

03248/22 Vc-883/22

1-3158/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AL 087308

1-3158/22
 6-25
 0-2499182

Certified copy of the instrument of admission
 registration, the signature sheets
 the original instrument of admission
 hereinafter are the property of

Director
 Alipore

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this ^{23rd} day of February, 2022

BY AND BETWEEN:

150163

No
 Name: **PARIKSHIT BASU**
Advocate
 Address: **High Court, Calcutta**
Kolkata-700 001
 Re:
Kolkata Collectorate
11, Netaji Subhas Rd.,
Kolkata-1
 Date:
Amal Kr. Saha
Licensed Stamp
Vendor

Proof
 10 DEC 2021




1117

For Sunderdarshan Hi Rise Pvt. Ltd.

Proof
 Authorized Signatory



1118

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

Chandrasekhar
 Director



1119

Rangan Kuman Redd
 Vill. Chandisingra
 P.O. - Kakhra
 Dist. Balasore
 Pin - 756039



BENGAL SALAPRURIA 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

SUNDERDARSHAN HI RISE PRIVATE LIMITED (PAN AAOCS1499Q), 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 and represented by its Authorised Signatory **Partha Pratim Das (PAN AIFPD5535J & AADHAAR No. 2694 4674 9587)**, son of Late Manas Ranjan Das, residing at 2 No., Pallysree, Regent Estate, Kolkata, West Bengal 700092, P.O: Regent Estate & P.S: Netaji Nagar, 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 (i) 17 decimals comprised in RS Dag No. 4823 and LR Dag No. 4843 and (ii) 39 decimals comprised in RS Dag No. 4824 and LR Dag No. 4844 both 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



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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 (i) 7 decimals out of 17 decimals comprised in RS Dag No. 4823 and LR Dag No. 4843 (ii) 2 decimals out of 39 decimals comprised in RS Dag No. 4824 and LR Dag No. 4844 aggregating to a total of 9 decimals under L.R Khatian No. 5367 at Mouza – Rashpunja, P.S – Bishnupur, District – South 24 Parganas, West Bengal – Rashpunja (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 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;



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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 requisition of the said Property or any part thereof under any law or Act and/or Rule and no suit(s)



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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:-

1. In pursuance of the afore stated agreement and in consideration of the sum of Rs. **9,13,500/- (Rupees Nine Lacs Thirteen Thousand Five Hundred 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 (i) 7 decimals out of 17 decimals comprised in RS Dag No. 4823 and LR Dag No. 4843 (ii) 2 decimals out of 39 decimals comprised in RS Dag No. 4824 and LR Dag No. 4844 aggregating to a total of 9 decimals under L.R Khatian No. 5367 at Mouza – Rashpunja, P.S – Bishnupur, District – South 24 Parganas, West Bengal – Rashpunja (more fully described in the **Second Schedule** hereto) and hereinafter referred to as the “**said Property**”) out of



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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 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



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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 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



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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 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 17 decimals comprised in RS Dag No. 4823 and LR Dag No. 4843 under L.R Khatian No. 5367 at Mouza – Rashpunja, P.5 – Bishnupur, District – South 24 Parganas, West Bengal and delineated on the plan annexed hereto and butted and bounded as follows:



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NORTH: By L.R Dag No. 4844

SOUTH: By R.S Dag No. 4842

EAST: By L.R Dag No. 4862

WEST: By L.R Dag No. 4841

AND

ALL THAT entire piece and parcel of land having an area of 39 decimals comprised in RS Dag No. 4824 and LR Dag No. 4844 under L.R Khatian No. 5367 at Mouza – Rashpunja, 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 L.R Dag No. 4845

SOUTH: By R.S Dag No. 4843 & 4841

EAST: By L.R Dag No. 4862 and 4848

WEST: By L.R Dag No. 4839 & 4846

THE SECOND SCHEDULE ABOVE REFERRED TO:

("the said Property/Land")

ALL THAT the undivided piece and parcel of land having an area of (i) 7 decimals out of 17 decimals comprised in RS Dag No. 4823 and LR Dag No. 4843 (ii) 2 decimals out of 39 decimals comprised in RS Dag No. 4824 and LR Dag No. 4844 aggregating to a total of 9 decimals under L.R Khatian No. 5367 at Mouza – Rashpunja, P.S – Bishnupur, District – South 24 Parganas, West Bengal – Rashpunja

[FOLLOWING PAGES ARE EXECUTION PAGES]



DISTRICT SUB REGISTRAR-II
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23 FEB 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

abovenamed at Kolkata in the presence of:

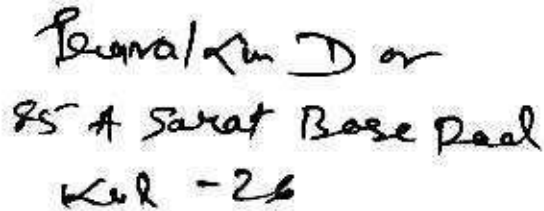
1.


Ker 30/12

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


Director

2.


85 A Sarat Bose Road
Ker - 26

EXECUTED AND DELIVERED by the PURCHASER

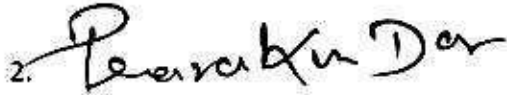
abovenamed at Kolkata in the presence of:

1.



For Sunderdarshan HI Rise Pvt. Ltd.


Authorised Signatory

2. 

Drafted by me


Priyanka Dey
Advocate

Alipore Judges Court
Enrollment No. F/1824/1189/2021



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23 FEB 2022

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the agreed sum of Rs.9,13,500/- (Rupees Nine Lacs and Thirteen Thousand and Five Hundred) 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.	000015	11.02.2022	Bank of Baroda, Martin Burn Building Branch	9,13,500/-
Total				9,13,500/-

(Rupees Nine Lacs and Thirteen Thousand and Five Hundred only)

WITNESSES:

1.



2.



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



Director

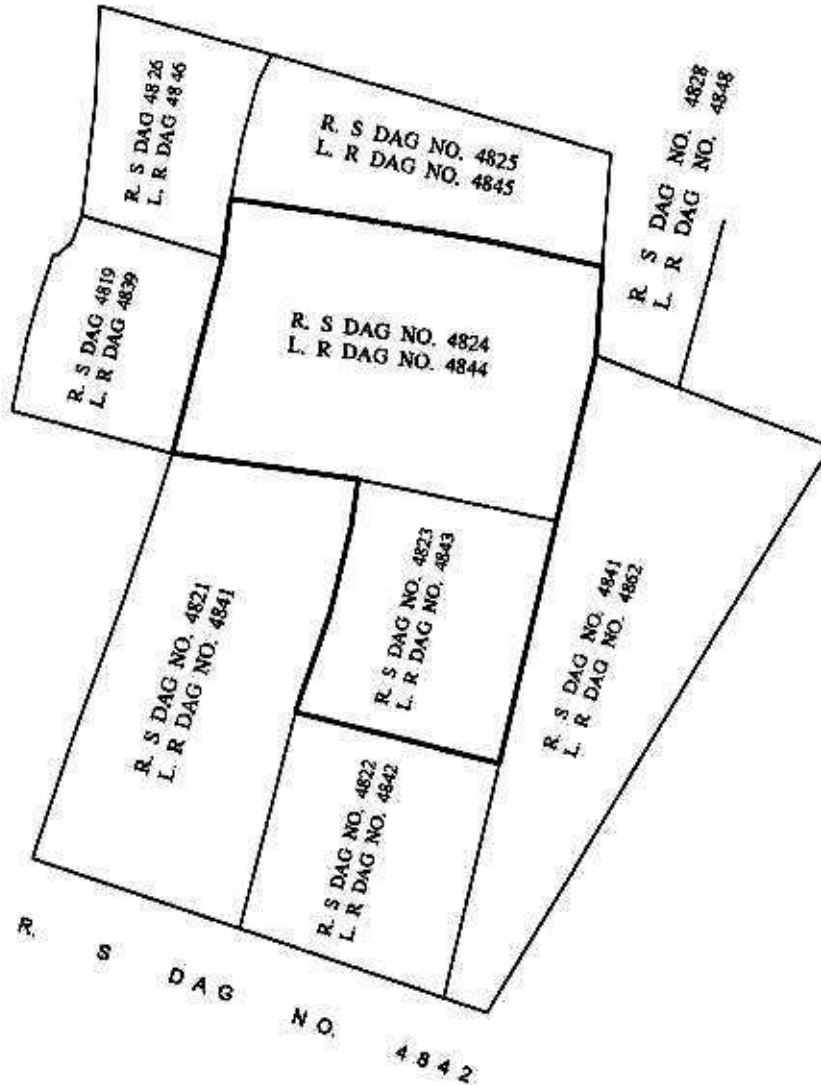
SIGNATURE OF THE VENDOR





DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
23 FEB 2022

Plan for RS Dag No. 4823 & 4824 and LR Dag No. 4843 & 4844 under L.R Khatian No. 5367 at Mouza - Rashpunja, P.S - Bishnupur, District - South 24 Parganas, West Bengal

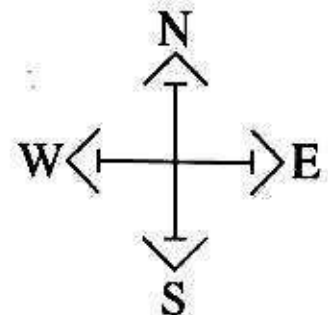


For Sundarshan Hi Rise Pvt. Ltd.

Sundarshan
 Authorised Signatory

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

Chandana
 Director



NORTH: By L.R Dag No. 4845
SOUTH: By R.S Dag No. 4842
EAST: By L.R Dag No. 4841 & 4842
WEST: By L,R-Dag No. 4839 & 4846



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS., ALIPORE
23 FEB 2022

SPECIMEN FORM FOR TEN FINGERPRINTS



Chandan

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



Prabh

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



Rajan Kumar Bhat

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
23 FEB 2022



ଭାରତୀୟ ବିଶିଷ୍ଟ ପରିଚୟ ପ୍ରାଧିକରଣ

ଭାରତ ସରକାର
Unique Identification Authority of India
Government of India

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

To
ରଞ୍ଜନ କୁମାର ରାଉତ
Ranjan Kumar Rout
S/O Ramakanta Rout
Chandisingpur
Kakhra
Baleswar Odisha - 756039
9511211510

Download Date: 14/09/2017 Generation Date: 11/09/2017



Signature valid

Digitally signed by Ranjan Kumar Rout
DN: cn=Ranjan Kumar Rout, o=Government of India
Date: 2017.09.14 10:37:07
+05'30'

ଆପଣଙ୍କ ଆଧାର ସଂଖ୍ୟା / Your Aadhaar No. :

7539 7980 6610

ମୋ ଆଧାର, ମୋ ପରିଚୟ



ଭାରତ ସରକାର

Government of India



ରଞ୍ଜନ କୁମାର ରାଉତ
Ranjan Kumar Rout
ଜନ୍ମ ତାରିଖ / DOB: 05/03/1982
ପୁରୁଷ / MALE



7539 7980 6610

ମୋ ଆଧାର, ମୋ ପରିଚୟ



ସୂଚନା

- ଆଧାର ପରିଚୟ ପ୍ରମାଣ ଅଟେ, ନାଗରିକତାର ଦୃଢ଼ି
- ପରିଚୟ ପ୍ରତିଷ୍ଠା ପାଇଁ ଆଧାରରେ ପ୍ରମାଣିତକରଣ କରନ୍ତୁ
- ଏହା ଇଲେକ୍ଟ୍ରୋନିକ୍ ପ୍ରଣାଳୀ ଦ୍ୱାରା ଉତ୍ପାଦିତ କରାଯାଇଥିବା ଚିଠି ଅଟେ

INFORMATION

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

- ଆଧାର ସାରାଦେଶରେ ବୈଧ ।
- ଭବିଷ୍ୟତରେ ଏହି ଆଧାର, ସରକାରୀ ଓ ବେସରକାରୀ ସେବା ପ୍ରାପ୍ତ କରିବାରେ ସହାୟକ ହେବ ।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



Address:
S/O Ramakanta Rout,
Chandasingpur, Balaswar,
Odisha - 750030

ଠିକଣା:
ଶ୍ରୀ ରାମକାନ୍ତ ରାଉତ, ଚାନ୍ଦାସିଂଗପୁର,
ବାଲସୁର,
ଓଡିଶା - 750030



7539 7980 6610

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

SUNDERDARSHAN HI RISE PRIVATE
LIMITED



19/04/2010

Permanent Account Number

AAOCS1499Q

11032010



आयकर विभाग

INCOME TAX DEPARTMENT

VISHAL CHANDAK

PRAKASH CHAND CHANDAK

03/03/1987

Permanent Account Number

AHMPC7590C

Chandak



भारत सरकार

GOVT. OF INDIA







भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

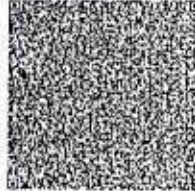
नामांकन क्रम/ Enrolment No.: 2016/00594/33617

To
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: 28/09/2017

Validly unknown



QR Code with Provisional

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

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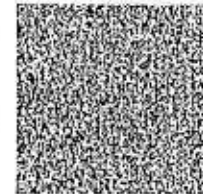
- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
आपका: प्रकाश चंद चंदक, 40, दम दम रोड, कोलकाता,
मोटिज्हेल के पास, साउथ दमदम (म), नॉर्थ 24 परगाना,
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 Provisional

XXXX XXXX 4991
VID : 9135 6137 8502 2409

मेरा आधार, मेरी पहचान





ভারত সরকার
Unique Identification Authority of India
Government of India

ভুক্তিকার্ডের নম্বর/ Enrolment No.: 0635/10382/00837

To
পার্ব প্রতীম দাস
Partha Pratim Das
C/O Late Manas Ranjan Das
USHA VILLA 1ST FLR FLAT 6
38/3 RAIPUR ROAD
Regent Estate
Regent Estate
Kolkata West Bengal 700092
9163713333

Download Date: 10/04/2018

Generation Date: 05/04/2018

Signature Not Verified



QR Code with Photograph

আপনার আধার সংখ্যা / Your Aadhaar No. :

2694 4674 9587

VID - 9120 1377 8988 7106

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



পার্ব প্রতীম দাস
Partha Pratim Das
জন্মতারিখ/DOB: 26/01/1974
পুরুষ/ MALE

2694 4674 9587

VID: 9120 1377 8988 7106

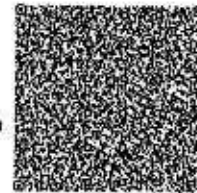
আমার আধার, আমার পরিচয়



জাতীয় বিশিষ্ট পরিচয় পরিষদের
Unique Identification Authority of India

ঠিকানা:
C/O পার্ব প্রতীম দাস, ইউশাভিলা-৬
ভাইসকেন্দ্র, ৩৪/৩ রাইপুর রোড, রেজেন্ট
এস্টেট, কলকাতা, জিজেস্ট এস্টেট, কোলকাতা
পশ্চিম বঙ্গ ৭০০০৯২

Address:
C/O Late Manas Ranjan Das, USHA VILLA
1ST FLR FLAT 6, 38/3 RAIPUR ROAD, Regent
Estate, Kolkata,
West Bengal - 700092



QR Code with Photograph

2694 4674 9587

VID: 9120 1377 8988 7106



- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

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

- আধার সারা দেশে মান্য।
- আধার ডাটাবেসে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country
- Aadhaar will be helpful in availing Government and Non-Government services in future.



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

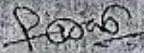
PARTHA PRATIM DAS

MANAS RANJAN DAS

26/01/1974

Permanent Account Number

AIFPD5535J


Signature



21062005



Major Information of the Deed

Deed No :	I-1603-03153/2022	Date of Registration	04/03/2022
Query No / Year	1603-2000479182/2022	Office where deed is registered	
Query Date	11/02/2022 6:39:24 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	PRIYANKA DEY 85A, Sarat Bose Road, Jyoti Vihar, 3rd Floor, Thana : Kalighat, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 8420430379, 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. 9,13,500/-	Rs. 10,12,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 30,495/- (Article:23)	Rs. 10,171/- (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-4843 (RS :-)	LR-5367	Bastu	Shali	7 Dec	7,10,500/-	7,87,500/-	
L2	LR-4844 (RS :-)	LR-5367	Bastu	Shali	2 Dec	2,03,000/-	2,25,000/-	
		TOTAL :			9Dec	9,13,500 /-	10,12,500 /-	
		Grand Total :			9Dec	9,13,500 /-	10,12,500 /-	

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	SUNDERDARSHAN HI RISE PRIVATE LIMITED 7, Chittaranjan Avenue, 3rd Floor, City:- , P.O:- Princep Street, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700072 , PAN No.:: AAxxxxxx9Q,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 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: Others, 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 PARTHA PRATIM DAS (Presentant) Son of Late Manas Ranjan Das 2 No., Pallysree, Regent Estate, City:- , P.O:- Regent Estate, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx5J, Aadhaar No: 26xxxxxxxx9587 Status : Representative, Representative of : SUNDERDARSHAN HI RISE PRIVATE LIMITED (as Authorised Signatory)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RANJAN KUMAR ROUT Son of Late Ramakanta Rout Chandisingpur, Kakhra, Village:- , P.O:- Kakahta, P.S:-BHOGRAI, District:- Baleswar, Orissa, India, PIN:- 758039			

Identifier Of Mr VISHAL CHANDAK, Mr PARTHA PRATIM DAS

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	BENGAL SALARPURIA EDEN INFRASTRUCTURE DEVELOPMENT COMPANY PRIVATE LIMITED	SUNDERDARSHAN HI RISE PRIVATE LIMITED-7 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	BENGAL SALARPURIA EDEN INFRASTRUCTURE DEVELOPMENT COMPANY PRIVATE LIMITED	SUNDERDARSHAN HI RISE PRIVATE LIMITED-2 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:- 4843, LR Khatian No:- 5367	Owner:বেঙ্গল সালারপুরিয়া ইডেন , Gurdian:ইন্ফ্রাস্ট্রাকচার ডেভলপমেন্ট কো:প্রা:পি:, Address:ডিসেটর-আলদ প্রকাশ,7,চিত্তরগজল এডিসিটি,কলিকাতা-72 , Classification:বাধি, Area:0.07000000 Acre,	BENGAL SALARPURIA EDEN INFRASTRUCTURE DEVELOPMENT COMPANY PRIVATE LIMITED
L2	LR Plot No:- 4844, LR Khatian No:- 5367	Owner:বেঙ্গল সালারপুরিয়া ইডেন , Gurdian:ইন্ফ্রাস্ট্রাকচার ডেভলপমেন্ট কো:প্রা:পি:, Address:ডিসেটর-আলদ প্রকাশ,7,চিত্তরগজল এডিসিটি,কলিকাতা-72 , Classification:বাধি, Area:0.39000000 Acre,	BENGAL SALARPURIA EDEN INFRASTRUCTURE DEVELOPMENT COMPANY PRIVATE LIMITED

On 22-02-2022

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 10,12,500/-



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

On 23-02-2022

Presentation(Under Section 52 & Rule 22A(3) 44(1), W.B. Registration Rules, 1962)

Presented for registration at 18:35 hrs on 23-02-2022, at the Private residence by Mr PARTHA PRATIM DAS ,

Admission of Execution (Under Section 55, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 23-02-2022 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, Chandisingpur, Kakhra, P.O: Kakahra, Thana: BHOGRAI, , Baleswar, ORISSA, India, PIN - 756039, by caste Hindu, by profession Others

Execution is admitted on 23-02-2022 by Mr PARTHA PRATIM DAS, Authorised Signatory, SUNDERDARSHAN HI RISE 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, Chandisingpur, Kakhra, P.O: Kakahra, Thana: BHOGRAI, , Baleswar, ORISSA, India, PIN - 756039, by caste Hindu, by profession Others



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

On 22-02-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,171/- (A(1) = Rs 10,125/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 10,139/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/02/2022 12:01PM with Govt. Ref. No: 192021220190382611 on 22-02-2022, Amount Rs: 10,139/-, Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 1275099969 on 22-02-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 30,395/- and Stamp Duty paid by online = Rs 30,395/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/02/2022 12:01PM with Govt. Ref. No: 192021220190382611 on 22-02-2022, Amount Rs: 30,395/-, Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 1275099969 on 22-02-2022, Head of Account 0030-02-103-003-02

Shan

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

On

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 10,171/- (A(1) = Rs 10,125/- ,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. 30,395/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 087308, Amount: Rs.100/-, Date of Purchase: 10/12/2021, Vendor name: A K Saha

Shan

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 138720 to 138746
being No 160303153 for the year 2022.**



Dhar

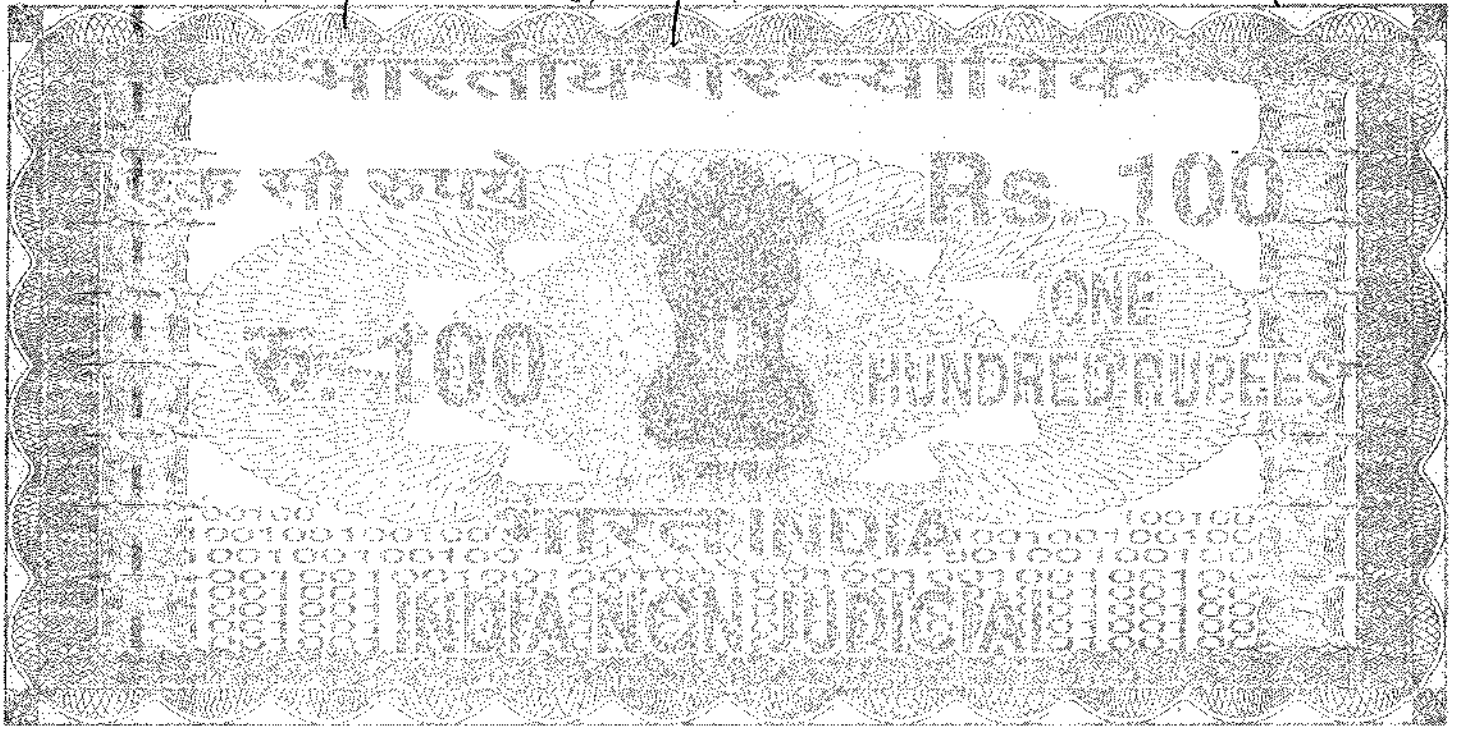
Digitally signed by DEBASISH DHAR
Date: 2022.03.16 15:46:11 +05:30
Reason: Digital Signing of Deed.

**(Debasish Dhar) 2022/03/16 03:46:11 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.**

(This document is digitally signed.)

011931/21 VC-3105/21

I 11631 2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AK 975015

12.11.21 7.54
Q-2/2321584

entitled that the document is admitted to registration in the district office and the extracts of the same are attached with the document for the purpose of the document.

[Signature]
District Sub-Registrar
22.11.2021
Room: 86-nd 24-pal ghera

DEED OF CONVEYANCE


THIS DEED OF CONVEYANCE made this 12th day of November, 2021

BY AND BETWEEN:

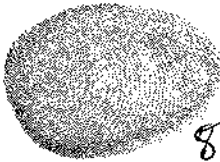
101210

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

Date: 7 SEP 2021


K. K. Saha
Licensed Stamp
Vendor

Chaudhary



8680

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

Chaudhary
Director

(VISHAL CHAUDHARY)

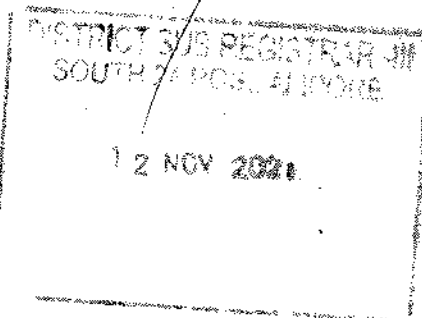
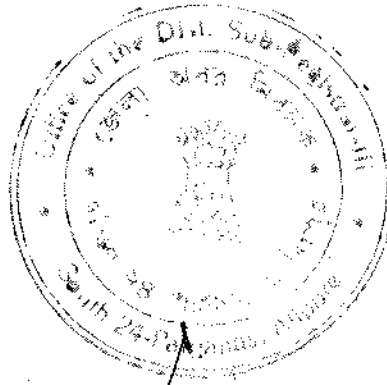


8681

For SRIDATRI REALTORS PRIVATE LIMITED

K. K. Saha
Director

(KAVINDRA K. SAHA)



8682


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

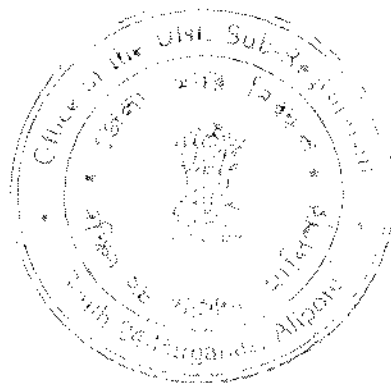
BENGAL SALARPURIA EDEN INFRASTRUCTURE DEVELOPMENT COMPANY PVT. LTD. (PAN AAKCS8904N), a company within the meaning of the Companies Act, 1956 having its registered office situated at 7, Chittaranjan Avenue, 3rd Floor, P.O: Princep Street & P.S: Bowbazar, Kolkata – 700 072 represented by its Director **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

SRIDATRI REALTORS PVT. LTD. (PAN AASCS6295A), 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 17 decimals comprised in RS Dag No. 4823 and LR Dag No. 4843 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 17 decimals comprised in RS Dag No. 4823 and LR Dag No. 4843 under L.R Khatian No. 5367 at Mouza – Rashpunja, P.S – Bishnupur, District – South 24 Parganas, West Bengal – Rashpunja (more fully described in the **Second Schedule** hereto and hereinafter referred to as the **"said Land/Property"**)



DISTRICT SUB REGISTRAR III
SOUTH 24 P.S., ALIPORE
12 NOV 2023

- 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 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,



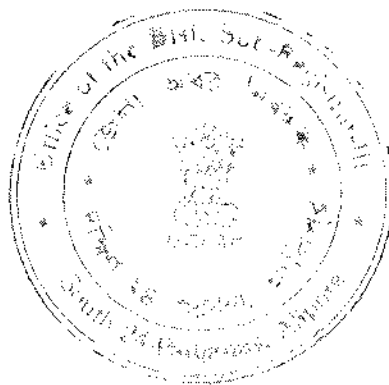
DISTRICT SUB REGISTRAR - III
SOUTH 2, DIST. ALIPORE
2 NOV 2021

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 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,



DISTRICT SUB REGISTRAR
SOUTH M.P.G.S. ALTOPE
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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 17 decimals comprised in RS Dag No. 4823 and LR Dag No. 4843 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 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;



DISTRICT SUB REGISTRAR
SOUTH 24 PARGANAS, WEST BENGAL

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- (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 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



DISTRICT SUR-REGISTRAR IN
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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 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")

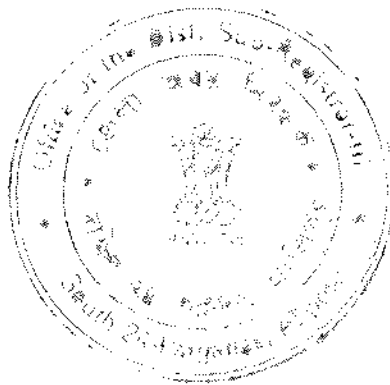
ALL THAT entire piece and parcel of land having an area of 17 decimals comprised in RS Dag No. 4823 and LR Dag No. 4843 under L.R Khatian No. 5367 at Mouza – Rashpunja, P.S – Bishnupur, District – South 24 Parganas, West Bengal and delineated on the plan annexed hereto and butted and bounded as follows:

NORTH: By L.R Dag No. 4844
 SOUTH: By R.S Dag No. 4842
 EAST: By L.R Dag No. 4862
 WEST: By L.R Dag No. 4841

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 17 decimals comprised in RS Dag No. 4823 and LR Dag No. 4843 under L.R Khatian No. 5367 at Mouza – Rashpunja, P.S – Bishnupur, District – South 24 Parganas, West Bengal


[FOLLOWING PAGES ARE EXECUTION PAGES]



DISTRICT SUR REGISTRAR - III
KOLKATA - ALIPORE
2 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:

1 Somendra Chatterjee
5.C.R. Ave. Kol-72
2 
5.C.R. Ave. Kol-72

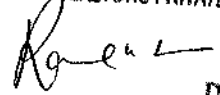
For BENGAL SALARPURIA EDEN
INFRASTRUCTURE DEVELOPMENT CO. (P) LTD.

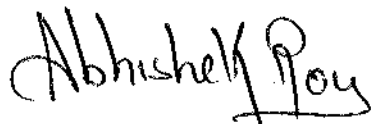

Director

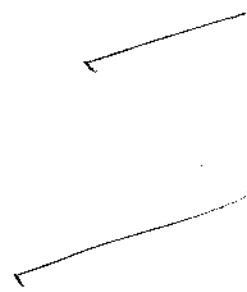
EXECUTED AND DELIVERED by the **PURCHASER**
Abovenamed at Kolkata in the presence of:

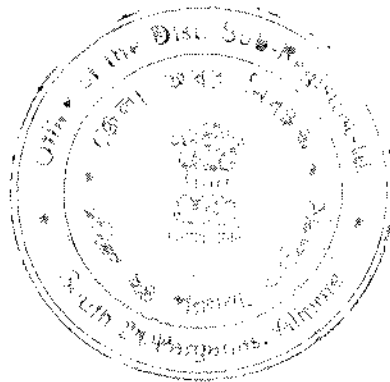
1 Somendra Chatterjee
2 

For SRIDATRI REALTORS PRIVATE LIMITED


Director


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





DISTRICT SUB REGISTRAR III
SOUTH 24 PARG., ALIPUR
12 NOV 2011

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.	363745	25/10/2021	Indian Bank, Kolkata Dharamtolla Street Branch	10,15,000/-
Total				10,15,000/-

(Rupees Ten Lacs Fifty Thousands)

WITNESSES:

1. *Somenath Chatterjee*

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

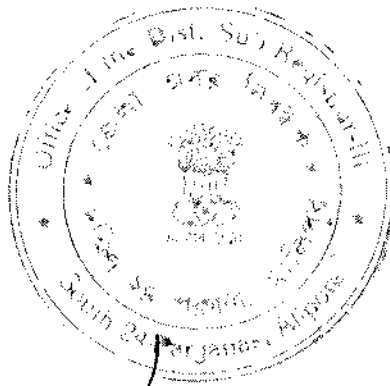
Choudhury

Director

2.

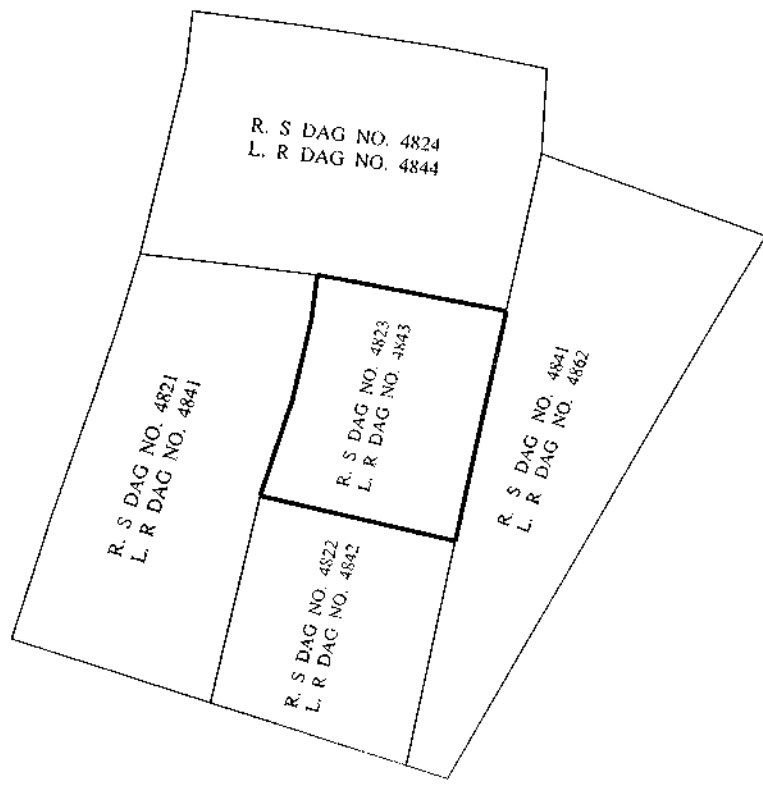
[Handwritten Signature]

SIGNATURE OF THE VENDOR

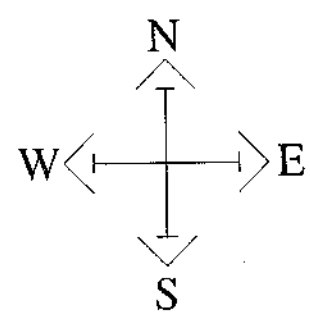


DISTRICT SUB REGISTRAR - III
SOUTH 24 PGS., ALIPORE
12 NOV 2020

**Plan for RS Dag No. 4823 and LR Dag No. 4843 under L.R Khatian No. 5367 at
Mouza - Rashpunja, P.S - Bishnupur, District - South 24 Parganas, West Bengal**



NORTH: By L.R Dag No. 4844
 SOUTH: By R.S Dag No. 4842
 EAST: By L.R Dag No. 4862
 WEST: By L.R Dag No. 4841



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

Chandace
 Director

For SRIDATRI REALTORS PRIVATE LIMITED

Ramesh
 Director



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

SPECIMEN FORM FOR TEN FINGERPRINTS



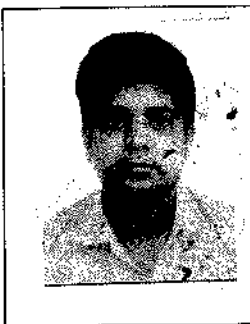
Chandra

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



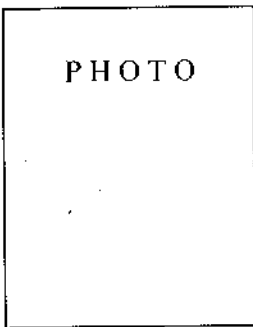
Harish

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

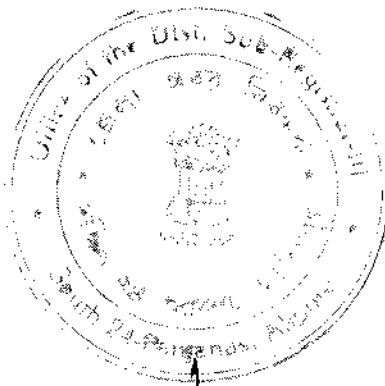


Pravakar Das

	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 S/D REGISTRAR-III
SOUTH 24 PGS., ALIPORE
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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 AK5015, Amount: Rs.100/-, Date of Purchase: 17/09/2021, 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 362749 to 362773
being No 160311631 for the year 2021.



Digitally signed by DEBASISH DHAR
Date: 2021.12.06 14:53:34 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/12/06 02:53:34 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

