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I 11640/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 596379

Certified that the document is admitted to registration. The signature sheets and the cash receipt are attached with the document. 22.11.2021

Dis. Sub-Register:  
Alipore, South 24-parganas  
22.11.2021

12.11.21  
8.06  
2-2/2203216

**DEED OF CONVEYANCE**

THIS DEED OF CONVEYANCE made this 12<sup>th</sup> day of November 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, 3<sup>rd</sup> 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**

S/O Mr. S. Das  
Vill. Nalpur, Ghughudanga  
P.O. Nalpur, P.S. Ghughudanga  
Dist. Howrah, Pin- 711318

95602

No. : .....  
 Name : .....  
 Add: **D. Chowdhury (Adv.)**  
**Alipore Judges Court**  
**Kolkata**  
 Rs. ....  
 Kolkata Collectorate  
 11, Netaji Subhas Rd.,  
 Kolkata-1  
 Date: 11 SEP 2021  
**Amal Kr. Saha**  
 Licensed Stamp  
 Vendor

*Chandee* 11 SEP 2021



8680

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

*Chandee*  
Director

(VISHAL CHANDALE)



8681

For RAMSITA REALTORS PRIVATE LIMITED

*Ravindra*  
Director

(RAVINDRA KR SARKAR)



8682

DISTRICT SUB REGISTRAR -III  
SOUTH 24 PGS., ALIPORE

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

12 NOV 2021

## AND


**RAMSITA REALTORS PVT. LTD. (PAN AAGCR2580P)**, a company within the meaning of the Companies Act, 1956 having its registered office situated at 5, Chittaranjan Avenue, 1st Floor, P.O: Princep Street & P.S: Bowbazar, Kolkata – 700 072 and represented by its Director **RAVINDRA KUMAR SARRAF (PAN AVSPS2460F & AADHAAR No. 9976-7119-8882)**, son of Gopal Prasad Sarraf, residing at AA 2/2, Rajarhat Road, Miranda Apartment, Flat-AE/3, 3rd FLOOR, P.O: Rajarhat & P.S: Rajarhat, Kolkata- 700059, 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 44 decimals comprised in RS Dag No. 4816 and LR Dag No. 4836 under L.R Khatian No. 5367 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 Vendor by the concerned BL&LRO.
- (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 44 decimals comprised in RS Dag No. 4816 and LR Dag No. 4836 under L.R Khatian No. 5367 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 Vendor hereby, further declare 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
- 



DISTRICT SUB REGISTRAR -III  
SOUTH 24 PGS., ALIPORE  
12 NOV 2021

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;
- (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;



DISTRICT SUB REGISTRAR -III  
SOUTH 24 PGS., ALIPORE  
12 NOV 2021

- (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 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 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 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 having an area of 10 decimals out of 44 decimals comprised in RS Dag No. 4816 and LR Dag No. 4836 under L.R Khatian No. 5367 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



DISTRICT SUB REGISTRAR -III  
SOUTH 24 PGS., ALIPORE  
12 NOV 2021



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 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



DISTRICT SUB REGISTRAR .III  
SOUTH 24 PGS., ALIPORE  
12 NOV 2021

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 thereunder;
- (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.



DISTRICT SUB REGISTRAR -III  
SOUTH 24 PGS., ALIPORE  
12 NOV 2020

- IV. On or before execution hereof 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.

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

ALL THAT entire piece and parcel of land having an area of 44 decimals comprised in RS Dag No. 4816 and LR Dag No. 4836 under L.R Khatian No. 5367 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. 4835  
 SOUTH: By R.S Dag No. 4842  
 EAST: By L.R Dag No. 4837  
 WEST: By L.R Dag No. 4831

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

ALL THAT the undivided piece and parcel of land having an area of 10 decimals out of 44 decimals comprised in RS Dag No. 4816 and LR Dag No. 4836 under L.R Khatian No. 5367 at Mouza – Rashpunja, P.S – Bishnupur, District – South 24 Parganas, West Bengal

**[FOLLOWING PAGES ARE EXECUTION PAGES]**




DISTRICT SUB REGISTRAR .III  
SOUTH 24 PGS., ALIPORE  
12 NOV 2021


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  
abovenamed at Kolkata in the presence of:

✓ Somnath Chatterjee  
5.C.R. Ave, K01-72

✓   
S.C.R. Ave K01-72

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

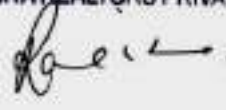
 Director

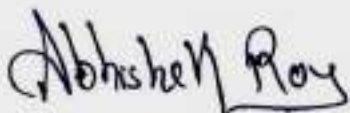
EXECUTED AND DELIVERED by the PURCHASER  
abovenamed at Kolkata in the presence of:

✓ Somnath Chatterjee

✓ 

For RAMSITA REALTORS PRIVATE LIMITED

 Director



**Abhishek Roy**  
Advocate

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

✓



DISTRICT SUB REGISTRAR -III  
SOUTH 24 PGS. ALIPORE  
12 NOV 2021



**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.	347120	25/10/2021	Indian Bank, Kolkata Dharamtolla Street Branch.	10,15,000/-
<b>Total =</b>				10,15,000/-

(Rupees Ten Lacs Fifty Thousand only)

**WITNESSES :**

1. *Somenath Chatterjee*

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

2.

*[Handwritten Signature]*

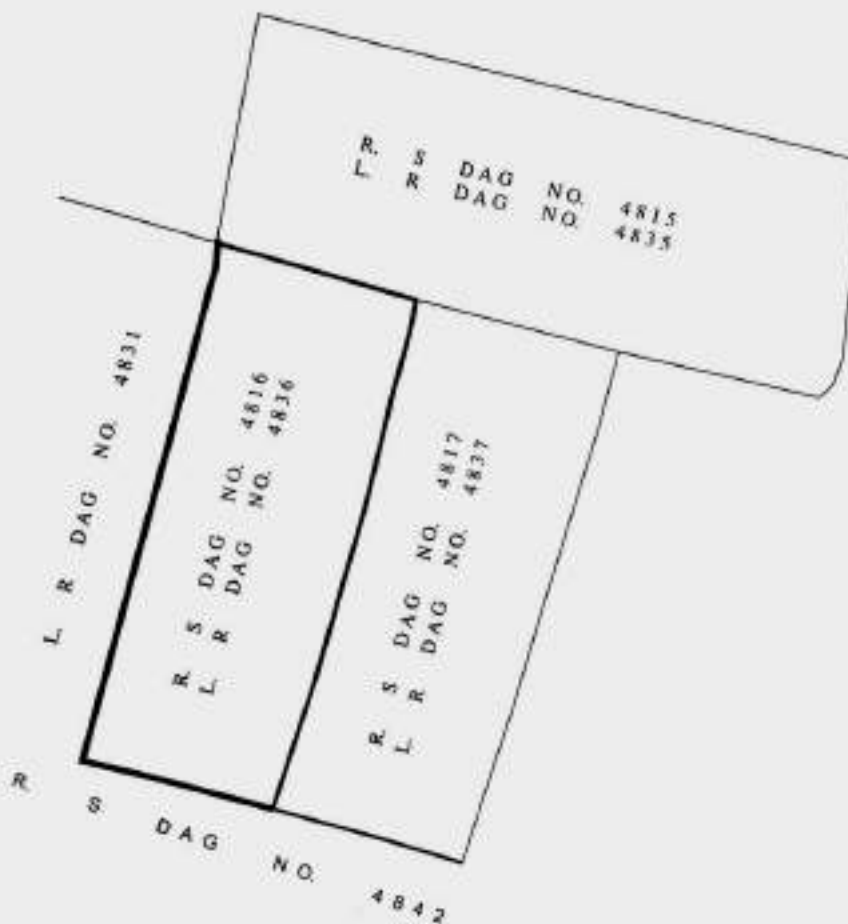
\_\_\_\_\_  
SIGNATURE OF THE VENDOR

*[Handwritten Mark]*

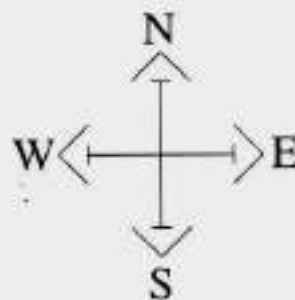


DISTRICT SUB REGISTRAR - III  
SOUTH 24 PGS., ALIPORE  
12 NOV 2021

**Plan for RS Dag No. 4816 and LR Dag No. 4836 under L.R Khatian No. 5367 at  
Mouza - Rashpunja, P.S - Bishnupur, District - South 24 Parganas, West Bengal**



**NORTH:** By L.R Dag No. 4835  
**SOUTH:** By R.S Dag No. 4842  
**EAST:** By L.R Dag No. 4837  
**WEST:** By L.R Dag No. 4831



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

*Chendace*  
 Director

For RAMSITA REALTORS PRIVATE LIMITED

*Ramsita*  
 Director



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
12 NOV 2021

## SPECIMEN FORM FOR TEN FINGERPRINTS



Chandrasekar

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



Rajesh

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



Saran Das

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



		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  
12 NOV 2021

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

BENGAL SALARPURIA EDEN  
INFRASTRUCTURE DEVELOPMENT  
COMPANY PRIVATE LIMITED



22/05/2007

Particulars Account Number

AAKQS8904N

17000000





आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

RAMSITA REALTORS PRIVATE LIMITED

15/10/2012

Partnership Account Master

AAGCR1000P

51020015



आयकर विभाग  
INDIAN TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

RAVINDRA KUMAR SARRAF  
GOPAL PRASAD SARRAF

15/03/1971  
एच.एन. 18, पाली मंडी  
AVSPS24601

भारत  
सरकार







भारत सरकार  
GOVERNMENT OF INDIA



रविंद्र कुमार सर्राल  
Ravindra Kumar Sarral  
DOB: 15-03-1971  
Gender: Male



9976 7119 8882

आधार - आम आदमी का अधिकार



व्यक्तिगत विवरण प्रमाण पत्र  
GOVERNMENT OF INDIA

रविंद्र कुमार सर्राल, 402/2 राजरहट  
रस्ता, राजरहट गोपालपुर (न), देश बान्धु नगर  
पथ, देश बान्धु नगर, पश्चिम बंगाल,  
700059

Address:  
Marinda Apartment, Aa2/2  
Rajarhat Road, Rajarhat Gopalpur  
(n), Desh Bandhu Nagar, North 24  
Parganas, North 24 Parganas,  
West Bengal, 700059



1947  
1800 300 1047

help@nidai.gov.in

www.nidai.gov.in

P.O. Box No. 1947,  
Kolkata-700 281



आयकर विभाग  
INCOME TAX DEPARTMENT  
VISHAL CHANDAK  
PRAKASH CHAND CHANDAK  
03/03/1987  
TANUJAYALAL CHAND CHANDAK  
AHMPC7590C  
*Chandak*

भारत सरकार  
GOVT. OF INDIA









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

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

To  
 भाल चण्डक  
 Vishal Chandak  
 SO: Prakash Chand Chandak  
 40  
 Dum Dum Road  
 Kolkata  
 Near Motihari  
 South Dum Dum (m)  
 Motihari  
 North 24 Parganas West Bengal - 700074  
 9831936016

Approved Date: 04/05/2016  
 Generated Date: 26/05/2017



QR Code with Photo/Signature

आपका आधार क्रमांक / Your Aadhaar No. :

XXXX XXXX 4991  
 VID : 9135 6137 8502 2409

मेरा आधार, मेरी पहचान



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक दस्तावेज़ 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 में सहायक उद्देश्यों 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



भाल चण्डक  
 Vishal Chandak  
 कन 159/J008: 0303/1987  
 पुरुष MALE

XXXX XXXX 4991  
 VID : 9135 6137 8502 2409

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण  
 Unique Identification Authority of India

पता:  
 आनंद प्रकाश चण्डक, 40, दम दम रोड, कोलकाता,  
 मॉटिहरी के पास, दक्षिण दम दम (म), कैं 24 पार्गना,  
 पश्चिम बंगाल - 700074

Address:  
 SO: Prakash Chand Chandak, 40, Dum  
 Dum Road, Kolkata, Near Motihari, South  
 Dum Dum (m), North 24 Parganas,  
 West Bengal - 700074



QR Code with Photo/Signature

XXXX XXXX 4991  
 VID : 9135 6137 8502 2409





ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD



নির্বাচকের নাম : শ্যামকর দাস

Electoral Name :

নিজের নাম : শ্যামকর দাস

Father's Name : Sankar Das

লিঙ্গ/Sex : M

জন্ম তারিখ  
Date of Birth : 01/05/1991

YTZ1090429

বৈধ  
VALID UNTIL: 2010, 05/01, 00:00:00

Address  
NAGALGRAM PUNDA, HOWRAH, WB  
SHYAMPUR, HOWRAH, 711315

Date: 28/09/2010

(To be filled with fresh paper before issue)

Registration Office for  
178-Utubara Gaisain Constituency

ধর্ম মন্ত্রণালয়  
নির্বাচন কমিশন  
১৭৮-উতুবারা গাইসাইন  
নির্বাচনী এলাকা  
১৭৮-উতুবারা গাইসাইন  
নির্বাচনী এলাকা  
১৭৮-উতুবারা গাইসাইন  
নির্বাচনী এলাকা



## Major Information of the Deed

Deed No :	I-1603-11640/2021	Date of Registration	22/11/2021
Query No / Year	1603-2002203216/2021	Office where deed is registered	
Query Date	26/10/2021 12:41:26 PM	1603-2002203216/2021	
Applicant Name, Address & Other Details	Abhishek Roy Alipore Judges Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7687877080, Status :Advocate		
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. 33,870/- (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-4836 (RS :-)	LR-5367	Bastu	Shall	10 Dec	10,15,000/-	11,25,000/-	
<b>Grand Total :</b>					<b>10Dec</b>	<b>10,15,000 /-</b>	<b>11,25,000 /-</b>	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>BENGAL SALARPURIA EDEN INFRASTRUCTURE DEVELOPMENT COMPANY PRIVATE LIMITED</b> 7,Chittaranjan Avenue, 3rd Floor, Block/Sector: Princep Street, 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

### Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>RAMSITA REALTORS PRIVATE LIMITED</b> 5, Chittaranjan Avenue, 1st Floor,, Chittaranjan Avenue, City:- , P.O:- Princep Street, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700072 , PAN No.:: AAxxxxxx0P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr RAVINDRA KUMAR SARRAF</b> Son of Mr Gopal Prasad Sarraf AA 2/2, Rajarhat Road, Miranda Apartment, Flat-AE/3, 3rd FLOOR,, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AVxxxxxx0F, Aadhaar No: 99xxxxxxxx8882 Status : Representative, Representative of : RAMSITA REALTORS PRIVATE LIMITED (as DIRECTOR)
2	<b>Mr VISHAL CHANDAK (Presentant )</b> 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)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr PRAVAKAR DAS</b> Son of Mr SHANKAR DAS NABAGRAM, SHYAMPUR, City:- , P.O:- NABAGRAM, P.S:-Shyampur, District:- Howrah, West Bengal, India, PIN:- 711315			
Identifier Of Mr RAVINDRA KUMAR SARRAF, Mr VISHAL CHANDAK			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	BENGAL SALARPURIA EDEN INFRASTRUCTURE DEVELOPMENT COMPANY PRIVATE LIMITED	RAMSITA REALTORS PRIVATE LIMITED-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:- 4836, LR Khatian No:- 5367		Seller is not the recorded Owner as per Applicant.

On 12-11-2021

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

Presented for registration at 20:06 hrs on 12-11-2021, at the Private residence by Mr VISHAL CHANDAK ,

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/-

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

Execution is admitted on 12-11-2021 by Mr RAVINDRA KUMAR SARRAF, DIRECTOR, RAMSITA REALTORS PRIVATE LIMITED (Private Limited Company), 5, Chittaranjan Avenue, 1st Floor., Chittaranjan Avenue, City:- , P.O:- Princep Street, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700072

Identified 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 Service

Execution is admitted on 12-11-2021 by Mr VISHAL CHANDAK, DIRECTOR, BENGAL SALARPURIA EDEN INFRASTRUCTURE DEVELOPMENT COMPANY PRIVATE LIMITED (Private Limited Company), 7,Chittaranjan Avenue, 3rd Floor, Block/Sector: Princep Street, City:- , P.O:- Princep Street, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700072

Identified 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 Service

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

On 17-11-2021

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 09/11/2021 4:56PM with Govt. Ref. No: 192021220110205791 on 09-11-2021, Amount Rs: 11,264/-, Bank: Bank of Boroda ( BARBOINDIAE), Ref. No. 1261527995 on 09-11-2021, 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 by online = Rs 33,770/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/11/2021 4:56PM with Govt. Ref. No: 192021220110205791 on 09-11-2021, Amount Rs: 33,770/-, Bank: Bank of Boroda ( BARBOINDIAE), Ref. No. 1261527995 on 09-11-2021, Head of Account 0030-02-103-003-02

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

On 22-11-2021

**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 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no AG6379, Amount: Rs.100/-, Date of Purchase: 11/09/2021, 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 362675 to 362698  
being No 160311640 for the year 2021.**



*Dhar*

Digitally signed by DEBASISH DHAR  
Date: 2021.12.06 14:49:50 +05:30  
Reason: Digital Signing of Deed.

**(Debasish Dhar) 2021/12/06 02:49:50 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.**

**(This document is digitally signed.)**