, vesting, court orders and liabilities whatsoever;



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- (ix) That there are no insolvency notices or petitions or proceedings pending against the Vendors;
 - (x) That the Vendors have 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 Vendors or their predecessors-in-title under any law including the Income Tax Act, 1961 and no notice has been served on the Vendors or their predecessors in title for the acquisition or 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 Vendors for selling the said Property to the Purchaser in the manner herein contained.
- C. Relying on the aforesaid representations made by the Vendors, the Purchaser has come forward to purchase for valuable consideration, the said Property and all other rights attached thereto free from all encumbrances and the Vendors 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 Vendors are executing this Deed in favour of the Purchaser.

NOW THIS DEED WITNESSETH as follows:-

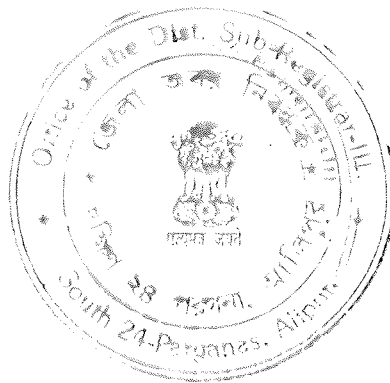
In pursuance of the afore stated agreement and in consideration of the sum of **Rs. 10,15,000/- (Rupees Ten Lacs Fifteen Thousand only)** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendors being the full consideration money agreed to be paid and appropriated amongst the Vendors as shown in the memo hereunder (the receipt whereof the Vendors 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 No. 1 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 piece and parcel of land having an area



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of 4.4 decimals out of 61 decimals under L.R Khatian No. 5367 and the Vendor No. 2 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 piece and parcel of land having an area of 5.6 decimals out of 61 decimals under L.R Khatian No. 5626, aggregating to a total of 10 decimals comprised in RS Dag No. 4815 and LR Dag No. 4835 at Mouza – Rashpunja, P.S – Bishnupur, District – South 24 Parganas, West Bengal (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 Vendors 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 Vendors or any person or persons from whom the Vendors 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.

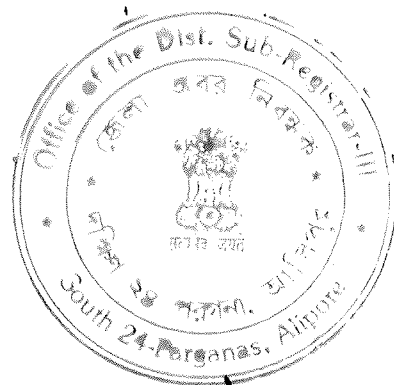
- I. The Recitals set forth hereinabove forms an integral part of this Deed.
- II. The Vendors and each one of them declare, confirm and covenant with and represent and warrant to the Purchaser as under:-
 - (a) THAT notwithstanding any act deed matter or thing whatsoever by the Vendors done executed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



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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 Vendors 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 Vendors or any person or persons lawfully or equitably claiming from under or in trust for the Vendors 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 Vendors 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 Vendors 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 thereunder;
- (g) THAT the Vendors 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 Vendors 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 Vendors have handed over all relevant original/copies documents, revenue records, tax paid receipts, etc. pertaining to the



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said Property on the date of execution of these presents to the Purchaser. The Vendors 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 Vendors; and

- (i) That the Vendors 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 hereof the Vendors 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 Vendors or their respective successors or from any person lawfully or equitably claiming, or to claim by, from under or in trust for them.

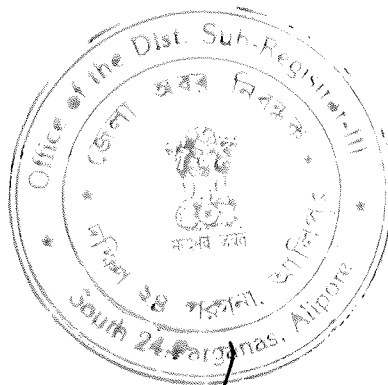
THE FIRST SCHEDULE ABOVE REFERRED TO:
("the said Entire Land")

ALL THAT entire piece and parcel of land having an area of 61 decimals comprised in RS Dag No. 4815 and LR Dag No. 4835 at Mouza – Rashpunja, P.S – Bishnupur, District – South 24 Parganas, West Bengal and delineated on the plan annexed hereto and butted and bounded as follows:

NORTH: By L.R Dag No. 4834
SOUTH: By L.R Dag No. 4836, 4837 & 4838
EAST: By L.R Dag No. 4846 & 4839
WEST: By L.R Dag No. 4832

THE SECOND SCHEDULE ABOVE REFERRED TO:
("the said Property/Land")

ALL THAT undivided piece and parcel of land having an area of 4.4 decimals out of 61 decimals under L.R Khatian No. 5367

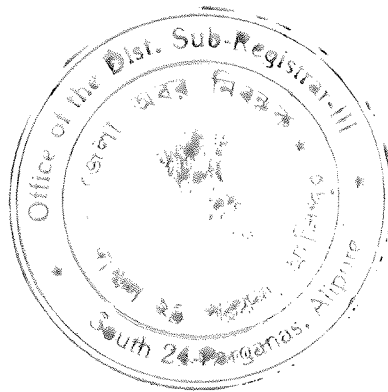


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ALL THAT undivided piece and parcel of land having an area of 5.6 decimals out of 61 decimals under L.R Khatian No. 5626

aggregating to a total of 10 decimals comprised in RS Dag No. 4815 and LR Dag No. 4835 at Mouza – Rashpunja, P.S – Bishnupur, District – South 24 Parganas, West Bengal

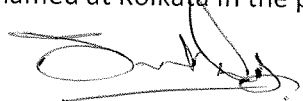
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DISTRICT S.M. REGISTRAR-III
SOUTH 24 PARG., ALIPORE
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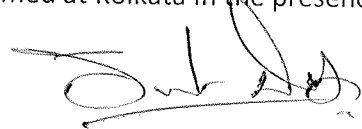
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and signatures the day month and year first above written.

EXECUTED AND DELIVERED by the VENDORS abovenamed at Kolkata in the presence of:


S.C.A. Aye
Kolkata-72

✓ Anup Ghosh
85A, Sankar Bose Rd
Kolkata-26

EXECUTED AND DELIVERED by the PURCHASER abovenamed at Kolkata in the presence of:



Anup Ghosh

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



Director

For Mathuraanish Apartments Pvt. Ltd.


Authorised Signatory/Director

For Visvottama Abasan Pvt. Ltd.


Director


Abhishek Roy
Advocate
Alipore Judges Court
Enrollment No. F/2047/1780/2019



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MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the agreed sum of Rs. **10,15,000/-** (Rupees Ten Lacs Fifty Thousands) 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.	315078	25/10/2021	The Federal Bank Limited, Kolkata/C.R Avenue Branch	4,46,600/-
2.	315079	28/10/2021	The Federal Bank Limited, Kolkata/C.R Avenue Branch	5,68,400/-
Total				10,15,000

WITNESSES :

1.


S.C.A. Bhowmik
Kolkata

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


Director

For Madhuransh Apartments Pvt. Ltd.


Authorised Signatory/Director

2. 

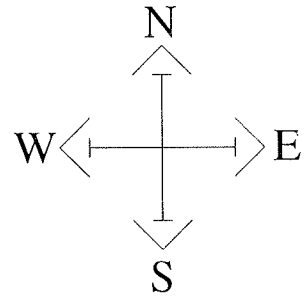
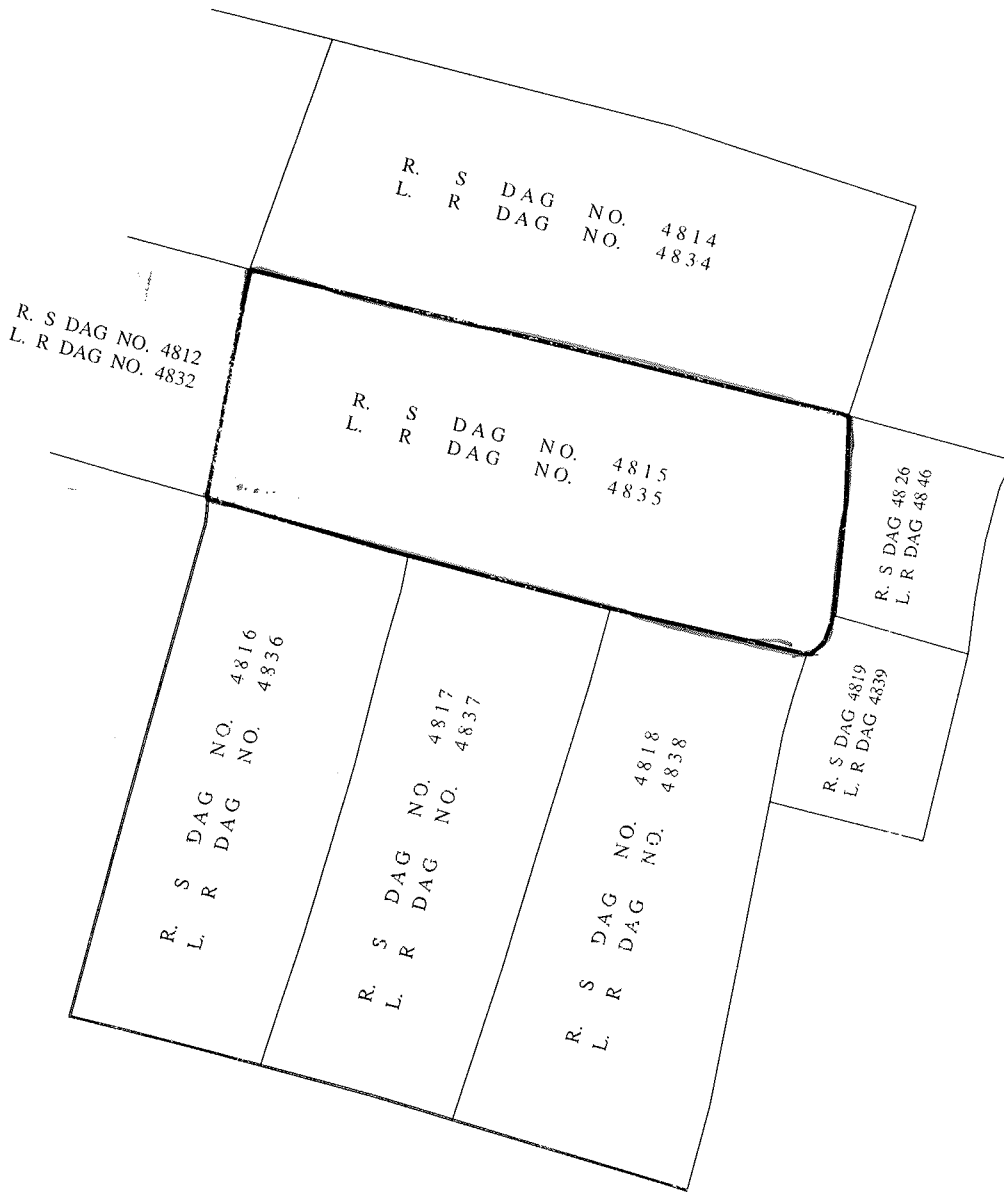
SIGNATURE OF THE VENDORS



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

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Plan for RS Dag No. 4815 and LR Dag No. 4835 under L.R Khatian No. 5367 at Mouza - Rashpunja, P.S - Bishnupur, District - South 24 Parganas, West Bengal



NORTH: By L.R Dag No. 4834
 SOUTH: By L.R Dag No. 4836, 4837 & 4838
 EAST: By L.R Dag No. 4846 & 4839
 WEST: By L.R Dag No. 4832

For Matheran. Pvt. Ltd

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

Chandace
 Director

Sohan Jha
 Authorised Signatory/Director

For Visvottama Abasan Pvt. Ltd.

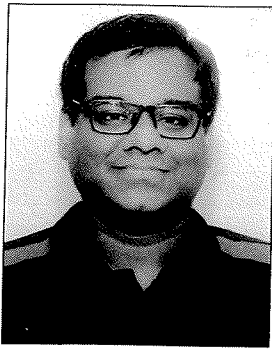
Somenath Chatterjee
 Director



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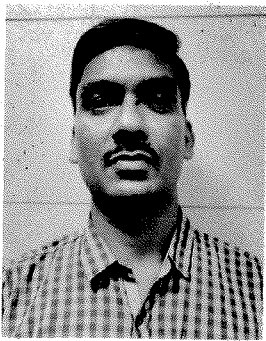
DISTRICT SUB REGISTRAR -III
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29 OCT 2021

SPECIMEN FORM FOR TEN FINGERPRINTS



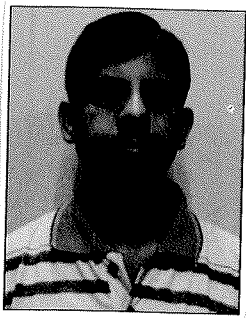
Chandrasekar

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



Sohan Jha

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



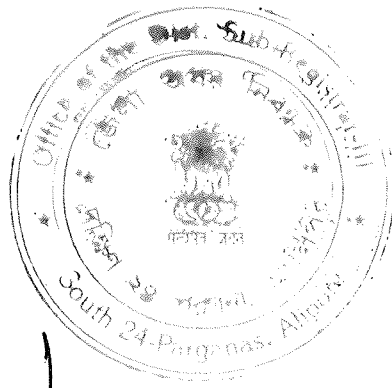
Somenath Chinnjee

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



Prakashan Das

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

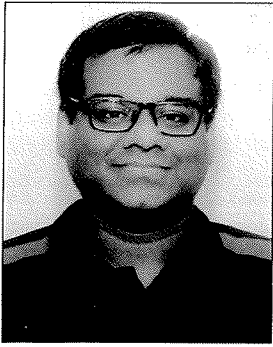


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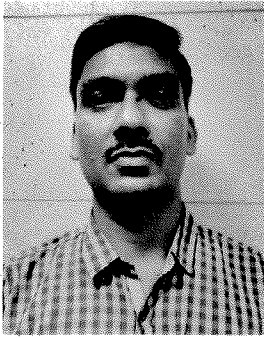
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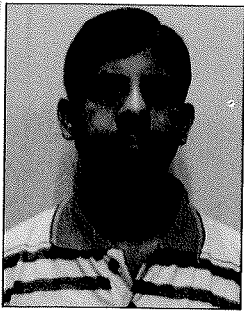
SPECIMEN FORM FOR TEN FINGERPRINTS



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



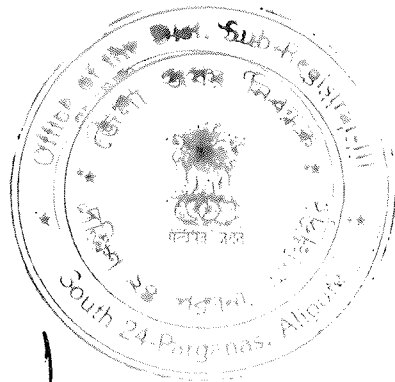
<i>Sohan Jha</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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



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

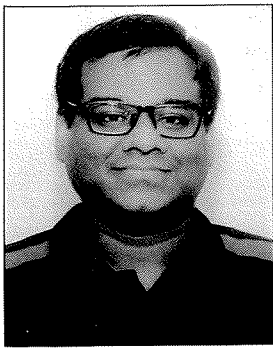


DISTRICT SUB REGISTRAR -III
SOUTH 24 PGS. ALIPORE

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SPECIMEN FORM FOR TEN FINGERPRINTS



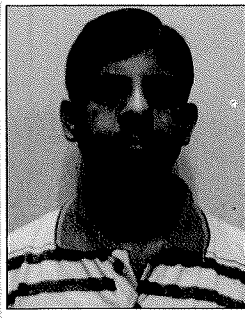
Chandrasekar

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



Sohan Jha

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
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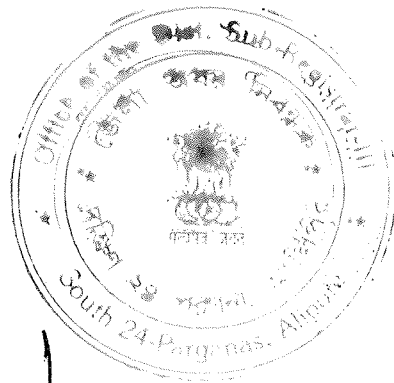
Somenjit Chatterjee

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



Prakashan Das

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

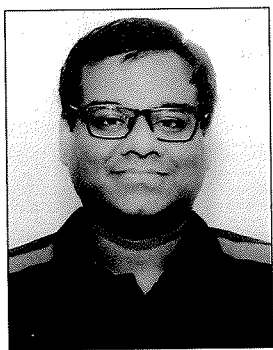


DISTRICT SUB REGISTRAR -III
SOUTH 24 PGS. ALIPORE

09 OCT 2021

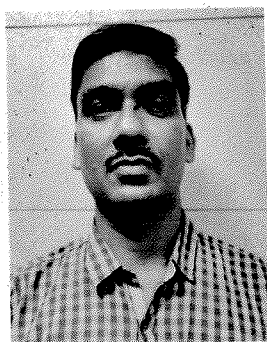
09 OCT 2021

SPECIMEN FORM FOR TEN FINGERPRINTS



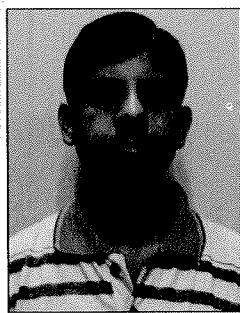
Chandan

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



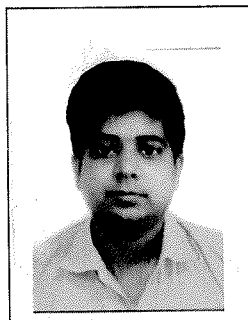
Sohan Jha

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



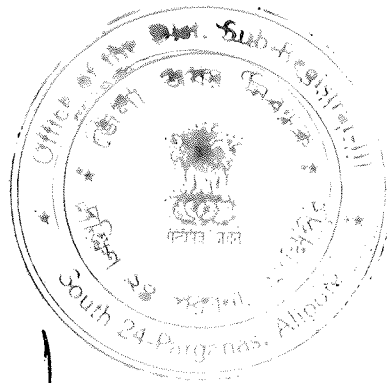
Somesh Chimerjee

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



Prakashan Das

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



DISTRICT SUB REGISTRAR -III
SOUTH 24 PGS. ALIPORE

20 OCT 2021

20 OCT 2021

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

BENGAL SALARPURIA EDEN
INFRASTRUCTURE DEVELOPMENT
COMPANY PRIVATE LIMITED

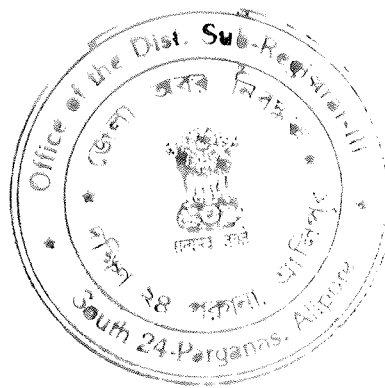


22/05/2007

Permanent Account Number

AAKCS8904N

17052008



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MATHURANARESH APARTMENTS
PRIVATE LIMITED

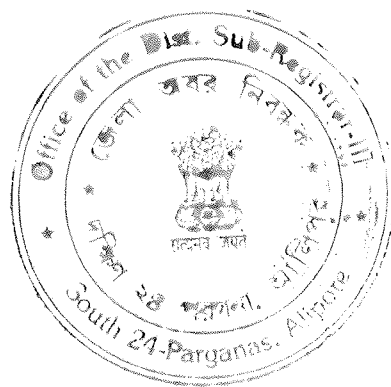


19/04/2010

Permanent Account Number

AAGCM4891G

17052010



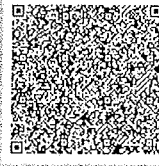
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAGCV5841B



TIN / Name
VISVOTIAMA ABASAN PRIVATE LIMITED

2009/016

सिद्धि/मूलांक तिथि
Date of Issuance/Date of Issuance
20/09/2012





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

नामांकन क्रम/ Enrolment No.: 2016/00594/33617

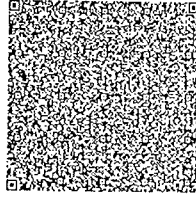
To
विशाल चंदक
Vishal Chandak
S/O: Prakash Chand Chandak
40
Dum Dum Road
Kolkata
Near Motijheel
South Dumdum (m)
Motijheel
North 24 Parganas West Bengal - 700074
9831936916

Download Date: 04/10/2018

Generation Date: 29/05/2017

Validity unknown

Display
UNIQUE IDENTIFICATION
AUTHORITY
Date: 2016/05/29 11:54:07
03



QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :

XXXX XXXX 4991

VID : 9135 6137 8502 2409

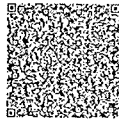
मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



विशाल चंदक
Vishal Chandak
जन्म तिथि/DOB: 03/03/1987
पुरुष/ MALE



XXXX XXXX 4991

VID : 9135 6137 8502 2409

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.

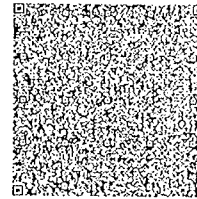
- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
आत्मज: प्रकाश चंद चंदक, 40, डम डम रोड, कोलकाता,
मोटिजील के पास, साउथ दुमदुम (एम), नॉर्थ 24 परगानास,
वेस्ट बंगाल - 700074

Address:
S/O: Prakash Chand Chandak, 40, Dum
Dum Road, Kolkata, Near Motijheel, South
Dumdum (m), North 24 Parganas,
West Bengal - 700074



QR Code with Photograph

XXXX XXXX 4991

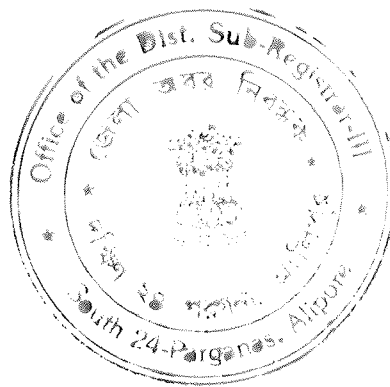
VID : 9135 6137 8502 2409



भारत सरकार
Government of India



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



आयकर विभाग

INCOME TAX DEPARTMENT

VISHAL CHANDAK

PRAKASH CHAND CHANDAK

03/03/1987

Personal Account Number

AHMPC7590C

Chandak

Signature



भारत सरकार

GOVT. OF INDIA







भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No 1007/60802/00161

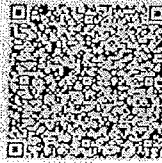
26/08/2011

To,
सोहन झा
Sohan Jha
S/O Mayanand Jha
2H/3A,
GHORE BIBI LANE
PHOOLBAGAN
Kankurgachi S.O.
Kankurgachi Kolkata
West Bengal 700054
9874237087

Ref: 1155 / 22E / 116683B / 1166988 / P



UE5096031261N



आपका आधार क्रमांक / Your Aadhaar No. :

2634 9264 4121

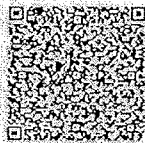
आधार — आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA

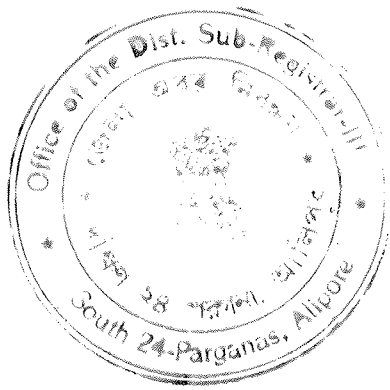


सोहन झा
Sohan Jha
जन्म वर्ष / Year of Birth : 1986
पुरुष / Male



2634 9264 4121

आधार — आम आदमी का अधिकार



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

SOHAN JHA

MAYANAND JHA

14/11/1986

Permanent Account Number

AJXPJ5695A

Sohan Jha
Signature



2005





सत्यमेव जयते
भारत सरकार



आधार

भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No. : 0653/49136/00417

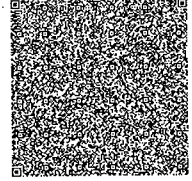
To
Somenath Chatterjee

C/O: Amulya Ratan Chatterjee,
2/1, Ramkrishna Pally,
VTC: Bhadreswar M, PO: Bhadreswar,
Sub District: Hooghly, District: Hooghly,
State: West Bengal, PIN Code: 712124,
Mobile: 8420014034

34307450



KF343074508FI



आपका आधार क्रमांक / Your Aadhaar No. :

4069 2352 9636

मेरा आधार, मेरी पहचान



भारत सरकार

सत्यमेव जयते



आधार

Issue Date: 26/09/2013



Somenath Chatterjee

DOB: 01/04/1972

Male

4069 2352 9636

मेरा आधार, मेरी पहचान



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

SOME NATH CHATTERJEE

AMULYA RATAN CHATTERJEE

01/04/1972

Permanent Account Number
APAPG8577P

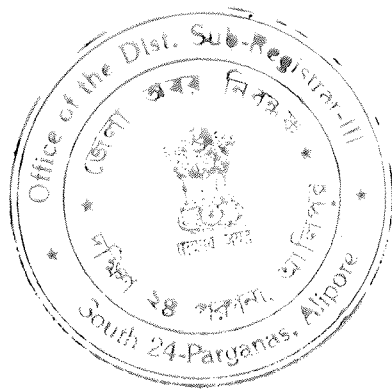
Some Nath

Chatterjee

Signature



010601010101





ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD



নির্বাচকের নাম : প্রজাকর দাস

XXXXX

পিতার নাম : শংকর দাস

Father's Name : Shankar Das

লিঙ্গ/Sex : পুরুষ/M

জন্ম তারিখ
Date of Birth : 01/05/1991

YTZ1066429

XXXXX
XXXXX

Address
XXXXX
SHYAMPUR, HOWRAH 711315

Date: 28/09/2010

XXXXX

Registration Officer for
176-Gubera Dakshin Constituency

XXXXX
XXXXX
XXXXX



Major Information of the Deed

Deed No :	I-1603-10945/2021	Date of Registration	02/11/2021
Query No / Year	1603-2002223130/2021	Office where deed is registered	
Query Date	27/10/2021 1:34:39 PM	1603-2002223130/2021	
Applicant Name, Address & Other Details	PRAVAKAR DAS 85A, Sarat Bose Road, Jyoti Vihar, 3rd Floor, Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 7501785960, 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. 10,15,000/-	Rs. 11,25,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 33,780/- (Article:23)	Rs. 11,296/- (Article:A(1), E, M(b), H)		
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-4835 (RS :-)	LR-5367	Bastu	Shali	4.4 Dec	4,46,600/-	4,95,000/-	
L2	LR-4835 (RS :-)	LR-5626	Bastu	Shali	5.6 Dec	5,68,400/-	6,30,000/-	
		TOTAL :			10Dec	10,15,000 /-	11,25,000 /-	
		Grand Total :			10Dec	10,15,000 /-	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.:: AAxxxxxx4N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	MATHURANARESH APARTMENTS PRIVATE LIMITED 7,Chittaranjan Avenue, 3rd Floor,, City:- , P.O:- Princep Street, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700072 , PAN No.:: AAxxxxxx1G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	VISVOTTAMA ABASAN PRIVATE LIMITED 7, Chittaranjan Avenue 1st Floor, City:- , P.O:- Princep Street, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700072 , PAN No.:: AAxxxxxx1B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI 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 (M), City:- , P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074, 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 SOMENATH CHATTERJEE Son of Late Amulya Ratan Chatterjee 2/1, Ramkrishna Pally, City:- , P.O:- Bhadreswar, P.S:-Bhadreswar, District:-Hooghly, West Bengal, India, PIN:- 712124, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxxx7P, Aadhaar No: 40xxxxxxxx9636 Status : Representative, Representative of : VISVOTTAMA ABASAN PRIVATE LIMITED (as Authorised Signatory)
3	Mr SOHAN JHA Son of Mr Mayanand Jha 2H/3A Ghore Bibi Lane, City:- , P.O:- Kankurgachi, P.S:-Phulbagan, District:-Kolkata, West Bengal, India, PIN:- 700054, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx5A, Aadhaar No: 26xxxxxxxx4121 Status : Representative, Representative of : MATHURANARESH APARTMENTS PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PRAVAKAR DAS Son of Mr SHANKAR DAS NABAGRAM, SHYAMPUR, City:- , P.O:- NABAGRAM, P.S:-Shyampur, District:- Howrah, West Bengal, India, PIN:- 711315			
Identifier Of Mr VISHAL CHANDAK, Mr SOMENATH CHATTERJEE, Mr SOHAN JHA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	BENGAL SALARPURIA EDEN INFRASTRUCTURE DEVELOPMENT COMPANY PRIVATE LIMITED	VISVOTTAMA ABASAN PRIVATE LIMITED-2.2 Dec
2	MATHURANARESH APARTMENTS PRIVATE LIMITED	VISVOTTAMA ABASAN PRIVATE LIMITED-2.2 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	BENGAL SALARPURIA EDEN INFRASTRUCTURE DEVELOPMENT COMPANY PRIVATE LIMITED	VISVOTTAMA ABASAN PRIVATE LIMITED-2.8 Dec
2	MATHURANARESH APARTMENTS PRIVATE LIMITED	VISVOTTAMA ABASAN PRIVATE LIMITED-2.8 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:- 4835, LR Khatian No:- 5367		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 4835, LR Khatian No:- 5626	Owner:মথুরা নরেশ এ্যাপার্টমেন্ট প্রাইভেট, Gurdian:লিমিটেড , Address:7, চিত্রগ্রন এভিনিউ কোলকাতা- 700 072. , Classification:শালি, Area:0.37000000 Acre,	MATHURANARESH APARTMENTS PRIVATE LIMITED

Endorsement For Deed Number : I - 160310945 / 2021

On 28-10-2021

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 11,25,000/-



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

On 29-10-2021

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

Presented for registration at 18:52 hrs on 29-10-2021, at the Private residence by Mr VISHAL CHANDAK ,

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

Execution is admitted on 29-10-2021 by Mr VISHAL CHANDAK, DIRECTOR, BENGAL SALARPURIA EDEN INFRASTRUCTURE DEVELOPMENT COMPANY PRIVATE LIMITED (Private Limited Company), 7, Chittaranjan Avenue, 3rd Floor, City:- , P.O:- Princep Street, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700072

Indetified by Mr PRAVAKAR DAS, , , Son of Mr SHANKAR DAS, NABAGRAM, SHYAMPUR, P.O: NABAGRAM, Thana: Shyampur, , Howrah, WEST BENGAL, India, PIN - 711315, by caste Hindu, by profession Law Clerk

Execution is admitted on 29-10-2021 by Mr SOMENATH CHATTERJEE, Authorised Signatory, VISVOTTAMA ABASAN PRIVATE LIMITED, 7, Chittaranjan Avenue 1st Floor, City:- , P.O:- Princep Street, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700072

Indetified by Mr PRAVAKAR DAS, , , Son of Mr SHANKAR DAS, NABAGRAM, SHYAMPUR, P.O: NABAGRAM, Thana: Shyampur, , Howrah, WEST BENGAL, India, PIN - 711315, by caste Hindu, by profession Law Clerk

Execution is admitted on 29-10-2021 by Mr SOHAN JHA, Director, MATHURANARESH APARTMENTS PRIVATE LIMITED, 7,Chittaranjan Avenue, 3rd Floor,, City:- , P.O:- Princep Street, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700072

Indetified by Mr PRAVAKAR DAS, , , Son of Mr SHANKAR DAS, NABAGRAM, SHYAMPUR, P.O: NABAGRAM, Thana: Shyampur, , Howrah, WEST BENGAL, India, PIN - 711315, by caste Hindu, by profession Law Clerk



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

On 30-10-2021

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 27/10/2021 8:50PM with Govt. Ref. No: 192021220102355511 on 27-10-2021, Amount Rs: 11,264/-, Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 1259946431 on 27-10-2021, 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 27/10/2021 8:50PM with Govt. Ref. No: 192021220102355511 on 27-10-2021, Amount Rs: 33,770/-, Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 1259946431 on 27-10-2021, 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 02-11-2021**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 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 10/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 60AB896, Amount: Rs.10/-, Date of Purchase: 27/08/2021, Vendor name: Amal Kr Saha



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 1603-2021, Page from 345577 to 345606
being No 160310945 for the year 2021.**



Dhar

Digitally signed by DEBASISH DHAR
Date: 2021.12.01 12:49:32 +05:30
Reason: Digital Signing of Deed.

**(Debasish Dhar) 2021/12/01 12:49:32 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.**

(This document is digitally signed.)