

03249/22 VC-886/22

1-3/54/2024



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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This document is admitted to
 be a true and correct copy of the
 original as shown to me by the
 person whose name is written
 above this stamp.

[Handwritten Signature]

District Sub-Registrar
 Alipore, South 24 Parganas

DEED OF CONVEYANCE

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

BY AND BETWEEN:

150165

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

Peras
10 DEC 2021



SUNASHI ABASAN PVT. LTD.

Peras
 Authorised Signatory



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

Chandice
 Director



Ranjan Kumar Reut
 Vill - Chandisingpan
 P.O - Kakhora
 Dist - Balasore
 Pin - 756039

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

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

SUNASHI ABASAN PVT. LTD. (PAN AASCS6290F), 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 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 12 decimals comprised in RS Dag No. 4819 and LR Dag No. 4839 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.



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SOUTH 24 PGS., ALIPORE
23 FEB 2022

- (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 2 decimal out of 12 decimals comprised in RS Dag No. 4819 and LR Dag No. 4839 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 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



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- 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, lispensens, 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



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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. 2,03,000/- (Rupees Two Lac Three 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 2 decimal out of 12 decimals comprised in RS Dag No. 4819 and LR Dag No. 4839 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



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23 FEB 2022

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;



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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



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SOUTH 24 PGS., ALIPORE
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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.



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

ALL THAT entire piece and parcel of land having an area of 12 decimals comprised in RS Dag No. 4819 and LR Dag No. 4839 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. 4846

SOUTH: By R.S Dag No. 4840

EAST: By L.R Dag No. 4844

WEST: By L.R Dag No. 4838 & 4835

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

ALL THAT the undivided piece and parcel of land having an area of 2 decimal out of 12 decimals comprised in RS Dag No. 4819 and LR Dag No. 4839 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
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. 
For S.E.A. Infra.
Kolkata-72

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


Director

2. Baral Kumar Das
85A Sarat Bose Road
Kolkata-26

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

1. 

SUNASHI ABASAN PVT. LTD.


Authorised Signatory

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.2,03,000/- (Rupees Two Lacs and Three Thousand)** only towards the full consideration money of this Deed, as per Memo below:-

SL. NO.	By or out of Cash/ Cheque Number	Date	Bank, Branch	Amount (in Rupees)
1.	363796	17.02.2022	Indian Bank Kolkata Dharamtolla Street Branch	2,03,000/-
Total				2,03,000/-

(Rupees Two Lacs and Three Thousand only)

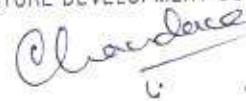
WITNESSES:

1.



2. Pravara D or

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



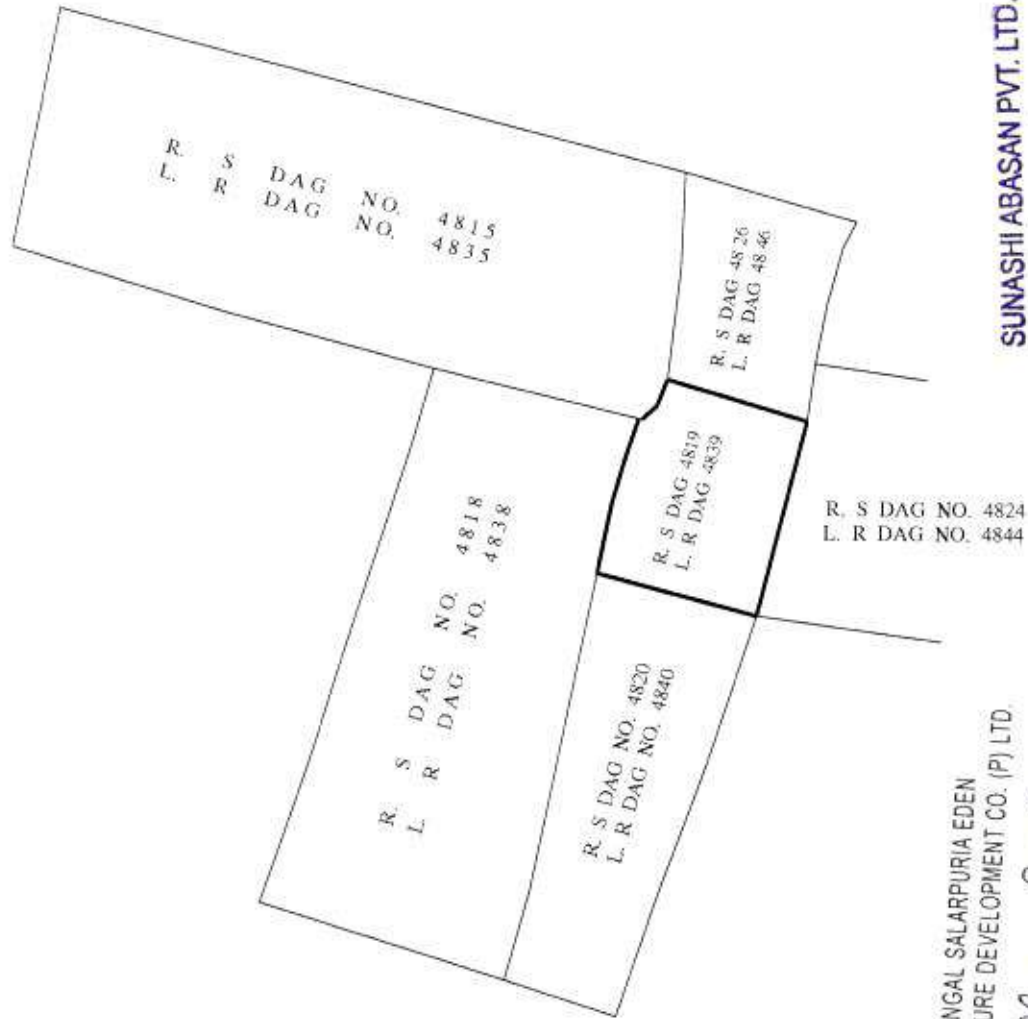
Director

SIGNATURE OF THE VENDOR



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

Plan for RS Dag No. 4819 and LR Dag No. 4839 under L.R Khatian No. 5367 at
 Mouza - Rashpunja, P.S - Bishnupur, District - South 24 Parganas, West Bengal



SUNASHI ABASAN PVT. LTD.

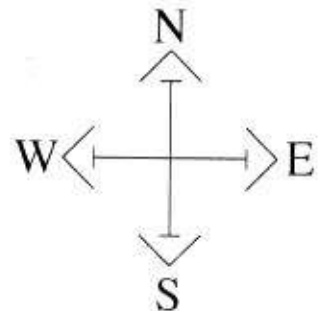
[Signature]

Authorised Signatory

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

Chandee

Director



NORTH: By L.R Dag No. 4846
 SOUTH: By R.S Dag No. 4840
 EAST: By L.R Dag No. 4844
 WEST: By L.R Dag No. 4838 & 4835



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

SPECIMEN FORM FOR TEN FINGERPRINTS



Chandana

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



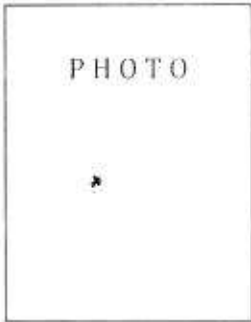
Rajin

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



Rajin Kaman Reat

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

Rajin Kaman Reat

Office of the Dist. Sub-Registrar
South 24 PGS, ALIPORE

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



ଭାରତୀୟ ବିଶିଷ୍ଟ ଗଣିତ ପାଠ୍ୟପୁସ୍ତକ
ଭାରତ ସରକାର
Unique Identification Authority of India
Government of India

ନମାଜ୍ଜନ 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

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 ନୁହେଁ
- ପରିଚୟ ପ୍ରତିଷ୍ଠା ପାଇଁ ଅନଲାଇନରେ ପ୍ରମାଣିକରଣ କରନ୍ତୁ
- ଏହା ଇଲେକଟ୍ରୋନିକ ପ୍ରକ୍ରିୟା ଦ୍ୱାରା ଉତ୍ପନ୍ନ 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, ସମସ୍ତ ସରକାରୀ ଓ ବେସରକାରୀ ସେବା ପ୍ରାପ୍ତ କରିବାରେ ସାହାଯ୍ୟକ ହେବେ ।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ଭାରତୀୟ ବିଶିଷ୍ଟ ପରିଚୟ ପ୍ରମାଣିକରଣ
Unique Identification Authority of India

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

ଠିକଣା:
S/O ରମାକାନ୍ତ ରାଉତ, ଚଣ୍ଡିସିଂଗପୁର,
ବାଲେଶ୍ୱର,
ଓଡିଶା - 756039

7539 7980 6610

15x27

help@uidai.gov.in

www.uidai.gov.in

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

SUNASHI ABASAN PRIVATE LIMITED



07/11/2012

Permanent Account Number

AASCS6290F

19/2/2013



आयकर विभाग
INCOME TAX DEPARTMENT
VISHAL CHANDAK
PRAKASH CHAND CHANDAK
03/03/1987
Permanent Account Number
AHMPC7590C
Vishal Chandak
Signature

भारत सरकार
GOVT. OF INDIA







भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

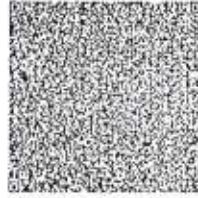
नामांकन क्रम/ Enrolment No.: 2016/00594/33617

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
9831936516

Download Date: 04/10/2018

Generation Date: 28/09/2017

Validity: unknown



QR Code with Photo/Name

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



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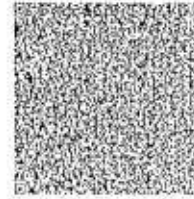
- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
आपका: प्रकाश चंदक, 40, डम डम रोड, कोलकाता,
मोतिहिल के पास, साउथ डुमदुम (एम), नॉर्थ 24 परगनास,
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 Photo/Name

XXXX XXXX 4991
VID : 9135 6137 8502 2409

VID : 9135 6137 8502 2409







ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

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

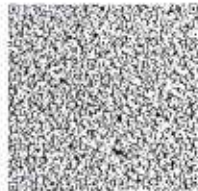
GENERATION DATE 05/10/2018

To
 পার্থ 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

GENERATION DATE 05/10/2018

Signature Not Verified

আমার আধার
 আমার পরিচয়



QR Code with Photograph

আমার আধার সংখ্যা / Your Aadhaar No. :

2694 4674 9587

VID - 9120 1377 8988 7106

আমার আধার, আমার পরিচয়



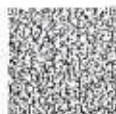
ভারত সরকার
 Government of India

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

2694 4674 9587

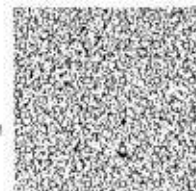
VID - 9120 1377 8988 7106

আমার আধার, আমার পরিচয়



ঠিকানা:
 C/O লেট মনাস রঞ্জন দাস, ইউএসএভিলা
 ডিএমএলএলএলএল, 38/3 রাইপুর রোড
 রেজেন্ট এস্টেট, কলকাতা
 পশ্চিম বঙ্গ - 700092

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

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 Unique Identification Authority of India

2694 4674 9587

VID - 9120 1377 8988 7106



- নোটিশ
- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
 - পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা যাচাই করুন
 - এটি এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরি করা

INFORMATION

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

- আধার সারা দেশে মান্য।
- ভবিষ্যতে 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

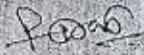
PARTHA PRATIM DAS

MANAS RANJAN DAS

26/01/1974

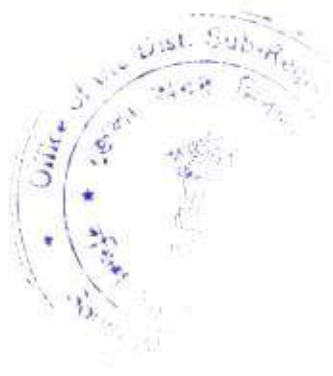
Retirement Account Number

AIFPD5535J


Signature



21062005



Major Information of the Deed

Deed No :	I-1603-03154/2022	Date of Registration	04/03/2022
Query No / Year	1603-2000334308/2022	Office where deed is registered	
Query Date	28/01/2022 6:40:35 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. 2,03,000/-	Rs. 2,25,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 6,870/- (Article:23)	Rs. 2,296/- (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-4839 (RS :-)	LR-5367	Bastu	Shali	2 Dec	2,03,000/-	2,25,000/-	
Grand Total :					2Dec	2,03,000 /-	2,25,000 /-	

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, Chittaranjan Avenue, 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 :

Sl No	Name,Address,Photo,Finger print and Signature
1	SUNASHI ABASAN PRIVET LIMITED 5, Chittaranjan Avenue, 1st Floor, Chittaranjan Avenue, City:- , P.O:- Princep Street, P.S:-Bowbazar, District:- Kolkata, West Bengal, India, PIN:- 700072 , PAN No.:: AAxxxxxx0F,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: Business, Citizen of: India, , PAN No.:: AHxxxxxx0C, Aadhaar No: 51xxxxxxx4991 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, Pallysree, Regent Estate, City:- P.O:- Regent Estate, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700042, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AXxxx-xxJ, Aadhaar No: 26xxxxxxxx9587 Status : Representative, Representative of : SUNASHI ABASAN PRIVET LIMITED (as Authorised Signatory)

Identifier Details :

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

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	SUNASHI ABASAN PRIVET LIMITED

Land Details as per Land Record

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashoumja, 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:- 4839, LR Khatian No:- 5367	Owner:বেঙ্গল সালারপুরিয়া ইডেন Gurdian:ইনফ্রাস্ট্রাকচার ডেভেলপমেন্ট কোম্পানি, Address:ডিপেট-আবলদ প্রকাশ, ২/১১/১৩০০০ এডিসিউ, কলিকাতা-৭২, Classification:নদী, Area:0.02000000 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 2,25,000/-



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) 46(1),W.B. Registration Rules,1962)

Presented for registration at 18:40 hrs on 23-02-2022, at the Private residence by Mr PARTHA PRATIM DAS ,

Admission of Execution (Under Section 58, 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 (Private Limited Company), 7,Chittaranjan Avenue, 3rd Floor, Chittaranjan Avenue, City:- , P.O:- Princep Street, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700072

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

Execution is admitted on 23-02-2022 by Mr PARTHA PRATIM DAS, Authorized Signatory, SUNASHI ABASAN PRIVET LIMITED (Private Limited Company), 5, Chittaranjan Avenue, 3rd Floor, Chittaranjan Avenue, City:- , P.O:- Princep Street, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700072

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

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

On 02-03-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,250/- (A(1) = Rs 2,250/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 2,264/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/02/2022 12:21PM with Govt. Ref. No: 19202125015-123771 on 02-2022, Amount Rs: 2,264/-, Bank Bank of Boroda (BARB0INDIAE), Ref. No. 1275104713 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. 6,770/- and Stamp Duty paid by online = Rs 6,770/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/02/2022 12:21PM with Govt. Ref. No: 192021220130418731 on 22-02-2022, Amount Rs: 6,770/-, Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 1275104713 on 22-02-2022, Head of Account 0030-02-103-003-02

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

On 04-03-2022**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1982)**

Admissible under rule 21 of West Bengal Registration Rule, 1982 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. 2,250/- (A(1) = Rs 2,250/- ,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. 100/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 087310, Amount: Rs.100/-, Issue date: 10/12/2021, Vendor name: A K 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 1603-2022, Page from 138747 to 138773
being No 160303154 for the year 2022.



Dhar

Digital Signature of DEBASISH DHAR
Date: 2022-03-16 03:47:26 +05:30
Responsibility: Authority of Deed.

(Debasish Dhar) 2022/03/16 03:47:26 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)

011934/21 VC-3/04/21

D 11642/2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AK 975014

12.11.21
809
Q-2/2321241

Certified that the document is admitted in registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

[Signature]
22/11/2021
Deputy Registrar,
Alipore, South 24-Parganas

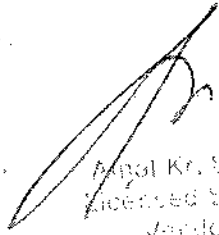
DEED OF CONVEYANCE

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

BY AND BETWEEN:

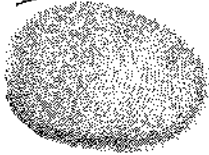
101219

D. Chowdhury (Adm.)
Alipore Judges Court
Kolkata - 27
Kolkata Collection
11, Neelji Saha Rd.
Kolkata-1


Anil Kr. Saha
Licensed Stamp
Vendor

2017/ SEP 10

Chandale



8680

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

Chandale : Director

(VISHAL CHANDALE)

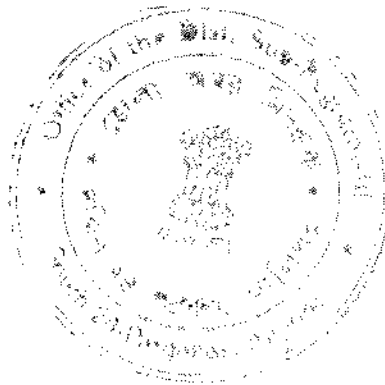


8681

For SRIDATRI MIRISE PRIVATE LIMITED

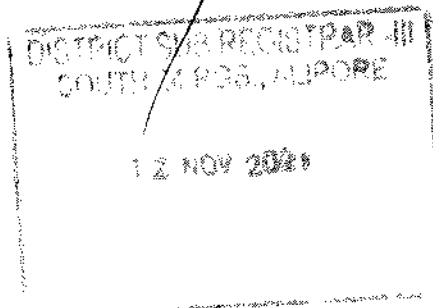
Ravindra K. Sarraf
Director

(RAVINDRA KR SARRAF)



8682

Pravaakar Das
PRAVAKAR DAS
S/o Mr. S. Das
Villi- Nabagram, Shyampur
P.O.- Nabagram, P.S.-Shyampur
Dist.- Howrah, Pin- 711316



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 HIRISE PVT. LTD. (PAN AASCS6288D), 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 12 decimals comprised in RS Dag No. 4819 and LR Dag No. 4839 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 12 decimals comprised in RS Dag No. 4819 and LR Dag No. 4839 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"**)



DISTRICT REGISTRAR III
ST. JOHN'S BLDG. BANGALORE

12 NOV 2024

- 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 REGISTRAR JIR
GATE NO. 103, ALRORE
12 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:-

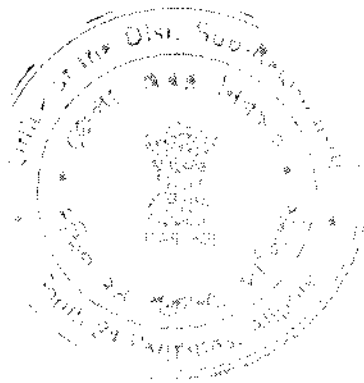
1. In pursuance of the afore stated agreement and in consideration of the sum of **Rs. 10,15,000/- (Rupees Ten Lacs Fifteen Thousand only)** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor being the full consideration money agreed to be paid (the receipt whereof 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 III
KHAMMAM DISTRICT, ANDHRA PRADESH
12 NOV 2024

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 12 decimals comprised in RS Dag No. 4819 and LR Dag No. 4839 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 III
SOUTH 24 PARGANAS, WEST BENGAL
12 NOV 2024

- (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 SUB REGISTRAR III
SOUTH DECCAN, AURANGABAD

12 NOV 2024

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 12 decimals comprised in RS Dag No. 4819 and LR Dag No. 4839 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. 4846
 SOUTH: By R.S Dag No. 4840
 EAST: By L.R Dag No. 4844
 WEST: By L.R Dag No. 4838 & 4835

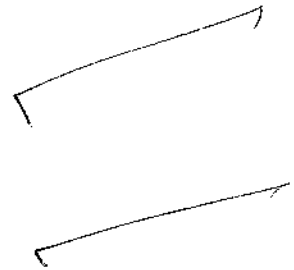
THE SECOND SCHEDULE ABOVE REFERRED TO:
 ("the said Property/Land")

ALL THAT the undivided piece and parcel of land having an area of 10 decimals out of 12 decimals comprised in RS Dag No. 4819 and LR Dag No. 4839 under L.R Khatian No. 5367 at Mouza – Rashpunja, P.S – Bishnupur, District – South 24 Parganas, West Bengal




DISTRICT SUB REGISTRAR III
SOUTH 24 PARGANAS, ALIPORE
12 NOV 2014

[FOLLOWING PAGES ARE EXECUTION PAGES]

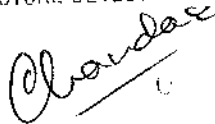


IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and signatures the day month and year first above written.


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

1 Somnath Chatterjee
S.C.R. Ave, Kol-72
2 
S.C.R. Ave, Kol-72

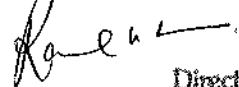
For BENGAL SALARPURIA EDEN
INFRASTRUCTURE DEVELOPMENT CO. (P) LTD.

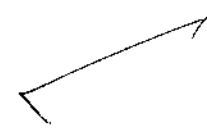

Director

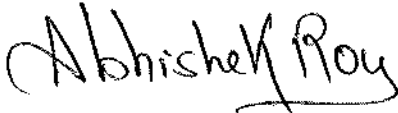
EXECUTED AND DELIVERED by the PURCHASER
abovenamed at Kolkata in the presence of:

1 Somnath Chatterjee
2 
S.C.R. Ave, Kol-72

For SRIDATRI WRISE PRIVATE LIMITED


Director




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



DISTRICT SUB REGISTRAR - III
SEVENTH 21 PGS., ALIPORE
12 NOV 2024

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.	363719	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.

Chandra

Director

2.

[Handwritten Signature]

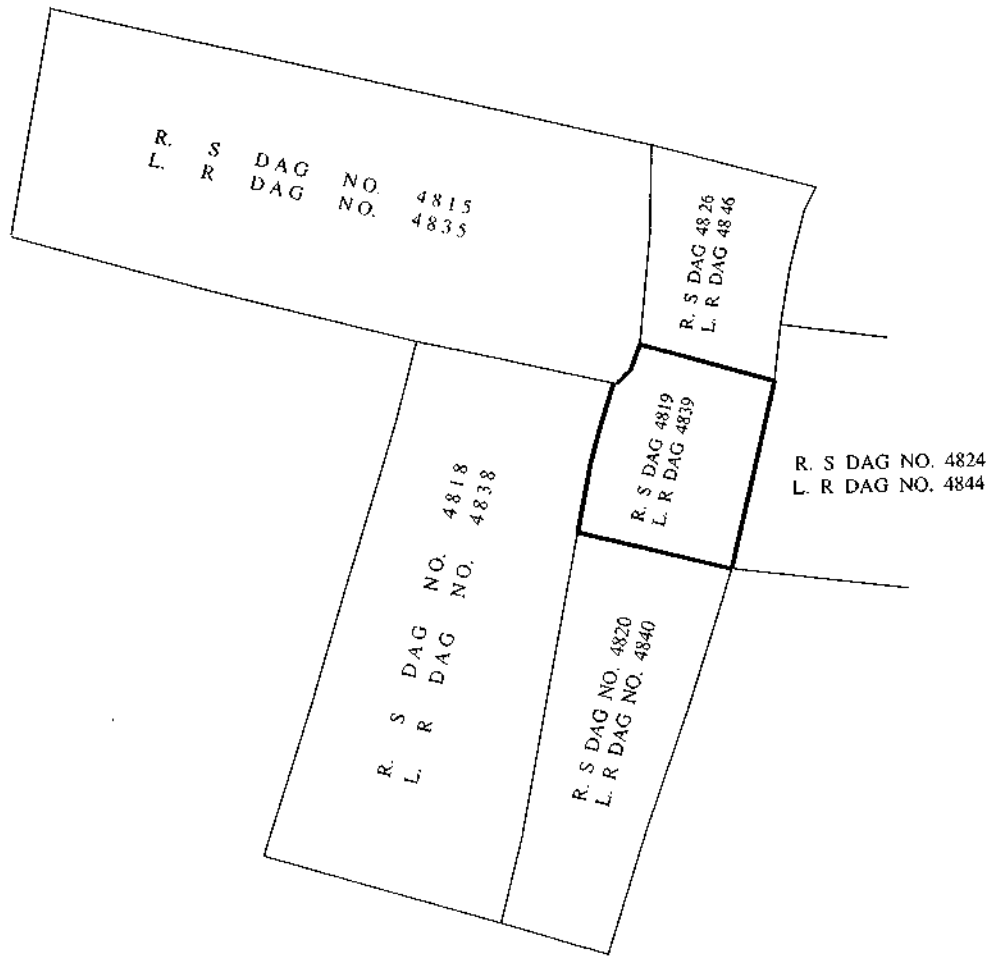
SIGNATURE OF THE VENDOR

[Handwritten Signature]

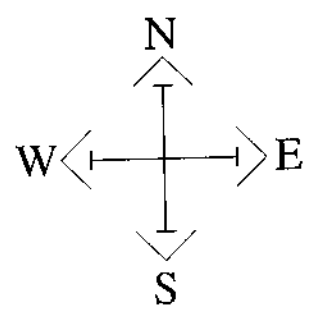


DISTRICT SUR REGISTAR III
50/111/1765, BANGLORE
12 NOV 2021

**Plan for RS Dag No. 4819 and LR Dag No. 4839 under L.R Khatian No. 5367 at
Mouza - Rashpunja, P.S - Bishnupur, District - South 24 Parganas, West Bengal**



NORTH: By L.R Dag No. 4846
 SOUTH: By R.S Dag No. 4840
 EAST: By L.R Dag No. 4844
 WEST: By L.R Dag No. 4838 & 4835



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

Chandra
 Director

For SRIDATRI WRISE PRIVATE LIMITED

Raj
 Director



DISTRICT SUB-REGISTRAR - III
CHICHOOR, MYSURU DISTRICT
12 NOV 2021

SPECIMEN FORM FOR TEN FINGERPRINTS



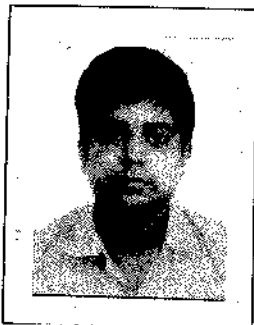
Chandrasekhar

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



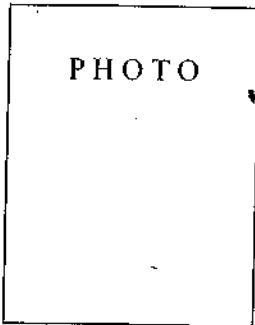
Govind

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



Beavakumar Das

	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
12 NOV 2024

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

BENGAL SALARPURIA EDEN
INFRASTRUCTURE DEVELOPMENT
COMPANY PRIVATE LIMITED



22/05/2007

Permanent Account Number

AAKGS8904N

1000000



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

SHIDATRI HIRISE PRIVATE LIMITED


15/10/2012

Permanent Account Number

AASC56268D

3022012



विशाल चण्डाक
INDIA TO DEPARTMENT
VISHAL CHANDAK
PHAKASH CHAND CHANDAK
03/03/1987
AHMPC7590C






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

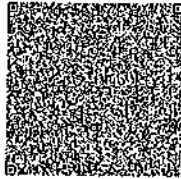
नामांकन क्रम/ Enrolment No.: 2016/00594/33617

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

Do/Validated Date: 04/07/2018

Generation Date: 28/09/2017

Validity: unknown



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

AADHAAR

सूचना

- आधार पस्वान 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.

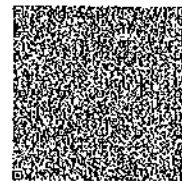
- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
 Unique Identification Authority of India

पता:
 आस्पन: प्रकाश चंदक, 40, डम डम रोड, कोलकाता,
 मोतिहिल के पास, साउथ डमडम (एम), 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 Photograph

XXXX XXXX 4991
 VID : 9135 6137 8502 2409





आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT OF INDIA

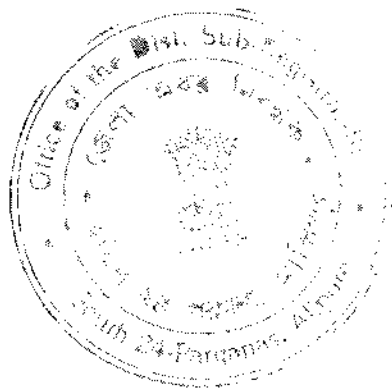
RAVINDRA KUMAR SARRAF

GOPAL PRASAD SARRAF

15/03/1971
Permanent Account Number
AVSPS2460F

Signature







भारत सरकार
GOVERNMENT OF INDIA



रविंद्र कुमार सर्राफ
Ravindra Kumar Sarraf
DOB: 15-03-1971
Gender: Male



9976 7119 8882

आधार - आम आदमी का अधिकार



राज्य विधि विभाग - पहचान प्राधिकरण
GOVERNMENT OF INDIA

मरिन्दा अपार्टमेंट, 602/2 राजरहाट
रोड, राजरहाट गोपालपुर (न), देश
बन्धु नगर 24 पारगना, पश्चिम बंगाल,
700059

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



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

YTZ1096429



নির্বাচকের নাম : প্রভাকর দাস
Elector's Name : Prabhakar Das
পিতার নাম : Sankar Das
লিঙ্গ/Sex : পুং M
জন্ম তারিখ
Date of Birth : 01/05/1991

YTZ1096429

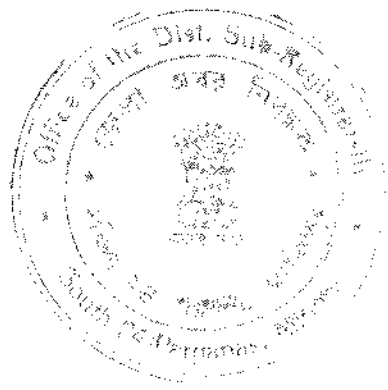
ঠিকানা
NABAGRAM PURBA, NABAGRAM
SHYAMPUR, HOWRAH, 711315

Address
NABAGRAM PURBA, NABAGRAM
SHYAMPUR, HOWRAH, 711315

Date: 28/09/2010

প্রত্যক্ষিত হলে নির্বাচন অফিসে ফিলাস ফিলাস
প্রত্যক্ষিত হলে ফিলাস ফিলাস
Signature of the Electoral
Officer

নির্বাচন অফিসের নাম এবং ঠিকানা উল্লেখ করে এই কার্ডের কপি
স্বতন্ত্র ভাবে প্রমাণিত করতে হবে এবং নির্বাচন অফিস
থেকে প্রাপ্ত হলে
If you change an address mention this Card No
in the new address including your name in the
address of the new address.



Major Information of the Deed

Deed No :	I-1603-11642/2021	Date of Registration	22/11/2021
Query No / Year	1603-2002321245/2021	Office where deed is registered	
Query Date	09/11/2021 2:53:38 PM	1603-2002321245/2021	
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 Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4839 (RS :-)	LR-5367	Bastu	Shali	10 Dec	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, Chittaranjan Avenue, 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	SRIDATRI HIRISE PRIVATE LIMITED 5, Chittaranjan Avenue, 1st Floor, Chittaranjan Avenue, City:- , P.O:- Princep Street, P.S:-Bowbazar, District:- Kolkata, West Bengal, India, PIN:- 700072 , PAN No.:: AAxxxxxx8D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr VISHAL CHANDAK (Presentant) Son of Mr Prakash Chand Chandak 40, Dum Dum Road, Near Motijheel South Dum Dum (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 RAVINDRA KUMAR SARRAF 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 : SRIDATRI HIRISE PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

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

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	BENGAL SALARPURIA EDEN INFRASTRUCTURE DEVELOPMENT COMPANY PRIVATE LIMITED	SRIDATRI HIRISE 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:- 4839, LR Khatian No:- 5367	Owner:বেঙ্গল সালারপুরিয়া ইডেন , Gurdian:ইনফ্রাস্ট্রাকচার ডেভলপমেন্ট কো.প্রা.লি., Address:ডিরেক্টর-আলদ প্রকাশ,7,চিত্তরঞ্জন এন্ডনিউ,কলিকাতা-72 , Classification:খালি, Area:0.12000000 Acre,	BENGAL SALARPURIA EDEN INFRASTRUCTURE DEVELOPMENT COMPANY PRIVATE LIMITED

Endorsement For Deed Number : I - 160311642 / 2021

On 12-11-2021

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

Presented for registration at 20:04 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 VISHAL CHANDAK, DIRECTOR, BENGAL SALARPURIA EDEN INFRASTRUCTURE DEVELOPMENT COMPANY PRIVATE LIMITED (Private Limited Company), 7, Chittaranjan Avenue, 3rd Floor, Chittaranjan Avenue, 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, SHAYAMPUR, 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 RAVINDRA KUMAR SARRAF, DIRECTOR, SRIDATRI HIRISE 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

Indetified by Mr PRAVAKAR DAS, , Son of Mr SHANKAR DAS, NABAGRAM, SHAYAMPUR, 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 5:42PM with Govt. Ref. No: 192021220110242471 on 09-11-2021, Amount Rs: 11,264/-, Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 1261535266 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 5:42PM with Govt. Ref. No: 192021220110242471 on 09-11-2021, Amount Rs: 33,770/-, Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 1261535266 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 AK5014, Amount: Rs.100/-, Date of Purchase: 17/09/2021, Vendor name: G C 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 362799 to 362823
being No 160311642 for the year 2021.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2021.12.06 14:58:36 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/12/06 02:58:36 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

