

4532/2021

I-4493/2021



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AA 987466



Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement of this document are the part of this document.

Additional Registrar of Assurances IV, Kolkata

22 APR 2021

Handwritten notes in blue ink:  
 21/4  
 16:35  
 2/770/60  
 1220  
 1220  
 4846, 4811  
 1056

**DEED OF CONVEYANCE**

THIS DEED OF CONVEYANCE is executed on this the 21<sup>st</sup> day of April TWO THOUSAND AND TWENTY ONE.

BETWEEN

Stamp Case No. 1132 of 2021  
 J (4) 250  
 J (1) 100  
 Total 350  
 RA-IV Kolkata

Additional Registrar of Assurances IV, Kolkata

21-4-21  
4:35 PM

37708

16 MAR 2021

Sl. No. .... DATE .....

NAME .....

ADD. ....

AMT. ....

AJAY GAGGAR  
ADVOCATE  
3rd, FLOOR, TEMPLE CHAMBERS  
6, OLD POST OFFICE STREET,  
KOLKATA - 700 001

*[Handwritten signature]*

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MOUSUMI GOSWAMI  
LICENSED STAMP VENDOR  
KOLKATA REGISTRATION OFFICE



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ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA

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Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
GRIPS eChallan

GRN Details

GRN: 192021220005120118      Payment Mode: Online Payment (SBI Epay)  
GRN Date: 19/04/2021 17:54:46      Bank/Gateway: SBIEpay Payment Gateway  
BRN : 5776819125425      BRN Date: 19/04/2021 17:04:37  
Gateway Ref ID: 1255121563      Method: Bank of Baroda NB  
Payment Status: Successful      Payment Ref. No: 2000770160/4/2021

[Query No\*/Query Year]

Depositor Details

Depositor's Name: SAHASRAAKSH LIVING PRIVATE LIMITED  
Address: 5, Chittaranjan Avenue 1St Floor Kolkata -700072  
Mobile: 8777542421  
EMail: giriraj@salarpuriagroup.biz  
Depositor Status: Buyer/Claimants  
Query No: 2000770160  
Applicant's Name: Mr PRAVAKAR DAS  
Identification No: 2000770160/4/2021  
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000770160/4/2021	Property Registration- Stamp duty	0030-02-103-003-02	66021
2	2000770160/4/2021	Property Registration- Registration Fees	0030-03-104-001-16	15914
			<b>Total</b>	<b>81935</b>

IN WORDS: EIGHTY ONE THOUSAND NINE HUNDRED THIRTY FIVE ONLY.






Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19042000770160/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.


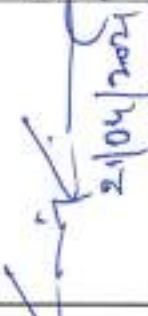

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	SUDHARANI CHATTERJEE Akandakeshari, North 24 Parganas,, P.O.- Akandakeshari, P.S:- New Town, District:- North 24-Parganas, West Bengal, India, PIN - 700135	Seller		2172 	 12.4.21
2	RADHARANI GHOSAL Gobindapur, Bhangar, South 24 Parganas,, P.O:- Bhangar, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743502	Seller		2173 	 12.4.21
3	Mr RAJU MONDAL Samali, Samali (ct), Nahazari, Thakurpukur Mahesto, P.O:- Naharazi, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN - 700104	Seller		2174 	 12.4.21



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I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr GIRIRAJ GARG ,5, Chittaranjan Avenue 1st Floor, P.O:- Princep Street, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700072	Representative of Buyer [SAHASR AAKSH LIVING PRIVATE LIMITED]		21 71 	 21/04/2021
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Asit Manna Son of Mr A K Manna 6, Old Post Office Street, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001	SUDHARANI CHATTERJEE, RADHARANI GHOSAL, Mr RAJU MONDAL, Mr GIRIRAJ GARG		21 75 	 21/04/21

(Mohul Mukhopadhyay)  
ADDITIONAL REGISTRAR  
OF ASSURANCE  
OFFICE OF THE A.R.A. -  
IV KOLKATA  
Kolkata, West Bengal



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(1) SUDHARANI CHATTERJEE [INCOME TAX PAN BBXPC3320A & AADHAR NUMBER 6648 8466 3069], daughter of Late Haran Chandra Mukherjee and wife of Dhruva Kumar Chatterjee, residing at Akandakeshari, North 24 Parganas, P.O: Akandakeshari, Police Station: Technocity, Pincode - 700135, West Bengal and (2) RADHARANI GHOSAL [INCOME TAX PAN DLUPG9093M & AADHAR NUMBER 6750 6211 8514], daughter of Late Haran Chandra Mukherjee and wife of Naba Kumar Ghosal, residing at Gobindapur, Bhangar, South 24 Parganas, P.O: Bhangar, Police Station: Bhangar, Pincode - 743 502, West Bengal, hereinafter collectively referred to as the "VENDORS" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, successors, administrators, legal representatives and assigns) of the FIRST PART

AND

RAJU MONDAL [INCOME TAX PAN AVSPM3585D & AADHAR NUMBER 345832880081], son of Sukdeb Mondal residing at Samali, Samali (ct), Nahazari, Thakurpukur Mahestola, South 24 Parganas, West Bengal - 700 104 P.O: Naharazi Police Station: Bishnupur hereinafter referred to as the "CONFIRMING PARTY" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and assigns) of the SECOND PART

AND

SAHASRAAKSH LIVING PRIVATE LIMITED [INCOME TAX PAN ABACS8971N], a company incorporated under the Companies Act, 1956, having its registered office at No. 5, Chittaranjan Avenue 1<sup>st</sup> Floor Kolkata 700072, P.O: Princep Street, Police Station: Bowbazar, represented by its Authorized Signatory GIRIRAJ GARG [INCOME TAX PAN ADTPG4311Q & AADHAR NUMBER 440541820008] son of Sri Gopi Lal Garg, working for gain at No. 5, Chittaranjan



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Avenue 1<sup>st</sup> Floor Kolkata 700072, P.O: Princep Street, Police Station: Bowbazar, and hereinafter referred to as "the **PURCHASER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors or successors in interest and assigns) of the **THIRD PART** -

**WHEREAS :**

- I. The Vendors and the Confirming Party has represented to and assured the Purchaser as follows:
  - A. One Haran Chandra Mukherjee herein was the lawful absolute owner and fully seized and possessed of and/or otherwise well and sufficiently entitled to All That the entire land admeasuring 12 decimals in L.R Dag No. 4846 and R.S Dag No. 4826 and All That the entire land admeasuring 65 decimals in L.R Dag No. 4811, R.S Dag No. 4792 all under L.R Khatian No. 3263 in Mouza Raspuinj, J.L. No. 15, Police Station: Bishnupur, within Bishnupur II Gram Panchayat, Additional District Sub- Registration Office Bishnupur, District South 24 Parganas and hereinafter referred to as "**the said Entire Property**" morefully detailed and described in **Schedule A** below.
  - B. The said Haran Chandra Mukherjee, a hindu governed by the Dayabhaga School of Hindu Law, died intestate on 17<sup>th</sup> November, 2001 leaving behind his wife Sarnamoyee Mukherjee, his only son Jagannath Mukherjee and 5 (five) daughters namely Anuradha Halder, Mahmaya Pathak, Kalitara Ganguly, Sudha Rani Chatterjee (**the Vendor No. 1 herein**) and Radharani Ghosal (**the Vendor No. 2 herein**). Thereby each one of the heirs of the deceased Haran Chandra Mukherjee became entitled to undivided 1/7<sup>th</sup> share in the said Entire Property. The Vendors herein jointly became entitled to 2/7<sup>th</sup> share in the said Entire Property.



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- C. By and under a Deed of Gift dated 12<sup>th</sup> March, 2007 registered in the office of the District Sub-Registrar IV, South 24 Parganas, in Book No. I, CD Volume No. 3, Page Nos. 1936 to 1951 being Deed No. 00766 for the year 2012, the said Sarnamoyee Mukherjee (wife of deceased Haran Chandra Mukherjee), Anuradha Halder, Mahmaya Pathak, Kalitara Ganguly (daughters of deceased Haran Chandra Mukherjee) transferred their undivided share of 1/7<sup>th</sup> each (jointly share of 4/7<sup>th</sup> share) interalia in the said Entire Property to the said Jagannath Mukherjee (son of the deceased Haran Chandra Mukherjee). Thus, the said Jagannath Mukherjee by virtue of the aforesaid Deed of Gift and by inheritance became entitled to 5/7<sup>th</sup> undivided share in the said Entire Property and Sudha Rani Chatterjee (**the Vendor No. 1 herein**) and Radharani Ghosal (**the Vendor No. 2 herein**) each held 1/7<sup>th</sup> share in the said Entire Property.
- D. The said Jagannath Mukherjee sold, transferred and conveyed his undivided 5/7<sup>th</sup> share in the said Entire Property by two Deeds of Conveyance both dated 4<sup>th</sup> December, 2012, both registered in the office of Additional Registrar of Assurances I, Kolkata and recorded in Book No.1, CD Vol No. 22, Page from 12409 to 12424, Being No. 11054 of 2012 to (1) Rishta Realtors Pvt. Ltd., (2) Sriniti Complex Pvt. Ltd., (3) Dhurta Griha Nirman Pvt. Ltd., (4) Dattey Reacon Pvt. Ltd. and (5) Mansashi Griha Nirman Pvt. Ltd and another in Book No.1, CD Vol No. 22, Page from 12282 to 12296, Being No. 11052 of 2012 to Kalashsidhi Properties Private Limited.
- E. The said Sudha Rani Chatterjee (**the Vendor No. 1 herein**) and Radharani Ghosal (**the Vendor No. 2 herein**) was holding their ownership right and was fully seized and possessed of and/or otherwise well and sufficiently entitled to All That undivided 1/7<sup>th</sup> share each in the said Entire Property:



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Srl No.	Vendor	L.R Dag No.	R.S Dag No.	Land area owned (decimal)	Total Area in the Dag
1.	Sudha Rani Chatterjee (Vendor No. 1)	4846	4826	1.72	12
		4811	4792	9.28	65
2.	Radharani Ghosal (Vendor No. 2)	4846	4826	1.72	12
		4811	4792	9.28	65

under L.R Khatian No. 3263 in Mouza Raspuj, J.L No. 15, Police Station: Bishnupur, within Bishnupur II Gram Panchayat, Additional District Sub-Registration Office Bishnupur, District South 24 Parganas.

F. The Vendors became desirous to sell jointly ALL THAT pieces and parcels of undivided land as follows:

Srl No.	Vendor	L.R Dag No.	R.S Dag No.	Land area owned (decimal)	Land Area to Sell	Total Area in the Dag
1.	Sudha Rani Chatterjee (Vendor No. 1)	4846	4826	1.72	1.72	12
		4811	4792	9.28	3.56	65
2.	Radharani Ghosal (Vendor No. 2)	4846	4826	1.72	1.72	12
		4811	4792	9.28	3.56	65
<b>Total</b>					<b>10.56 decimals</b>	



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under L.R Khatian No. 3263 in Mouza Raspuj, J.L No. 15, Police Station: Bishnupur, within Bishnupur II Gram Panchayat, Additional District Sub-Registration Office Bishnupur, District South 24 Parganas (hereinafter referred to as "the said Property" (morefully detailed and described in Schedule B)

- G. On or about 9<sup>th</sup> January, 2020 the Vendors had executed an Agreement for Sale in favour of the Confirming Party interalia in respect of All That said Property wherein it was agreed that the Vendors shall sell and transfer the said Property unto and in favour of the Confirming Party or any of its nominee(s) on the terms and conditions recorded in the said Agreement..
- H. The Confirming party being the Agreement holder in respect of the said Property, the Confirming Party now hereby irrevocably nominates entirety of its right title interest in favour the Purchaser solely as its nominee in respect of the said Property for a consideration of Rs. 2,70,000/- (Rupees Two Lac Seventy Thousand) only. The Confirming Party thereby relinquishes all its claim right title interest in respect of the said Property and confirms the sale in favour of the Purchaser.
- I. The Vendors and the Confirming party has further assures warrants and represents as follows
- i. The Vendors are in actual peaceful physical khas possession of the said property and every portion thereof absolutely and has been personally enjoying and using the same without any interruption whatsoever.
- ii. There is no restriction on transfer or any subsisting order, proceeding, declaration or notice affecting the said Property and no part of the same has been vested, acquired, requisitioned and/or affected by the Land Acquisition Department and/or any other body or authority.



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- iii. The said Property is within the ceiling limits under the West Bengal Land Reforms Act, 1955 and no part of the said Property is either excess land or excess vacant land and/or is liable to be vested under the said Act or any other law.
- iv. No suit or other proceeding is pending in any Court of law affecting the said Property and/or any part thereof and/or the right title and interest of the Vendors or Confirming Party or their predecessors-in-title. No injunction or attachment or other order has been passed or is subsisting in relation to the said Property.
- v. No person other than the Vendors or Confirming Party have any right, title, interest, claim or demand whatsoever in respect of the said Property. No person or persons whatsoever has or have claimed to have any right of preemption over and/or in respect of the said Property or any part thereof. The said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- vi. The Vendors or Confirming Party have not entered into any understanding, agreement or arrangement, written or oral, of any nature whatsoever with anyone (other than the Purchaser) for sale and/or for otherwise dealing with, relating to and/or concerning the said Property.
- vii. Save and except the said Agreement for Sale the Vendors or the Confirming Party and/or their predecessors-in-title has not in any way dealt with the said Property or any part or portion thereof whereby the right, title and/or interest of the Vendors or the Confirming Party and/or their predecessors-in-title as to the ownership, use, enjoyment and/or sale of the said Property or any part or portion thereof is or may be affected in any manner whatsoever. The Vendors or the Confirming Party and/or



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- their predecessors-in-title have not used the said Property or any part thereof for any purpose other than that for which the same was meant and have not committed default of and/or contravened any provision of law applicable to the said Property or any part thereof.
- viii. The said Property or any part thereof is not affected by any Bargadar, Bhagchasi occupancy or any other rights and no Bargadar or Bhagchasi is recorded in the relevant records in respect of the said Property or any part thereof.
- ix. No mortgage, charge or lien has been created in respect of the said Property by way of deposit of title deeds or otherwise.
- x. The Vendors' predecessors-in-title were and the Vendors are lawfully entitled to own and transfer the said Property under the relevant laws governing the same and there is no restriction or bar, legal or otherwise, to the Vendors selling the said Property to the Purchaser in the manner herein.
- II. The Vendors with the consent and the concurrence of the Confirming Party has agreed to sell to the Purchaser and the Purchaser, relying on the aforesaid representations and assurances of the Vendors and the Confirming Party and believing the same to be true and correct and acting on the faith thereof, has agreed to purchase the said Property free from all encumbrances and liabilities whatsoever as aforesaid at and for a total consideration of Rs. 7,20,000/- (Rupees Seven Lacs Twenty Thousand) only. Out of the said total consideration a sum of Rs. 4,50,000/- (Rupees Four Lacs Fifty Thousand) only has been paid by the Purchaser to the Vendors jointly [a sum of Rs. 2,25,000/- (Rupees Two Lacs Twenty Five Thousand) to each one of the Vendors] at or before the execution hereof



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and a sum of **Rs. 2,70,000/- (Rupees Two Lac Seventy Thousand)** only has been paid by the Purchaser to the Confirming Party for irrevocably nominating entirety of its right and/or interest in respect of the said Property in favour of the Purchaser solely. The Vendor simultaneously with the execution of these presents puts the Purchaser in vacant, peaceful and physical khas possession of the said property in its entirety.

**NOW THIS DEED WITNESSES** that in pursuance of the said agreement and in consideration of the said sum of **Rs. 7,20,000/- (Rupees Seven Lacs Twenty Thousand)** only paid by the Purchaser to the Vendors and the Confirming Party as aforesaid at or before the execution of these presents, being the total consideration money for the transfer of the said Property (the receipt whereof the Vendors and the Confirming Party do hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof do hereby forever acquit release and discharge the Purchaser as well as the said Property hereby transferred and conveyed) out of which a sum of **Rs. Rs. 4,50,000/- (Rupees Four Lacs Fifty Thousand)** only has been paid by the Purchaser to the Vendors jointly [a sum of **Rs. 2,25,000/- (Rupees Two Lacs Twenty Five Thousand)** to each one of the Vendors] at the time of execution of this deed (the receipt of which the Vendors do hereby AND also by the receipt hereunder written admit and acknowledge to have been received as would appear from the Memo of Consideration hereunder written) and the balance sum of **Rs. 2,70,000/- (Rupees Two Lac Seventy Thousand)** only is to be paid to the Confirming Party by the Purchaser as nomination charge (the receipt of which the Confirming Party do hereby AND also by the receipt hereunder written admit and acknowledge to have been received as would appear from the Memo of Consideration hereunder written). The Vendors with the consent and concurrence of the Confirming Party do hereby indefeasibly grant sell transfer convey assign and assure unto the Purchaser absolutely and forever free from all encumbrances,



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charges, liens, claims, demands, mortgages, leases, tenancies, licenses, occupancy rights, trusts, prohibitions, restrictions, executions, acquisitions, requisitions, attachments, vesting, easements, liabilities and lis pendens whatsoever ALL THAT pieces and parcels of undivided land as follows:

Srl No.	Vendor	L.R Dag No.	R.S Dag No.	Land area owned (decimal)	Land Area to Sell	Total Area in the Dag
1.	Sudha Rani	4846	4826	1.72	1.72	12
	Chatterjee (Vendor No. 1)	4811	4792	9.28	3.56	65
2.	Radharani	4846	4826	1.72	1.72	12
	Ghosal (Vendor No. 2)	4811	4792	9.28	3.56	65
<b>Total</b>					<b>10.56 decimals</b>	

under L.R Khatian No. 3263 in Mouza Raspuj, J.L No. 15, Police Station: Bishnupur, within Bishnupur II Gram Panchayat, Additional District Sub-Registration Office Bishnupur, District South 24 Parganas and more fully described in the **Schedule B** hereunder written and hereinafter referred to as "**the said Property**" OR HOWSOEVER OTHERWISE the said Property or any part of portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **Together With** all benefits and advantages of ancient and other lights all yards courtyards areas common paths and passages 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 thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore



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were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertain thereto **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 claim and demand whatsoever both at law and in equity of the Vendors and/or the Confirming Party in to and upon and in respect of the said Property or any and every part thereof herein comprised and hereby granted and transferred **TOGETHER WITH** all deeds pattahs muniments and evidences of title which in anywise exclusively relate to or concern the said Property or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendors and/or the Confirming Party or any person or persons from whom the Vendors and/or the Confirming Party can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said Property hereby granted sold conveyed transferred assigned and 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 for ever free from all encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licences, occupancy rights, trusts, debutter, prohibitions, restrictions, restrictive, covenants, executions, acquisitions, requisitions, attachments, vesting, alignment, easements, liabilities and lis pendens whatsoever **AND** the Vendors do hereby covenant with the Purchaser that the Vendors are the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the said Property and every part thereof free from all encumbrances and liabilities of whatsoever nature **AND** the Vendors and/or the Confirming Party do hereby covenant with the Purchaser that neither the Vendors and/or the Confirming Party nor any of the Vendors' predecessors-in-title and/or the Confirming Party's predecessors-in-title has at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby or by reason whereof the said



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Property hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendors and/or the Confirming Party may or can be prevented from granting selling conveying assigning and assuring the said Property or any part thereof in the manner aforesaid **AND THAT NOTWITHSTANDING** any act deed or thing by the Vendors and/or any of the Vendors' and/or Confirming Party's predecessors-in-title done executed or knowingly suffered to the contrary the Vendors at the time of execution of these presents are the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the said Property hereby granted sold conveyed transferred assigned and assured or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the Vendors have now good right and full and absolute power to grant sell convey transfer and assure 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 aforesaid **AND** that the Purchaser shall and may at all times hereafter 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 claim or demand whatsoever from or by the Vendors and/or the Confirming Party or any person or persons lawfully or equitably claiming from under or in trust for the Vendors and/or the Confirming Party or from under or in trust for any of the Vendors' predecessors in title and/or the Confirming Party's predecessors in title or any of them **AND THAT** the Purchaser shall be free and clear and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendors and/or the Confirming Party well and sufficiently saved defended and kept harmless and indemnified of from and against any



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latent or patent defect in title of the Vendors and/or the Confirming Party in respect of the said Property including in any former Deed or record of rights or mutation relating to the said Property and all and all manner of former or other estates, encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licences, occupancy rights, trusts, debutter, prohibitions, restrictions, restrictive, covenants, executions, acquisitions, requisitions, attachments, vesting, alignment, easements, liabilities and lis pendens whatsoever suffered or made or created in respect of the said Property by the Vendors and/or the Vendors' predecessors in title and/or the Confirming Party or the Confirming Party's predecessors in title or any of them or by any person or persons lawfully and equitably claiming from under or in trust for the Vendors or the Vendors' predecessors in title and/or the Confirming Party's predecessors in title or any of them as aforesaid or otherwise **AND THAT** all rates taxes all other impositions and/or outgoings payable in respect of the said Property have been paid in full upto the date of these presents **AND THAT** the Vendors do not hold any excess land under the West Bengal Land Reforms Act, 1955 and/or under the Urban Land (Ceiling and Regulation) Act, 1976 and the said Property or any part thereof has not been affected or vested under the said Acts and/or under the West Bengal Estates Acquisition Act, 1953 and/or under any other law **AND THAT** the said Property or any part thereof is not affected by any notice or order of attachment including under any certificate case or proceedings started under the Public Demands Recovery Act or any other law, at the instance of the Income Tax, Wealth Tax, Gift Tax or Estate Duty Authorities or any other Government Authority or Department or otherwise whatsoever **AND THAT** there is no certificate case or proceeding instituted or pending against the Vendors and/or concerning the said Property in any manner whatsoever for realisation of the arrears of Income-tax or other taxes or dues or otherwise under the Public Demands Recovery Act or under the Income Tax Act, 1961 or any other Act for the time being in force **AND THAT** the said Property is not affected by any



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21 APR 2021

*[Faint purple stamp]*



declaration notice or scheme of the Land Acquisition Collector, any Development or Planning Authority or the Government or any other public body or authority **AND THAT** no notice, declaration, order, notification or proceeding has been issued, published, initiated, instituted relating to acquisition of the said Property or any part thereof under the Land Acquisition Act, 1894 or any other law or Acts for the time being in force and/or the rules made or framed thereunder and that the said Property or any part thereof is not affected by any Notice declaration Scheme order notification or proceeding relating to acquisition or requisition under the Defence of India Act or Rules framed thereunder or any other Acts or Enactments whatsoever **AND THAT** no suit and/or proceeding is pending in any Court of law and no order has been passed or is subsisting 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 Revenue Authority **AND THAT** the Vendors and/or the Confirming Party do hereby indemnify the Purchaser of from and against all actions suits proceedings claims losses damages costs charges expenses liabilities demands and consequences whatsoever that the Purchaser may suffer and/or incur and/or be liable for or put to in the event of there being any defect in title in respect of the said Property or any portion thereof and/or in case of any act omission breach violation or default by the Vendors and/or the Confirming Party **AND FURTHER THAT** the Vendors and/or the Confirming Party and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the said Property or any part thereof from through under or in trust for the Vendors and/or the Confirming Party shall and will from time to time and at all times hereafter at the request of the Purchaser make do acknowledge and execute at the costs of the Vendors and/or the Confirming Party all such acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said Property and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA

2 APR 2021

*[Faint, illegible text]*

**THE SCHEDULE A ABOVE REFERRED TO :*****"The said Entire Property"***

**ALL THAT** the entire land admeasuring 12 decimals in L.R Dag No. 4846 and R.S Dag No. 4826 and **All That** the entire land admeasuring 65 decimals in L.R Dag No. 4811, R.S Dag No. 4792 all under L.R Khatian No. 3263 in Mouza Raspunj, J.L No. 15, Police Station: Bishnupur, within Bishnupur II Gram Panchayat, Additional District Sub- Registration Office Bishnupur, District South 24 Parganas, butted and bounded as follows:

**Dag No. 4811**

On the North : By R.S Dag No. 4785 and 4793  
 On the East : By R.S Dag No. 4794 and 4795  
 On the South : By R.S Dag No. 4791  
 On the West : By R.S Dag No. 4786

**Dag No. 4846**

On the North : By R.S Dag No. 4827  
 On the East : By R.S Dag No. 4825 and 4824  
 On the South : By R.S Dag No. 4819  
 On the West : By R.S Dag No. 4815



A handwritten signature in black ink, consisting of a few fluid, connected strokes.

ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA

2 14PR 2021

THE SCHEDULE B ABOVE REFERRED TO :"The said Property"

ALL THAT pieces and parcels of undivided land as follows:

Srl No.	Vendor	L.R Dag No.	R.S Dag No.	Land area owned (decimal)	Land Area to Sell	Total Area in the Dag
1.	Sudha Rani Chatterjee (Vendor No. 1)	4846	4826	1.72	1.72	12
		4811	4792	9.28	3.56	65
2.	Radharani Ghosal (Vendor No. 2)	4846	4826	1.72	1.72	12
		4811	4792	9.28	3.56	65
Total					10.56 decimals <i>VACANT LAND.</i>	

under L.R Khatian No. 3263 in Mouza Raspunj, J.L No. 15, Police Station: Bishnupur, within Bishnupur II Gram Panchayat, Additional District Sub-Registration Office Bishnupur, District South 24 Parganas.

Together with all title benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the said Property and appurtenances and inheritances for access and user thereof

Bishnupur



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA

2 14PR 2021

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

SIGNED AND DELIVERED by the within-named Vendors at Kolkata in the presence of:

স্বাক্ষরিত কর্তৃক

*(Handwritten signature)*

Pravakar Das  
85A SB Road  
KOL-26

স্বাক্ষরিত কর্তৃক

SIGNED AND DELIVERED by the within-named Confirming Party at Kolkata in the presence of:

Pravakar Das

*(Handwritten signature)*  
G. old (Fot) et al.

Pravakar Das

SIGNED AND DELIVERED by the within-named Purchaser at Kolkata in the presence of:

For Sahasrakash Living Private Limited

*(Handwritten signature)*  
(Director/Authorised Signatory)

*(Handwritten signature)*

Pravakar Das

Drafted by me :

Abhishek Roy  
Advocate

Enrol.No. - F/2047/2019  
Alipore Judges Court.



*[Handwritten mark]*

ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA

21 APR 2021

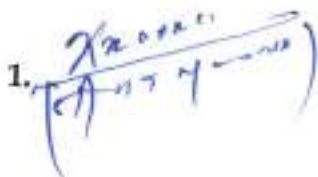


RECEIPT AND MEMO OF CONSIDERATION OF THE VENDORS

RECEIVED of and from the within-named Purchaser the within mentioned a total sum of Rs. 4,50,000/- (Rupees Four Lacs Fifty Thousand) only towards full and final payment of the consideration for the purchase of the Said Property described in the Schedule above, in the following manner -

Srl No.	Vendor	Cheque/Demand Draft Details	Amount (Rs.)
1.	Sudharani Chatterjee (Vendor No. 1)	Cheque No. ___/DD No. <u>556272</u> dated <u>16/04/21</u> drawn on <u>The Federal Bank Ltd.</u> (Bank) of <u>Kolkata   C.R. Ave.</u> (Branch address)	2,25,000/-
1.	Radharani Ghosal (Vendor No. 2)	Cheque No. ___/DD No. <u>556268</u> dated <u>16/04/21</u> drawn on <u>The Federal Bank Ltd.</u> (Bank) of <u>Kolkata   C.R. Ave.</u> (Branch address)	2,25,000/-
<b>Total</b>			<b>4,50,000/-</b>

WITNESSES:

1. 

2. Pravaran Das

[Handwritten signature]

[Handwritten signature]



ASSAM  
OF ASSAM

2 APR 2021

**RECEIPT AND MEMO OF CONSIDERATION OF CONFIRMING PARTY**

Received from the within named Purchaser the within mentioned sum of Rs.2,70,000/- (Rupees Two Lac Seventy Thousand) only towards full and final payment of the consideration for nominating the Purchaser for the purchase of the Said Property described in the **Schedule** above, in the following manner:

Cheque/Demand Draft Details	Amount (Rs.)
Cheque No. <u>255535</u> / DD No. _____ dated <u>16/04/21</u> drawn on <u>The Federal Bank Ltd</u> (Bank) of <u>Kolkata / C.R. Ave.</u> (Branch address)	2,70,000/-

**WITNESSES:**

1. 

2. Pranab Das

Rosin Mondal



*[Handwritten signature]*

ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA

21 APR 2021

**SPECIMEN FORM FOR TEN FINGERPRINTS**



1st 11/13/94 10h 20 min

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



1st 11/13/94 10h 20 min

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



1st 11/13/94 10h 20 min

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



1st 11/13/94 10h 20 min

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



✓

ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA

21 APR 2021



ভারতীয় বিনয়িত্তি পরিচয় প্রাধিকারণ  
ভারত সরকার  
Unique Identification Authority of India  
Government of India

প্রতিষ্ঠান আইডি / Enrollment No.: 1040/20545/94612

To  
Facilitating Ghosal  
সম্পর্কিত পত্র  
Gobindpur  
Bengali Govt depot, South 24 Parganas  
West Bengal - 743502



1040/20545/94612



আপনার আধার সংখ্যা / Your Aadhaar No.:  
**6750 6211 8514**

সংখ্যা - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



সম্পর্কিত  
Facilitating Ghosal  
সংখ্যা - সাধারণ মানুষের  
Father: Hari Chandra Mukhopadhyay

মাতা/পিতা/স্বামীর  
মাতা/পিতা/স্বামীর



**6750 6211 8514**

আধার - সাধারণ মানুষের অধিকার



ভাষা

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ডাবিআইডি 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.



সংখ্যা - সাধারণ মানুষের  
Unique Identification Authority of India

সংখ্যা - সাধারণ  
সংখ্যা - সাধারণ, ২৪ নং  
২৪ নং

Address: Gobindpur, South  
24 Parganas, West Bengal  
743502

**6750 6211 8514**



৬৭৫০

৬৭৫০

৬৭৫০ ৬২১১ ৮৫১৪





**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

स्वयं सौख्य संख्या कार्ड  
 Permanent Account Number Card  
**DLUPG9093M**



नाम / Name  
**RADHARANI GHOSAL**

पिता का नाम / Father's Name  
**HARAH CHANDRA MUKHERJEE**

जन्म की तिथि / Date of Birth  
**01/01/1957**

हस्ताक्षर / Signature

*In case this card is lost / found, kindly inform / return to :*

Income Tax PAN Services Unit, UTITSL  
 Plot No. X, Sector 11, CBD Belapur,  
 Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाने :  
 आयकर पत्र सेवा यूनिट, UTITSL  
 प्लॉट नं: X, सेक्टर 11, सी.बी.डी.बेलापुर,  
 नवी मुंबई-400 614.

**Aaykar Sampark Kendra**  
 For Income Tax Related  
 Queries call Toll Free No.

**1800**  
**00**  
**1001001**

राक्षी कान्ति घोषाल



 भारत सरकार  
GOVERNMENT OF INDIA



सुधारी चट्टर्जी  
SUDHARANI CHATTERJEE  
पिता : हारम चंद्र मुखर्जी  
Father: HARAN CHANDRA MUKHERJEE  
जन्मदिन / DOB : 18/04/1948  
लिंग / Female



6648 8466 3069

आधार-आम आदमी का अधिकार

सुधारी चट्टर्जी

 भारतीय पहचान प्रणाली  
Unique Identification Authority of India 

ठिकाना:  
आकण्डाकेशरी, आकण्डाकेशरी, उत्तर २४ पारगना,  
पश्चिम बंगाल - ७००१३५

Address:  
AKANDAKESHARI, Akandakeshari, North 24  
Parganas,  
West Bengal - 700135

6648 8466 3069

1947 | help@uidai.gov.in | www.uidai.gov.in



आयकर विभाग

INCOME TAX DEPARTMENT

SUDHARANI CHATTERJEE

HARAN CHANDRA MUKHERJEE

07/03/1949

Permanent Account Number

BBXPC3320A

सुधीरानी चटर्जी

Signature



भारत सरकार

GOVT. OF INDIA



*In case this card is lost / found, kindly inform / return to :-*  
 Income Tax PAN Services Unit, UTTISEL  
 Plot No. X, Sector 11, CBD Belapur,  
 Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीएसयू :  
 आयकर पैन सेवा यूनिट, एटीआईएसएल  
 प्लॉट नं: X, सेक्टर 11, सीबीडी बेलपुर,  
 नवी मुंबई-400 614.

सुधीरानी चटर्जी





ভারতীয় পরিচয় পরিদপ্তর

ভারত সরকার

Unique Identification Authority of India  
Government of India

অনুসন্ধান নং / ID / Enrolment No.: 2010/0850601855

To

শ্রীমতী  
শ্রীমতী  
১১, ১১, ১১, ১১, ১১, ১১  
১১, ১১, ১১, ১১, ১১, ১১  
১১, ১১, ১১, ১১, ১১, ১১

Mathura  
Thakurpukur Mathura South 24 Parganas  
West Bengal 700104



MP29042804 1FT



আপনার Aadhaar / Your Aadhaar No. :

3458 3288 0081

গণিত - গাণিতিক গণনা তথ্যিকার



ভারত সরকার  
Government of India



নাম :  
Raju Mondal  
পিতা : Yousang Mondal  
E-mail : Subodh Mondal  
স্মারিকা / DOB : 01/01/1986  
পিতা / মাতা

3458 3288 0081

Raju Mondal



গণিত

- Aadhaar পরিচয় প্রমাণ, নাগরিকদের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অর্জনই প্রমাণিকরণ দ্বারা লাভ যোগ্য।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার প্রমাণ নয়।
- আধার তথ্যের প্রমাণিকরণ ও প্রমাণিকরণ পরিচয় প্রমাণিকরণ।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারত সরকার  
Unique Identification Authority of India

নাম :  
S/O: Yousang Mondal, Raju Mondal,  
পিতা (Mondal), Yousang Mondal,  
মুর্শাবাদ, মধ্যপ্রদেশ, মধ্যপ্রদেশ,  
700104

Address:  
S/O Subodh Mondal, SMMALL,  
Santalpukur, South 24 Parganas,  
Mathura, West Bengal, 700104

3458 3288 0081





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RAJU MONDAL

SUKDEB MONDAL

01/01/1986

Permanent Account Number

AVSPM3585D

*Raju Mondal*

Signature



04/03/2018

इस कार्ड के लोभ / कर्न वा कुपया सुपिला की / मोडार  
अपयकर डेर सेवा इकाई, एन एन सी यूए  
पदनी मणिल, टाइम्स टोवर, कणला मिथ कंपाउंड,  
एन सी मार्ग, लोवर पार्स, मंडल - 404 013.

*If this card is lost / someone's lost card is found,  
please inform / return to:*

Income Tax P&N Services Unit, NSDL,  
1st Floor, Times Tower,  
Kamala Mills Compound,  
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2498 6650, Fax: 91-22-2498 6651,  
e-mail: [mail@nsdl.com](mailto:mail@nsdl.com)

*Raju Mondal*



I

1877

1878

1879

1880

## SAHASRAAKSH LIVING PVT LTD

CIN : U70109WB2018PTC229015

Regd. Office : 5, Chittaranjan Avenue, 1st Floor, Kolkata : 700072, West Bengal

Phone : 40306000 . Fax : 22252471

E.mail: patsala2018@gmail.com

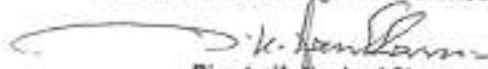
EXTRACT FROM THE MINUTES OF THE BOARD MEETING OF THE BOARD OF DIRECTORS  
OF SAHASRAAKSH LIVING PVT LTD.

HELD AT NO. 7, CHITTARANJAN AVENUE, KOLKATA : 700072

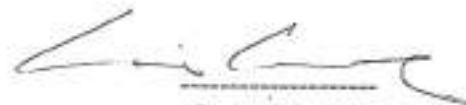
ON THE 5<sup>th</sup> DAY OF APRIL, 2021 AT 11.30 A.M. & CONCLUDED AT 11.45 A.M.

“RESOLVED THAT Sri Giriraj Garg, son of *Gopital Garg*, resident of *109, Dr. K. S. Roy Road, Jisowpur, Kolkata : 700032*, be and is hereby authorized to sign, present, execute and register all Deeds, Deed of Conveyances, Agreements and or any transfer instruments, as may be required from time to time in respect of the any property situated at anywhere in India for and on behalf of the Company before the Registrar of Assurances, Kolkata, District Sub-registrar, Additional District Sub-registrar and/or before any applicable competent authority having jurisdiction in respect thereof.”

/Certified to be True copy/  
For Sahasraaksh Living Private Limited

  
Director/Authorised Signatory  
[Dilip Kumar Dhandhania]  
Director  
DIN : 00037919

I accepted

  
(Giriraj Garg)

For Sahasraaksh Living Private Limited  
Director/Authorised Signatory



## Company Master Data

CIN	U70200WB2018PTC228005
Company Name	SAHASRAAKSH LIVING PRIVATE LIMITED
ROC Code	RoC-Kolkata
Registration Number	228005
Company Category	Company limited by Shares
Company SubCategory	Non-govt company
Class of Company	Private
Authorised Capital(Rs)	1000000
Paid up Capital(Rs)	100000
Number of Members(Applicable in case of company without Share Capital)	0
Date of Incorporation	20/09/2018
Registered Address	5, CHITTARANJAN AVENUE 1ST FLOOR KOLKATA Kolkata WB 700072 IN
Address other than R/o where all or any books of account and papers are maintained	-
Email Id	patsala2018@gmail.com
Whether Listed or not	Unlisted
ACTIVE compliance	
Suspended at stock exchange	-
Date of last AGM	01/09/2020
Date of Balance Sheet	31/03/2020
Company Status(for efilling)	Active

## Charges

Assets under charge	Charge Amount	Date of Creation	Date of Modification	Status
No Charges Exists for Company/LLP				

## Directors/Signatory Details

DIN/PAN	Name	Begin date	End date	Surrendered DIN
00037919	DILIP KUMAR DHANDHANIA	20/09/2018	-	
07135961	RAJIV PATHAK	20/09/2018	-	

*For Sahasraaksh Living Private Limited*  
  
*Director/Authorised Signatory*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ABACS8971N



नाम / Name  
SAHASRAEKSH LIVING PRIVATE LIMITED

दिनांक (Date of) / Date  
Date of Incorporation / 21/03/2018

For Sahasraeksh Living Private Limited  
Director/Authorised Signatory







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

Enrolment No.: 1462/61402/00601

Download Date: 18/03/2017

To  
 Giriraj Garg  
 S/O: Gopi Lal Garg  
 109  
 DR.K.S ROY ROAD  
 Jadavpur University  
 Jadavpur University  
 Kolkata West Bengal - 700032  
 9331860340

Generation Date: 18/03/2017

Signature valid



QR Code for Verification

आपका आधार क्रमांक / Your Aadhaar No. :

**4405 4182 0008**

VID : 9119 7839 4605 6399

**मेरा आधार, मेरी पहचान**



भारत सरकार  
 Government of India

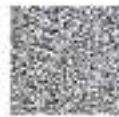


Giriraj Garg  
 Date of Birth/DOB: 16/01/1968  
 Male/ MALE

**4405 4182 0008**

VID : 9119 7839 4605 6399

**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**

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

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



भारतीय विशिष्ट पहचान प्राधिकरण  
 Unique Identification Authority of India

Address:  
 S/O: Gopi Lal Garg, 109, DR.K.S ROY ROAD,  
 Jadavpur University, Kolkata,  
 West Bengal - 700032


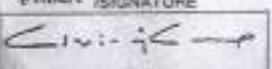
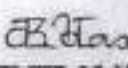


QR Code for Verification

**4405 4182 0008**

VID : 9119 7839 4605 6399



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	ADTPG4311Q	
नाम /NAME	GIRI RAJ GARG	
पिता का नाम /FATHER'S NAME	GOPIAL GARG	
जन्म तिथि /DATE OF BIRTH	16-01-1968	
हस्ताक्षर /SIGNATURE		
		आयकर अधिकारी, प.सं. XI COMMISSIONER OF INCOME-TAX, W.S. - XI

*Handwritten signature*

इस कार्ड के खो / गिर जाने पर सूचना जारी करने वाले अधिकारी को सूचित / ज्ञापन करके संयुक्त आयकर अधिकारी (पदाति एवं तकनीकी), सी-7, चौरंगी स्क्वायर, कोलकाता - 700 069.

In case this card is lost/ found, kindly inform/return to the issuing authority :  
Joint Commissioner of Income-tax (Systems & Technical), P-7, Chowringhee Square, Calcutta- 700 069.





GOVERNMENT OF WEST BENGAL  
INDIAN UNION DRIVING LICENCE

Driving Licence No : WB20 20060027639

Form 7 (Rule 102)

Name : ASIT MANNA  
Address :  
VILL-PO KALKAPUR  
PS SONARPUR  
KOLKATA, W.B.



S/D/W OF : ABANTI KR MANNA

Date of Issue	05-01-2006	Blood Group :
Valid Till (NT)	02-12-2023	Date of Birth :
Valid Till (TR)		25-06-1968

Licence holder sign

Issuing Authority : L.A. NIMGARHAT

Issuing Authority Sign: *Asit Manna*

Authorisation to drive the following vehicle class throughout India

Vehicle Class	Date Of Issue
MCWG	05-01-2006
LMV	11-02-2006





### Major Information of the Deed

Deed No :	I-1904-04493/2021	Date of Registration	22/04/2021
Query No / Year	1904-2000770160/2021	Office where deed is registered	
Query Date	12/04/2021 5:39:50 PM	1904-2000770160/2021	
Applicant Name, Address & Other Details	PRAVAKAR DAS 1002, E M BYPASS,Thana : Tiljala, District : South 24-Parganas, WEST BENGAL, PIN - 700105, Mobile No. : 9836154192, Status :Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,70,000/-]		
Set Forth value	Market Value		
Rs. 7,20,000/-	Rs. 13,20,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 66,071/- (Article:23)	Rs. 15,998/- (Article:A(1), E, B, M(a), M(b), I)		
Remarks			

#### Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Raspunj, JI No: 15, Pin Code : 743503

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-4846 (RS :- )	LR-3263	Bastu	Shali	3.44 Dec	2,00,000/-	4,30,000/-	
L2	LR-4811 (RS :- )	LR-3263	Bastu	Shall	7.12 Dec	5,20,000/-	8,90,000/-	
		<b>TOTAL :</b>			<b>10.56Dec</b>	<b>7,20,000 /-</b>	<b>13,20,000 /-</b>	
		<b>Grand Total :</b>			<b>10.56Dec</b>	<b>7,20,000 /-</b>	<b>13,20,000 /-</b>	

#### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>SUDHARANI CHATTERJEE</b>                      Daughter of Late Haran Chandra Mukherjee Akandakeshari, North 24 Parganas,, P.O:- Akandakeshari, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BBxxxxxx0A, Aadhaar No: 66xxxxxxxx3069, Status :Individual, Executed by: Self, Date of Execution: 21/04/2021                      , Admitted by: Self, Date of Admission: 21/04/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/04/2021                      , Admitted by: Self, Date of Admission: 21/04/2021 ,Place : Pvt. Residence</p>





2	<b>RADHARANI GHOSAL</b> Daughter of Late Haran Chandra Mukherjee Gobindapur, Bhangar, South 24 Parganas., P.O:- Bhangar, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743502 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: DLxxxxxx3M, Aadhaar No: 67xxxxxxxx8514, Status :Individual, Executed by: Self, Date of Execution: 21/04/2021 , Admitted by: Self, Date of Admission: 21/04/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/04/2021 , Admitted by: Self, Date of Admission: 21/04/2021 ,Place : Pvt. Residence
3	<b>Mr RAJU MONDAL</b> Son of Mr Sukdeb Mondal Samali, Samali (ct), Nahazari, Thakurpukur Mahesto, P.O:- Naharazi, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AVxxxxxx5D, Aadhaar No: 34xxxxxxxx0081, Status :Confirming Party, Executed by: Self, Date of Execution: 21/04/2021 , Admitted by: Self, Date of Admission: 21/04/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/04/2021 , Admitted by: Self, Date of Admission: 21/04/2021 ,Place : Pvt. Residence

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SAHASRAAKSH LIVING PRIVATE LIMITED</b> No. 5, Chittaranjan Avenue 1st Floor, P.O:- Princep Street, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700072 , PAN No.:: ABxxxxxx1N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr GIRIRAJ GARG (Presentant )</b> Son of Mr Gopilal Garg ,5, Chittaranjan Avenue 1st Floor, P.O:- Princep Street, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700072, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ADxxxxxx1Q, Aadhaar No: 44xxxxxxxx0008 Status : Representative, Representative of : SAHASRAAKSH LIVING PRIVATE LIMITED (as Authorized Signatory)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Asit Manna</b> Son of Mr A K Manna 6, Old Post Office Street, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001			
Identifier Of SUDHARANI CHATTERJEE, RADHARANI GHOSAL, Mr RAJU MONDAL, Mr GIRIRAJ GARG			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SUDHARANI CHATTERJEE	SAHASRAAKSH LIVING PRIVATE LIMITED-1.72 Dec
2	RADHARANI GHOSAL	SAHASRAAKSH LIVING PRIVATE LIMITED-1.72 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	SUDHARANI CHATTERJEE	SAHASRAAKSH LIVING PRIVATE LIMITED-3.56 Dec
2	RADHARANI GHOSAL	SAHASRAAKSH LIVING PRIVATE LIMITED-3.56 Dec

## Land Details as per Land Record

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Raspunj, JI No: 15, Pin Code : 743503

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4846, LR Khatian No:- 3263	Owner:স্বর্গাল মুখোপাধ্যায়, Gurdian:বিক্রম , Address:বিল , Classification:বাগি, Area:0.03000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 4811, LR Khatian No:- 3263	Owner:স্বর্গাল মুখোপাধ্যায়, Gurdian:বিক্রম , Address:বিল , Classification:বাগি, Area:0.18000000 Acre,	Seller is not the recorded Owner as per Applicant.



**Endorsement For Deed Number : I - 190404493 / 2021**

**On 21-04-2021**

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

Presented for registration at 16:35 hrs on 21-04-2021, at the Private residence by Mr GIRIRAJ GARG ,,

**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 13,20,000/-

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 )**

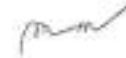
Execution is admitted on 21/04/2021 by 1. SUDHARANI CHATTERJEE, Daughter of Late Haran Chandra Mukherjee , Akandakeshari, North 24 Parganas,, P.O: Akandakeshari, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others, 2. RADHARANI GHOSAL, Daughter of Late Haran Chandra Mukherjee , Gobindapur, Bhangar, South 24 Parganas,, P.O: Bhangar, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Hindu, by Profession Others, 3. Mr RAJU MONDAL, Son of Mr Sukdeb Mondal , Samali, Samali (ct), Nahazari, Thakurpukur Mahesto, P.O: Naharazi, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Others

Indetified by Mr Asit Manna, , , Son of Mr A K Manna, 6, Old Post Office Street, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others

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

Execution is admitted on 21-04-2021 by Mr GIRIRAJ GARG, Authorized Signatory, SAHASRAAKSH LIVING PRIVATE LIMITED, No. 5, Chittaranjan Avenue 1st Floor, P.O:- Princep Street, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700072

Indetified by Mr Asit Manna, , , Son of Mr A K Manna, 6, Old Post Office Street, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others



**Mohul Mukhopadhyay**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**

**On 22-04-2021**

**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 15,998/- ( A(1) = Rs 13,200/- ,B = Rs 2,700/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 84/-, by online = Rs 15,914/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/04/2021 5:57PM with Govt. Ref. No: 192021220005120118 on 19-04-2021, Amount Rs: 15,914/-, Bank: SBI EPay ( SBlePay), Ref. No. 5776819125425 on 19-04-2021, Head of Account 0030-03-104-001-16



### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 66,021/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 66,021/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 37708, Amount: Rs.50/-, Date of Purchase: 16/03/2021, Vendor name: M Ghosh  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 19/04/2021 5:57PM with Govt. Ref. No: 192021220005120118 on 19-04-2021, Amount Rs: 66,021/-, Bank:  
SBI EPay ( SBlePay), Ref. No. 5776819125425 on 19-04-2021, Head of Account 0030-02-103-003-02



**Mohul Mukhopadhyay**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**







Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2021, Page from 217271 to 217314

being No 190404493 for the year 2021.



*mm*

Digitally signed by MOHUL  
MUKHOPADHYAY  
Date: 2021.05.03 09:45:15 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2021/05/03 09:45:15 AM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

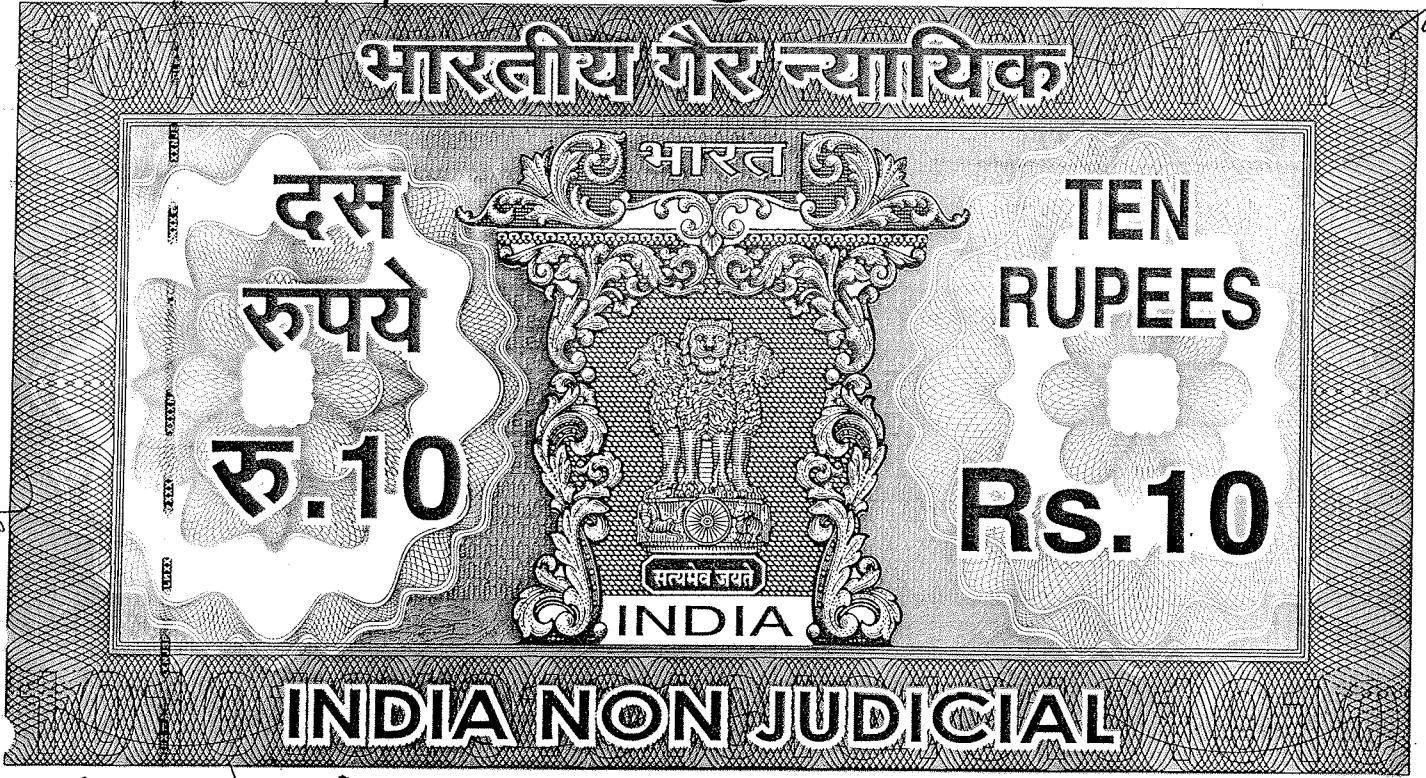
(This document is digitally signed.)

10070/12

8

KALASHSIDHI

1109/12



पश्चिम बंगाल WEST BENGAL

60AA 138027

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document

Additional Registrar  
of Assurances, Kolkata

05-12-12

### CONVEYANCE

1. Date: 4<sup>th</sup> December, 2012
2. Place: Kolkata
3. Parties:  
Jagannath Mukherjee, son of Late Haran Chandra Mukherjee, residing at Village Samali, Brahmanpara, Post Office Nahazari, Police Station Bishupur, District South 24 Parganas, Pin-700104  
(Vendor, includes successors-in-interest)

And

- 3.2 Kalashsidhi Properties Private Limited, a company incorporated under the Companies Act, 1956, having its registered office at Room No.10, 10<sup>th</sup> floor, 23A, Netaji Subhash Road, Kolkata-700001, Police Station Hare Street, being represented by its director Gautam Chakraborty, son of Late Priyatosh Chakraborty, of Room No.10, 10<sup>th</sup> floor, 23A, Netaji Subhash Road, Kolkata-700001, Police Station Hare Street (Purchaser, includes successors-in-interest).

Vendor and Purchaser collectively Parties and individually Party.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance
- 4.1 Said Property: Undivided *Sali* land measuring 8.56 (eight point five six) decimal, more or less, comprised in R.S. *Dag* No. 4826 corresponding L.R. *Dag* No. 4846, recorded in L.R. *Khatian* No. 3263, *Mouza* Rashapunja, J.L. No. 15, Police Station Bishnupur, within Bishnupur-II *Gram Panchayet*, Additional District Sub-Registration Office Bishnupur, District South 24 Parganas (Said Property) morefully described in the Schedule below, delineated on the Plan annexed hereto and bordered in colour Red thereon together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.
5. Background, Representations, Warranties and Covenants
- 5.1 Representations and Warranties Regarding Title: The Vendor represents, warrants and covenants regarding title as follows:
- 5.1.1 Ownership of Haran Chandra Mukherjee: Haran Chandra Mukherjee was the recorded owner of land measuring 12 (twelve) decimal, more or less, comprised in R.S. *Dag* No. 4826 corresponding L.R. *Dag* No. 4846, recorded in L.R. *Khatian* No. 3263, *Mouza* Rashapunja, J.L. No. 15, Police Station Bishnupur, within Bishnupur-II *Gram Panchayet*, Additional District Sub-Registration Office Bishnupur, District South 24 Parganas (Mother Property).
- 5.1.2 Demise of Haran Chandra Mukherjee: Haran Chandra Mukherjee, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died intestate on 17<sup>th</sup> November, 2001, leaving behind him surviving his wife Sarnamoyee Mukherjee, 1 (one) son, Jagannath Mukherjee (the Vendor herein) and 5 (five) daughters, namely, Sudha Rani Chatterjee, Anuradha Halder, Radha Rani Ghosal, Kalitara Ganguly and Mahamaya Pathak, as his only legal heir and heiresses, who inherited the entirety of the Mother Property, in equal share.
- 5.1.3 Gift to Vendor: By a Deed of Gift dated 12<sup>th</sup> March, 2007, registered in the Office of the District Sub-Registrar IV, South 24 Parganas, in Book No. I, CD Volume No. 3, at Pages 1936 to 1951, being Deed No. 00766 for the year 2012, Sarnamoyee Mukherjee, Anuradha Halder, Kalitara Ganguly and Mahamaya

Pathak, gifted their respective share in the Mother Property, collectively measuring about 6.85 (six point eight five) decimal, more or less, to Jagannath Mukherjee (the Vendor herein).

- 5.1.4 **Absolute Ownership:** Thus, by virtue of inheritance and the Deed of Gift the Vendor became the owner of the Said Property, being land measuring 8.56 (eight point five six) decimal, more or less.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.5 **No Right of Preemption:** No person or persons whatsoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.
- 5.2.6 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.7 **Free From All Encumbrances:** the Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, *debentures*, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.

6. Basic Understanding

- 6.1 Sale of Said Property: The basic understanding between the Vendor and the Purchaser is that the Vendor shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchaser shall purchase the same from the Vendor.

7. Transfer

- 7.1 Hereby Made: The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, described in the Schedule below, being, undivided *Sali* land measuring 8.56 (eight point five six) decimal, more or less, comprised in R.S. *Dag* No. 4826 corresponding L.R. *Dag* No. 4846, recorded in L.R. *Khatian* No. 3263, *Mouza* Rashapunja, J.L. No. 15, Police Station Bishnupur, within Bishnupur-II *Gram Panchayet*, Additional District Sub-Registration Office Bishnupur, District South 24 Parganas together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

- 7.2 Consideration: The aforesaid transfer is being made in consideration of a sum of Rs.3,04,800/- (Rupees three lac four thousand and eight hundred) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

- 8.1 Salient Terms: The transfer being effected by this Conveyance is:

8.1.1 Sale: a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 Absolute: absolute, irreversible and perpetual.

- 8.2 Subject to: The transfer being effected by this Conveyance is subject to:

8.2.1 Indemnification: express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity, shall, at all times hereafter, indemnifies and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest, of, from and

against any loss, damage, costs, charges and expenses, which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest by reason of the aforesaid.

- 8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant and peaceful possession of the Said Property has been handed over by the Vendor to the Purchaser.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.
- 8.6 **No Objection to Mutation:** The Vendor declares that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (1) consents to the same and (2) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.7 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or Purchaser's successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

**Schedule**  
**(Said Property)**

Undivided *Sali* land measuring 8.56 (eight point five six) decimal, more or less, comprised in R.S. *Dag* No. 4826 corresponding L.R. *Dag* No. 4846, recorded in L.R. *Khatian* No. 3263, *Mouza* Rashapunja, J.L. No. 15, Police Station Bishnupur, within Bishnupur-II *Gram Panchayet*, Additional District Sub Registration Office Bishnupur, District South 24 Parganas, demarcated on the Plan annexed hereto and bordered in colour Red thereon and is butted and bounded as follows:

- On the North : By R.S. *Dag* No. 4827
- On the East : By R.S. *Dag* Nos. 4825 and 4824
- On the South : By R.S. *Dag* No. 4819
- On the West : By R.S. *Dag* No.4815

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

The Said Property is tabulated below:

R.S. <i>Dag</i> No.	L.R. <i>Dag</i> No.	L.R. Khatian No.	Nature	Area (in decimal)
4826	4846	3263	<i>Sali</i>	8.56
Total Area To Be Conveyed				8.56



9. Execution and Delivery

9.1 In Witness Whereof the Parties have executed and delivered this Conveyance on the date mentioned above.

Jagannath Mukherjee  
(Jagannath Mukherjee)  
[Vendor]

Chakraborty  
(Kalashsidhi Properties Private Limited)  
Director  
Gautam Chakraborty  
[Purchaser]

Witnesses:


Signature Sanjib Biswas  
Name SANJIB BISWAS  
Father's Name Sri S.P. Biswas  
Address 5, C.R. Avenue,  
Kol-700072

Signature Reju Monjol  
Name SOMATI  
Father's Name \_\_\_\_\_  
Address \_\_\_\_\_

### Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs.3,04,800/- (Rupees three lac four thousand and eight hundred) towards full and final payment of the consideration for sale of the Said Property described in the Schedule above, in the following manner:

Date	Bank	Instrument No.	Amount (Rs.)
21.11.2012	Vijaya Bank	180282	2,87,500/-
20.11.2012	Vijaya Bank	168942	17,300/-
	Total		3,04,800/-

  
 \_\_\_\_\_  
 (Jagannath Mukherjee)  
 [Vendor]

Drafted by

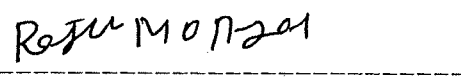


Sujata Ghosh  
 Advocate  
 High Court at Calcutta

Witnesses:

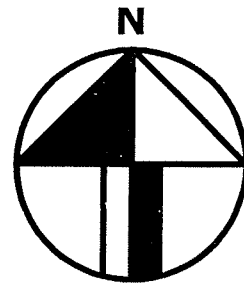
Signature 

Name SANJIB BISWAS

Signature 

Name RATAN MOHAN

SITE PLAN OF LAND AT MOUZA- RASHPUNJA, J L NO.- 15 , R S  
DAG NO.- 4826, L R DAG NO.- 4846, LR KHATIAN NO.- 3263,  
P S- BISHNUPUR, DIST - 24 PARGANAS (SOUTH), UNDER  
RASHPUNJA GRAM PANCHAYET



DAG NO. - 4814

DAG NO. - 4827

DAG NO. - 4815

DAG  
NO.  
4826

DAG NO. - 4825

DAG NO. - 4824

DAG NO. - 4819

*Jaganmohit Meheriya*

SIGNATURE OF VENDOR

KALASHSIDHI PROPERTIES PRIVATE LIMITED

*Chakraborty*

Director/Authorized

SIGNATURE OF PURCHASER



**Government Of West Bengal**  
**Office Of the A.R.A. - I KOLKATA**  
**District:-Kolkata**

**Endorsement For Deed Number : I - 11052 of 2012**  
**(Serial No. 10070 of 2012)**

**On 05/12/2012**

**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, 5 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount by Draft

Rs. 9510/- is paid , by the draft number 667783, Draft Date 27/11/2012, Bank Name State Bank of India, ESPLANADE, received on 05/12/2012

( Under Article : A(1) = 9405/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- ,Excess amount = 7/- on 05/12/2012 )

**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.-8,56,000/-

Certified that the required stamp duty of this document is Rs.- 42820 /- and the Stamp duty paid as: Impresive Rs.- 10/-

**Deficit stamp duty**

Deficit stamp duty Rs. 42850/- is paid , by the draft number 667780, Draft Date 27/11/2012, Bank : State Bank of India, ESPLANADE, received on 05/12/2012

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

Presented for registration at 11.56 hrs on :05/12/2012, at the Office of the A.R.A. - I KOLKATA by Gautam Chakraborty ,Claimant.

**Admission of Execution(Under Section 58,W.B.Registration Rules,1962)**

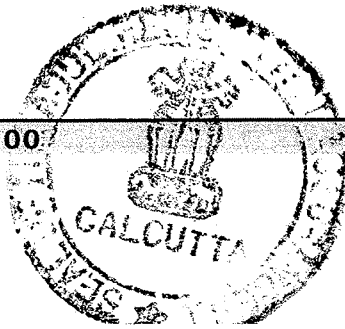
Execution is admitted on 05/12/2012 by

1. Jagannath Mukherjee, son of Lt. Haran Chandra Mukherjee , Village:Samali, Brahmanpara, Thana:-Bishnupur, P.O. :-Nahazari ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104, By Caste Hindu, By Profession : Others
2. Gautam Chakraborty  
Director, Kalashsidhi Properties Pvt. Ltd., 23 A, Netaji Subhas Road, Kolkata, Thana:-Hare Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001.  
, By Profession : Others

Identified By Sujata Ghosh, daughter of .. , High Court, CALCUTTA Thana:-Hare Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, , By Caste: Hindu, By Profession: Advocate

**ADDITIONAL REGISTRAR**  
**OF ASSURANCES-I, KOLKATA**  
**- 5 DEC 2012**  
**( Ashim Kumar Ghosh )**

**ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA**



05/12/2012 14:47:00

EndorsementPage 1 of 2



Government Of West Bengal  
Office Of the A.R.A. - I KOLKATA  
District:-Kolkata

Endorsement For Deed Number : I - 11052 of 2012  
(Serial No. 10070 of 2012)



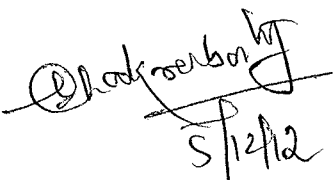
( Ashim Kumar Ghosh )  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA








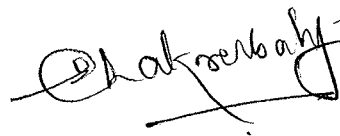
( Ashim Kumar Ghosh )  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the A.R.A. - I KOLKATA, District- Kolkata**  
**Signature / LTI Sheet of Serial No. 10070 / 2012**

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Gautam Chakraborty 23 A, Netaji Subhas Road, Kolkata, Thana:-Hare Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001	 05/12/2012	 LTI 05/12/2012	 5/12/12

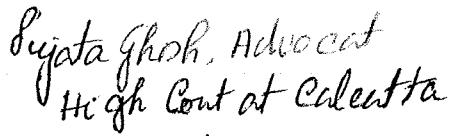
II . Signature of the person(s) admitting the Execution at Office.

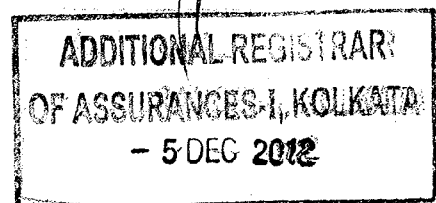
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Jagannath Mukherjee Address -Village:Samali, Brahmanpara, Thana:-Bishnupur, P.O. :-Nahazari ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104	Self	 05/12/2012	 LTI 05/12/2012	
2	Gautam Chakraborty Address -23 A, Netaji Subhas Road, Kolkata, Thana:-Hare Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001	Self	 05/12/2012	 LTI 05/12/2012	

Name of Identifier of above Person(s)

Sujata Ghosh  
High Court, CALCUTTA, Thana:-Hare Street, P.O. :-  
District:-Kolkata, WEST BENGAL, India,














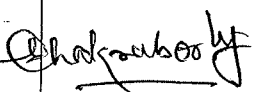













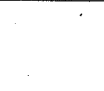


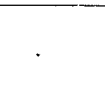





Signature of Identifier with Date

  
Sujata Ghosh, Advocate  
High Court at Calcutta  
8/12/12



(Ashim Kumar Ghosh)  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA  
Office of the A.R.A. - I KOLKATA

**SPECIMEN FORM TEN FINGER PRINTS**

Sl. No.	Signature of the executants and/or purchaser Presentants					
						
		<p align="center">Little (Left Hand)</p>	<p align="center">Ring (Left Hand)</p>	<p align="center">Middle (Left Hand)</p>	<p align="center">Fore (Left Hand)</p>	<p align="center">Thumb (Left Hand)</p>
						
		<p align="center">Thumb (Right Hand)</p>	<p align="center">Fore (Right Hand)</p>	<p align="center">Middle (Right Hand)</p>	<p align="center">Ring (Right Hand)</p>	<p align="center">Little (Right Hand)</p>
						
		<p align="center">Little (Left Hand)</p>	<p align="center">Ring (Left Hand)</p>	<p align="center">Middle (Left Hand)</p>	<p align="center">Fore (Left Hand)</p>	<p align="center">Thumb (Left Hand)</p>
						
		<p align="center">Thumb (Right Hand)</p>	<p align="center">Fore (Right Hand)</p>	<p align="center">Middle (Right Hand)</p>	<p align="center">Ring (Right Hand)</p>	<p align="center">Little (Right Hand)</p>
						
		<p align="center">Little (Left Hand)</p>	<p align="center">Ring (Left Hand)</p>	<p align="center">Middle (Left Hand)</p>	<p align="center">Fore (Left Hand)</p>	<p align="center">Thumb (Left Hand)</p>
						
		<p align="center">Thumb (Right Hand)</p>	<p align="center">Fore (Right Hand)</p>	<p align="center">Middle (Right Hand)</p>	<p align="center">Ring (Right Hand)</p>	<p align="center">Little (Right Hand)</p>

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 22  
Page from 12282 to 12296  
being No 11052 for the year 2012.



(Ashim Kumar Ghosh) 08-December-2012  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA  
Office of the A.R.A. - I KOLKATA  
West Bengal



Dated 4<sup>th</sup> Day of December, 2012

Between

Jagannath Mukherjee

... Vendor

And

Kalashsidhi Properties Private Limited

... Purchaser

CONVEYANCE

8.56 decimal  
R.S. Dag No. 4826  
Mouza Rashapunja  
District South 24 Parganas

Bhattacharjee Sur & Associates  
IA-289, Sector - III  
Salt Lake City  
Kolkata-700091