

06268/22 VC-1806/22

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AG 740607

21.4.22
4-30
Ce-21138730

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

[Signature]
District Sub-Registrar
Alipore, South 24-parganas

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 21st day of April, 2022

BY AND BETWEEN:



36577

20 APR 2022

No.....Rs.-100/- Date.....

Names.....

Address:.....

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)
SUSHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27



STK Sonant Bose Road
Kolkata

Soham Jha



4272

For Mathuranaresh Apartments Pvt. Ltd.

Soham Jha

Authorized Signatory/Director



4273

For Narchaya Realtors LLP

Chakraborty
Authorized Signatory



4276

Ranjan Kumar Rout

RANJAN KUMAR ROUT

Late Ramakanta Rout

Vill- Chandisingpur, P.O- Kakhra

Dist- Balasore, Odisa, Pin-756039



MATHURANARESH APARTMENTS PVT. LTD.(PAN AAGCM4891G), a company within the meaning of the Companies Act, 1956 having its registered office situated at 7,Chittaranjan Avenue, 3rd Floor, P.O: Princep Street& P.S: Bowbazar, Kolkata – 700 072 represented by its Director **SOHAN JHA (PAN AJXPJ5695A & AADHAAR No. 2634 9264 4121)**, son of Mayanand Jha, residing at 2H/3A GHORE BIBI LANE, P.O: Kankurgachi & P.S: Phoolbagan, Kolkata- 700 054,hereinafter 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

HARSHAYE REALTORS LLP (PAN- AAOFH6221N) (LLPIN ABA-1874), a Limited Liability Partnership Firm, having its registered office situated at 5, Chittaranjan Avenue, 1st Floor, P.O.: Princep Street & P.S.: Bowbazar, Kolkata 700072 and represented by its authorized representative **Gautam Chakraborty (PAN ABWPC1302N & AADHAR No. 9008 9958 9482)**, son of Late Priyatosh Chakraborty, residing at 6, Vidyasagar Road,P.S: Uttarpara & P.O. Nabagram, Hooghly -712246, hereinafter referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the subject or context mean and include its respective successors-in-interest and assigns) of the **OTHER PART**.

WHEREAS:

A. The Vendor has, represented to the Purchaser that:

- (i) the Vendor is the lawful owner of ALL THAT the entire piece and parcel of land having 17 decimals out of 33 decimals comprised in RS Dag No. 4829 and LR Dag No. 4849 under L.R Khatian No.5626 at Mouza – Rashpunja, P.S – Bishnupur, District – South 24 Parganas, West Bengal (more fully described in the **First Schedule** hereto andas demarcated and delineated on the plan annexed hereto and herein after 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



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THAT the piece and parcel of land admeasuring 10 decimal out of 17 decimals comprised in RS Dag No. 4829 and LR Dag No. 4849 under L.R Khatian No. 5626 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 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



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outgoings payable up to the date of execution of these presents;

- (vi) That the Vendor is a company duly organised, validly existing and in good standing under the applicable laws;
- (vii) That the Vendor has not entered into any Agreement for sale and transfer, nor the Vendor's have created any interest of a third party into or upon the said Property or any part or portion thereof;
- (viii) That the Vendor has good clear and marketable title to the said Property, free from all encumbrances, mortgages, charges, claims, demands, leases, tenancies, licenses, occupancy rights, trusts, debutter, waqf, prohibitions, restrictions, restrictive covenants, executions, acquisitions, requisitions, attachments, vesting, alignment, easements, lispendens, injunctions, vesting, court orders and liabilities whatsoever;
- (ix) That there are no insolvency notices or petitions or proceedings pending against the Vendor;
- (x) That the Vendor has not concealed or suppressed any material defect in the said Property;
- (xi) That the said Property or any part thereof is not affected and/or vested under any applicable ceiling laws including the Urban Land (Ceiling and Regulation) Act, 1976;
- (xii) That no certificate proceeding and/or notice of attachment have been instituted and/or levied and/or served on the Vendor or their predecessors-in-title under any law including the Income Tax Act, 1961 and no notice has been served on the Vendor or their predecessors in title for the acquisition or requisition of the said Property or any part thereof under any law or Act and/or Rule and no suit(s) 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



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(xiii) That there is no legal bar, impediment in holding and/or transferring or otherwise against the Vendor for selling the said Property to the Purchaser in the manner herein contained.

C. Relying on the aforesaid representations made by the Vendor, the Purchaser have come forward to purchase for valuable consideration, the said Property and all other rights attached thereto free from all encumbrances and the Vendor and the Purchaser now wish to execute this Deed, to convey the said Property to the Purchaser on the terms and conditions set out hereunder.

D. In pursuance of the aforesaid agreement the Vendor is executing this Deed in favour of the Purchaser.

NOW THIS DEED WITNESSETH as follows:-

I. In pursuance of the afore stated agreement and in consideration of the sum of **Rs. 10,30,000/- (Rupees Ten Lacs Thirty Thousand only)** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor being the full consideration money agreed to be paid (the receipt whereof the Vendor do hereby as also by the receipts and memos hereunder written admit and acknowledge to have been received and of and from the payment of the same and every part thereof do hereby acquit release and discharge the Purchaser as well as the said Property hereby absolutely and permanently sold transferred and conveyed), the Vendor do hereby indefeasibly grant, sell, transfer, convey, assign and assure to and unto the Purchaser absolutely and forever, at the request of the Purchaser, **ALL THAT** the piece and parcel of land having an area of 10 decimal out of 17 decimals comprised in RS Dag No. 4829 and LR Dag No. 4849 under L.R Khatian No. 5626 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



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time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertaining thereto And all the rights and properties hereby sold transferred and conveyed is hereinafter referred to as the said Property **AND** the reversion or reversions remainder or remainders and the rents issues and profits of the said Property and of any and every part thereof And all the legal incidences thereof And all the estate right title interest inheritance possession use trust property claims and demands whatsoever both at law and in equity of the Vendor into or upon and/or in respect of the said Property or any and every part or portion thereof herein comprised and hereby sold granted conveyed and transferred Together With all deeds pattahs muniments and evidences of title which in anywise exclusively relate to or concerning the said Property or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit both at law or in equity **TO HAVE AND TO HOLD** the said Property hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances whatsoever.

- II. The Recitals set forth hereinabove forms an integral part of this Deed.
- III. The Vendor declare, confirm and covenant with and represent and warrant to the Purchaser as under:-
 - (a) THAT notwithstanding any act deed matter or thing whatsoever by the Vendor done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents are the absolute and lawful owner of and/or otherwise well and sufficiently entitled to the said Property hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void and the same;
 - (b) THAT the Vendor now have valid legal right full and absolute power to grant sell convey transfer assure and assign the said Property and/or the right title interest




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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 there under;
- (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;



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- (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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DISTRICT SUB REGISTRAR-III
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21 APR 2022

THE FIRST SCHEDULE ABOVE REFERRED TO:

("the said Entire Land")

ALL THAT entire piece and parcel of land having an area of 17 decimals out of 33 decimals comprised in RS Dag No. 4829 and LR Dag No. 4849 under L.R Khatian No. 5626 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 R.S Dag No. 4832

SOUTH: By R.S Dag No. 4841

EAST: By L.R Dag No. 4850

WEST: By L.R Dag No. 4848

THE SECOND SCHEDULE ABOVE REFERRED TO:

("the said Property/Land")

ALL THAT the undivided piece and parcel of land having an area of 10 decimal out of 17 decimals comprised in RS Dag No. 4829 and LR Dag No. 4849 under L.R Khatian No. 5626 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
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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and signatures the day month and year first above written.

EXECUTED AND DELIVERED by the VENDOR

Above named at Kolkata in the presence of:

1. Somnath Chatterjee

For Mathuranaresh Apartments Pvt. Ltd.

Satanjit

Authorised Signatory/Director

2. Buvakshin Das

85# Sarat Bose Road
Kul-26

EXECUTED AND DELIVERED by the PURCHASER

Above named at Kolkata in the presence of:

1. Somnath Chatterjee
S, C-R. Ave, Kel-72

For Harshaya Realtors LLP

Chakraborty

Authorised Signatory

2. Buvakshin Das

Drafted by me

Abhishek Roy

Abhishek Roy

Advocate

Alipore Judges Court

Enrollment No. F/2047/1780/2019



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MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the agreed sum of Rs.10,30,000/- (Rupees Ten Lacs Thirty 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.	000002	19/04/2022	Bank of Baroda, R.N Mukherjee Road Branch	10,15,000/-
2.	000004	20/04/2022	Bank of Baroda, R.N Mukherjee Road Branch	15,000/-
Total=				10,30,000/-

(Rupees Ten Lacs Thirty Thousand only)

WITNESSES:

1. *Somnath Chavhan*
S. C. R. Ave, K01-72

For Mathuranaresh Apartments Pvt. Ltd.

Sobhan Singh
Authorized Signatory/Director

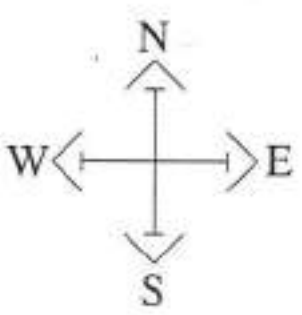
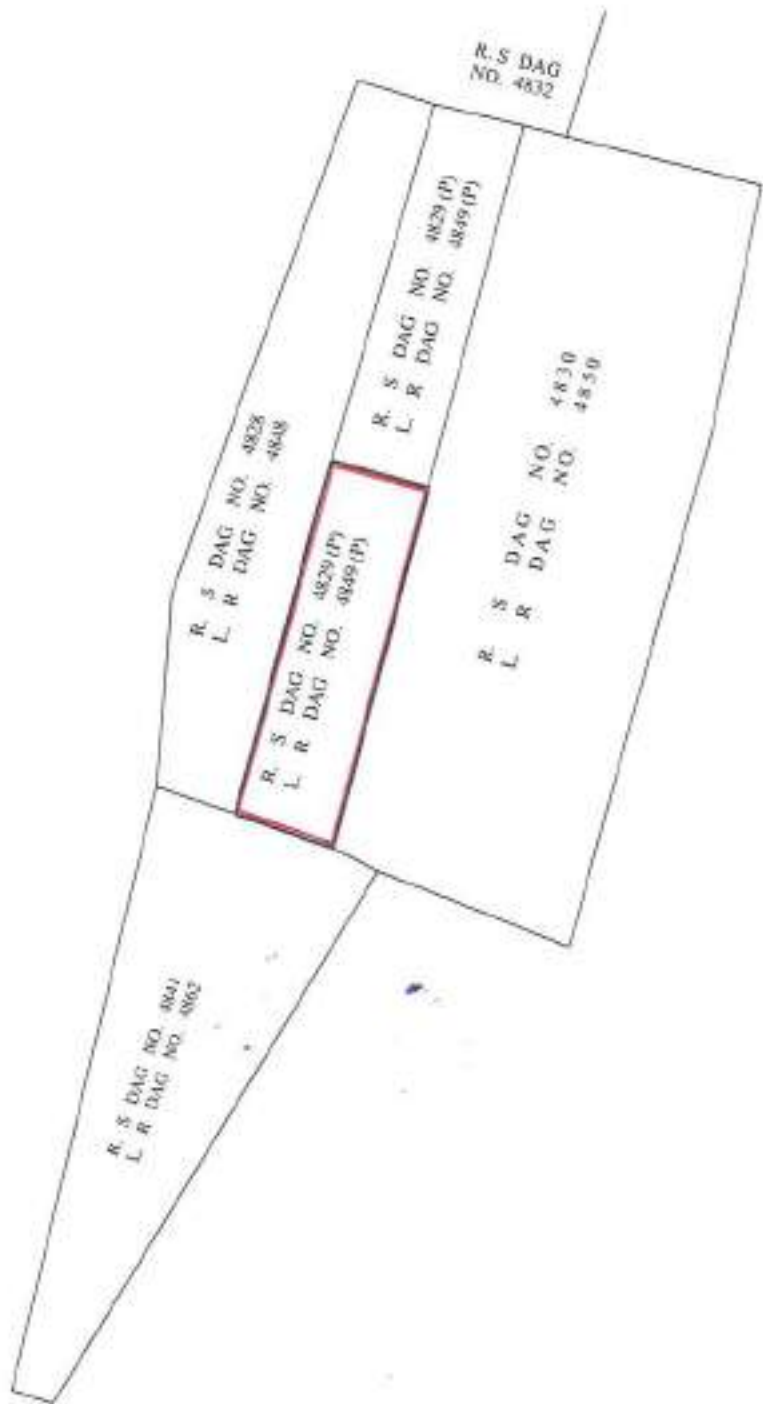
SIGNATURE OF THE VENDOR

2. *Devakla Dax*



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
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Plan for RS Dag No. 4829 (P) and LR Dag No. 4849 (P) L.R Khatian No. 5626 at Mouza - Rashpunja, P.S - Bishnupur, District - South 24 Parganas, West Bengal



NORTH: By R.S Dag No. 4832
 SOUTH: By R.S Dag No. 4841
 EAST: By L.R Dag No. 4850
 WEST: By L.R Dag No. 4848

For Mathuranaresh Apartments Pvt. Ltd.
Satan Jha
 Authorised Signatory/Director

For Harshaya Realtors LLP
Chakraborty
 Authorised Signatory



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SOUTH 24 PGS., ALIPORE
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SPECIMEN FORM FOR TEN FINGERPRINTS



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



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



<i>Ranjana Ku-Raut</i>	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
21 APR 2022

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

MATHURANARESH APARTMENTS
PRIVATE LIMITED



19/04/2010

Permanent Account Number

AAGCM48910



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAOFH6221N



पंजीकृत नाम
MAHSHAYE REALTORS LLP

प्रमाणित / प्रमाणित नहीं है
Date of Issuance / Renewal
11/01/2022

11/01/2022



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

SOHAN JHA

MAYANAND JHA

14/11/1986

Permanent Account Number

AJXPJ5695A

Sohan Jha
Signature







भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

सांभालन क्रम / Enrollment No 1007/60802/00161

26/08/2011
To,
सोहन झा
Sohan Jha
S/O Mayanand Jha
21/3A,
GHORE BIBI LANE
PHOOLBAGAN
Kankurgachi S.O
Kankurgachi Kolkata
West Bengal 700054
9874237087

Ref: 1155 / 22E / 1166838 / 1166988 / P



UE509603126IN



आपका आधार क्रमांक / Your Aadhaar No. :

2634 9264 4121

आधार – आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



सोहन झा
Sohan Jha
जन्म वर्ष / Year of Birth: 1988
पुरुष / Male



2634 9264 4121

आधार – आम आदमी का अधिकार

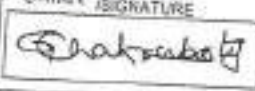



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABWPC1302N


नाम / NAME
GAUTAM CHAKRABORTY

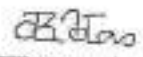
पिता का नाम / FATHER'S NAME
PRIYATOSH CHAKRABORTY

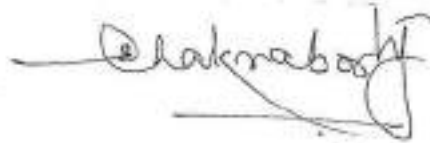
जन्म तिथि / DATE OF BIRTH
16-08-1958

हस्ताक्षर / SIGNATURE







P. K. Das
आयकर आयोग, प. क. ११
COMMISSIONER OF INCOME-TAX, W.B. - II







भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

पंजीकरण क्रम / Enrollment No 1007/60802/00173

To,
श्रीम चक्रवर्ती
Gautam Chakraborty
S/O Priyatosh Chakraborty
6
VDYASAGAR ROAD
NEAR HIRALAL PAUL GIRLS SCHOOL, KONNAGAR,
NABAGRAM, HOOGHLY
NABAGRAM
Barabehera Hugi
West Bengal 712246
9874900081

Ref: 127 / 14F / 3391 / 3492 / P



UES75111922IN



आपका आधार क्रमांक / Your Aadhaar No. :

9008 9958 9482

आधार — आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



श्रीम चक्रवर्ती
Gautam Chakraborty
जन्म वर्ष / Year of Birth : 1958
पुरुष / Male



9008 9958 9482

आधार — आम आदमी का अधिकार

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाईन ऑथेंटिकेशन द्वारा प्राप्त करें।

INFORMATION

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

- 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.

14F / 3391



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O प्रियतोज चक्रवर्ती, 1,
विद्यासागर रोड, निबर हीरालाल पुल
विश्व मूल, नौबतपुर, नाबग्राम, हुगली,
नाबग्राम, हुगली, वेस्ट बंगाल, 712246

Address: S/O Priyatosh
Chakraborty, 6, VDYASAGAR
ROAD, NEAR HIRALAL PAUL
GIRLS SCHOOL, KONNAGAR,
NABAGRAM, HOOGHLY,
NABAGRAM, Barabehera, Hugi,
West Bengal, 712246

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1800 182 047

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1800 182 047

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1800 182 047

147
1800 182 047

G. Chakraborty





ଭାରତୀୟ ବିଶିଷ୍ଟ ପରିଚୟ ପ୍ରଣାଳୀ

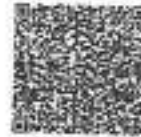
ଭାରତ ସରକାର
Unique Identification Authority of India
Government of India

ଚାଳନା ନମ୍ବର / Enrolment No.: 1412/40015/00215

To
ରଞ୍ଜନ କୁମାର ରାଉତ
Ranjan Kumar Rout
S/O Ramakanta Rout
Chandisingpur
Kakha
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: 05/03/1962
ପୁରୁଷ / MALE



7539 7980 6610
ମୋ ଆଧାର, ମୋ ପରିଚୟ



ସୂଚନା

- ଆଧାର ପରିଚୟ ପ୍ରମାଣ ଅଟେ, ନାଗରିକତାର ନୁହେଁ
- ପରିଚୟ ପ୍ରତିଷ୍ଠା ପାଇଁ ଅନଲାଇନ୍ ରେ ପ୍ରମାଣିକରଣ କରନ୍ତୁ
- ଏହା ଇଲେକଟ୍ରୋନିକ ପ୍ରକାୟା ଦ୍ୱାରା ଗଠପୂର୍ଣ୍ଣ 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 ସାହାଯକ ହେବେ ।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ଭାରତୀୟ ଉପାଧି ପ୍ରମାଣିକରଣ ଅନୁଷ୍ଠାନ
Unique Identification Authority of India

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

ଠିକଣା:
S/O ରମାକାନ୍ତ ରାଉଟ, ଚଣ୍ଡିସିଂଗପୁର,
ବାଲେଶ୍ୱର,
ଓଡ଼ିଶା - 756039



7539 7980 6610



Major Information of the Deed

Deed No :	I-1603-06266/2022	Date of Registration	26/04/2022
Query No / Year	1603-2001138730/2022	Office where deed is registered	
Query Date	12/04/2022 7:53:54 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	RANJAN ROUT 85A, Sarat Bose Road, Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 6291414185, Status :Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 10,30,000/-	Rs. 11,25,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 33,870/- (Article:23)	Rs. 11,296/- (Article:A(1), E, M)		
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-4849 (RS :-)	LR-5626	Bastu	Shali	10 Dec	10,30,000/-	11,25,000/-	
Grand Total :					10Dec	10,30,000 /-	11,25,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MATHURANARESH APARTMENTS PRIVATE LIMITED 7, Chittaranjan Avenue, 3rd Floor, City:- , P.O:- Princep Street, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700072 , PAN No.:: aaxxxxxx1g,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	HARSHAYE REALTORS LLP 5,Chittaranjan Avenue, 1st Floor, City:- , P.O:- Princep Street, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700072 , PAN No.:: AAxxxxxx1N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SOHAN JHA (Presentant) Son of Mr Mayanand Jha 2H/3A Ghore Bibi Lane, City:- , P.O:- Kankurgachi, P.S:-Phool Bagan, District:- South 24-Parganas, West Bengal, India, PIN:- 700054, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx5A, Aadhaar No: 26xxxxxxxx4121 Status : Representative, Representative of : MATHURANARESH APARTMENTS PRIVATE LIMITED (as Director)
2	Mr GAUTAM CHAKRABORTY Son of Late PRIYATOSH CHAKRABORTY 6, Vidyasagar Road, Konnarar, City:- , P.O:- Nabagram, P.S:- Uttarpura, District:-Hooghly, West Bengal, India, PIN:- 712246, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx2N, Aadhaar No: 90xxxxxxxx9482 Status : Representative, Representative of : HARSHAYE REALTORS LLP (as Authorised Signatory)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RANJAN KUMAR ROUT Son of Late Ramakanta Rout Chandising Pur,kakhra, City:- , P.O:- Kakhra, P.S:-BHOGRAI, District:- Baleswar, Orissa, India, PIN:- 756039			
Identifier Of Mr SOHAN JHA, Mr GAUTAM CHAKRABORTY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	MATHURANARESH APARTMENTS PRIVATE LIMITED	HARSHAYE REALTORS LLP-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:- 4849, LR Khatian No:- 5626	Owner:মধুরা নরেশ এপার্টমেন্ট প্রাইভেট, Gurdian:পিন্ডিট . Address:7, চিত্রকেশ এডিসিট কোলকাতা- 700 072, , Classification:শদি, Area:0.17000000 Acre,	MATHURANARESH APARTMENTS PRIVATE LIMITED

Endorsement For Deed Number : I - 160306266 / 2022

On 21-04-2022

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

Presented for registration at 16:30 hrs on 21-04-2022, at the Private residence by Mr SOHAN JHA ,

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 21-04-2022 by Mr SOHAN JHA, Director, MATHURANARESH APARTMENTS PRIVATE LIMITED (Private Limited Company), 7, Chittaranjan Avenue, 3rd Floor, City:- , P.O:- Princep Street, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700072

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

Execution is admitted on 21-04-2022 by Mr GAUTAM CHAKRABORTY, Authorised Signatory, HARSHAYE REALTORS LLP (LLP), 5,Chittaranjan Avenue, 1st Floor, City:- , P.O:- Princep Street, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700072

Identified by Mr RANJAN KUMAR ROUT, , , Son of Late Ramakanta Rout, Chandising Pur,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 22-04-2022

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 20/04/2022 3:19PM with Govt. Ref. No: 192022230011348811 on 20-04-2022, Amount Rs: 11,264/-, Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 1283130771 on 20-04-2022, 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 20/04/2022 3:19PM with Govt. Ref. No: 192022230011348811 on 20-04-2022, Amount Rs: 33,770/-, Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 1283130771 on 20-04-2022, 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 26-04-2022

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 740607, Amount: Rs.100/-, Date of Purchase: 20/04/2022, Vendor name: S Das



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 278104 to 278129

being No 160306266 for the year 2022.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2022.05.26 13:19:11 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/05/26 01:19:11 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

06265/22 VC-1798/22

1 - 62 68/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AG 740606

21.04.22
 4.25
 Ce - 21/138761

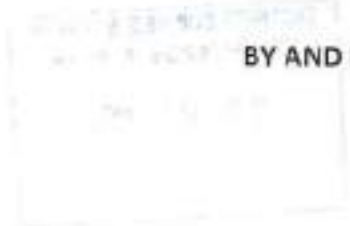
Certified that the document is submitted to registration. The signature stamp and the endorsement sheets attached with the document are the part of this document.

District Sub-Registrar-II
 Alipore, South 24 Parganas

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 21st day of April, 2022

BY AND BETWEEN:



Handwritten signature and stamp area at the bottom right of the page.

36576

20 APR 2022



No.....Rs. **100/-** Date.....
Name.....
Address.....
Vendor.....

85A Sarat Bose Road
KOL-26

Allpur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Allpur Police Court, Kol-27

Soham Jha



4272

For Mathuranresh Apartments Pvt. Ltd.

Soham Jha

Authorized Signatory/Director



4273

Krishna Vrjesa Dwelling Complex Pvt. Ltd

Chakraborty

Authorized Signatory/Director



DISTRICT SUB REGIST PAR-III
SOUTH 24 PGS., ALIPORE
21 APR 2022



4276

Ranjan K. Rout

RANJAN KUMAR ROUT
Late Ramakanta Rout
Vill- Chandisingpur, P.O- Kakhra
Dist- Balesore, Odisa, Pin-756039

MATHURANARESH APARTMENTS PVT. LTD.(PAN AAGCM4891G), a company within the meaning of the Companies Act, 1956 having its registered office situated at 7,Chittaranjan Avenue, 3rd Floor, P.O: Princep Street& P.S: Bowbazar, Kolkata – 700 072 represented by its Director **SOHAN JHA (PAN AJXPJ5695A & AADHAAR No. 2634 9264 4121)**, son of Mayanand Jha, residing at 2H/3A GHORE BIBI LANE, P.O: Kankurgachi& P.S: Phoolbagan, Kolkata- 700 054,hereinafter 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

KRISHNA KRIPA DWELLING COMPLEX PRIVATE LIMITED (PAN AADCK4033D), a company within the meaning of the Companies Act, 1956 having its registered office situated at 7, Chittaranjan Avenue, 1st Floor, P.O: Princep Street & P.S: Bowbazar, Kolkata – 700 072 and represented by its authorized representative **Gautam Chakraborty (PAN ABWPC1302N & AADHAR No. 9008 9958 9482)**, son of Late Priyatosh Chakraborty, residing at 6, Vidyasagar Road,P.S: Uttarpara & P.O.Nabagram, Hooghly -712246, hereinafter referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the subject or context mean and include its respective successors-in-interest and assigns) of the **OTHER PART**

WHEREAS:

A. The Vendor has, represented to the Purchaser that:

- (i) the Vendor is the lawful owner of ALL THAT the entire piece and parcel of land having 17 decimals out of 33 decimals comprised in RS Dag No. 4829 and LR Dag No. 4849 under L.R Khatian No.5626at Mouza – Rashpunja, P.S – Bishnupur, District – South 24 Parganas,West Bengal(more fully described in the **First Schedule** hereto andas 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
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- (iii) The said Land is as on date recorded and classified as Sali land.
 - (iv) The Vendor is desirous to sell parts and portions of the Entire Land being ALL THAT the piece and parcel of land admeasuring 07 decimal out of 17 decimals comprised in RS Dag No. 4829 and LR Dag No. 4849 under L.R Khatian No. 5626 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 declares 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 Deedor 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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SOUTH 24 PGS., ALIPORE
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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, 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



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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. 7,25,000/- (Rupees Seven Lacs Twenty Five 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 07 decimal out of 17 decimals comprised in RS Dag No. 4829 and LR Dag No. 4849 under L.R Khatian No. 5626 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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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 there under;
- (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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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 17 decimals out of 33 decimals comprised in RS Dag No. 4829 and LR Dag No. 4849 under L.R Khatian No. 5626 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 R.S Dag No. 4832

SOUTH: By R.S Dag No. 4841

EAST: By L.R Dag No. 4850

WEST: By L.R Dag No. 4848

THE SECOND SCHEDULE ABOVE REFERRED TO:

("the said Property/Land")

ALL THAT the undivided piece and parcel of land having an area of 07 decimal out of 17 decimals comprised in RS Dag No. 4829 and LR Dag No. 4849 under L.R Khatian No. 5626 at Mouza – Rashpunja, P.S – Bishnupur, District – South 24 Parganas, West Bengal

[FOLLOWING PAGES ARE EXECUTION PAGES]



DISTRICT SUB REGISTRAR-III
SOUTH 24 PARGANAS, ALIPORE
21 APR 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

Above named at Kolkata in the presence of:

1. Somnath Chatterjee

2. Buvakum Dey

For Mathuranaresh Apartments Pvt. Ltd.

Sohan Jha
Authorised Signatory/Director

EXECUTED AND DELIVERED by the PURCHASER

Above named at Kolkata in the presence of:

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

2. Buvakum Dey
85A Sarat Bose Road
Kolkata-26

Krishna Krupa Dwelling Complex Pvt. Ltd.

Chakrabarty
Authorised Signatory/Director

Drafted by me

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



DISTRICT SUB REGISTRAR-III
SOUTH 24 P.S., ALIPORE
21 APR 2022

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the agreed sum of Rs.7,25,000/- (Rupees Seven Lacs Twenty Five Thousand only) 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.	000026	19-04-2022	Bank of Baroda, R.N Mukherjee Road Branch	7,10,500/-
2.	000028	20-04-2022	Bank of Baroda, Martin Burn Building Branch	14,500/-
Total=				7,25,000/-

(Rupees Seven Lakhs Twenty Five Thousand only)

WITNESSES:

1. Soome Nath Chaurj-ee
S.C.R. Ave, Kol-72

2. Bevarakar Das

For Mathuranaresh Apartments Pvt. Ltd.

Sotah Bha

~~Authorised Signatory/Director~~

SIGNATURE OF THE VENDOR

✓
✓



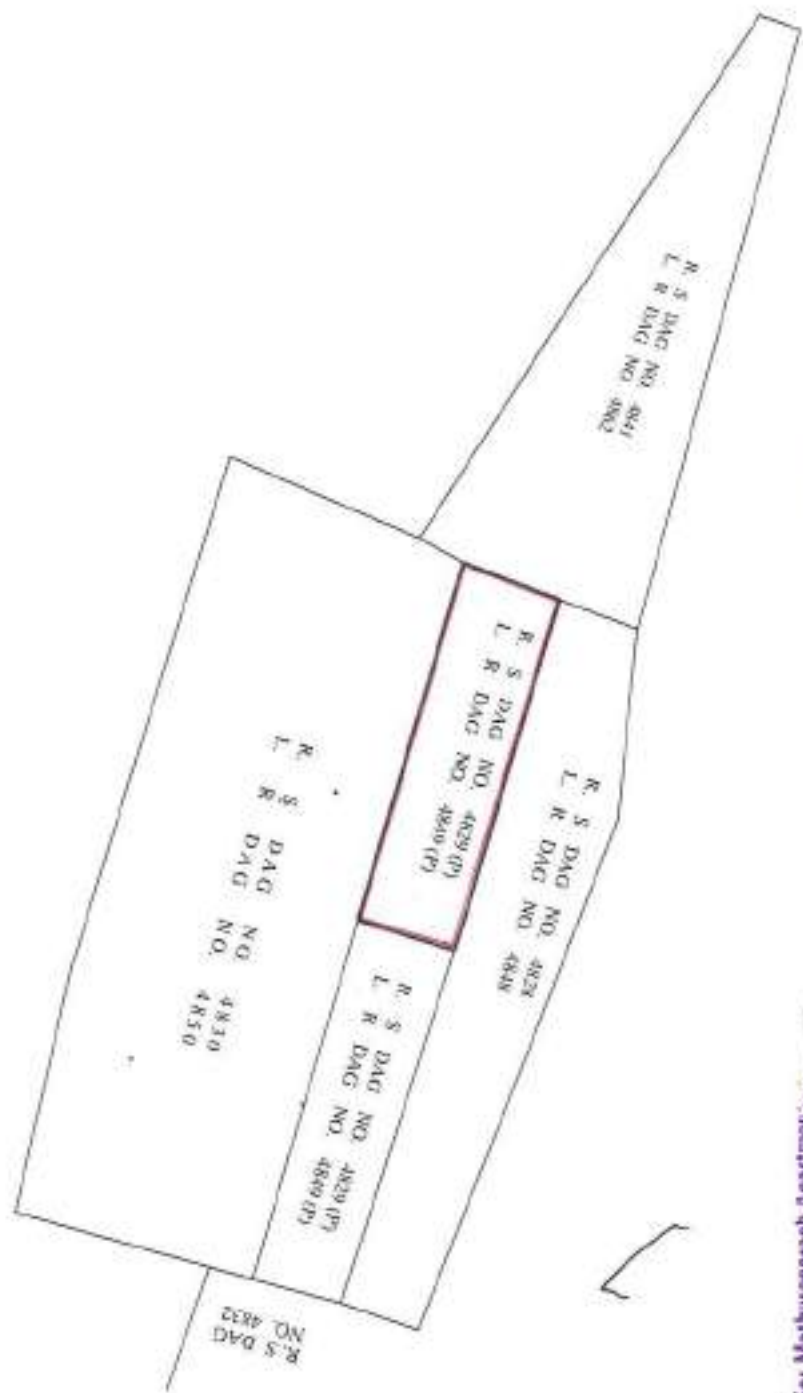
DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

21 APR 2022

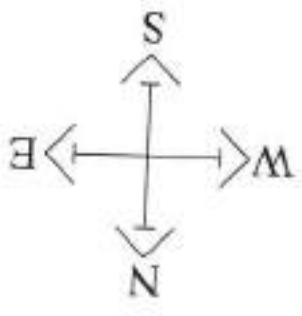
Plan for RS Dag No. 4829 (P) and LR Dag No. 4849 (P) L.R Khatian No. 5626 at Mouza - Rashpunja, P.S - Bishnupur, District - South 24 Parganas, West Bengal

For Mathuramesh Apartments
Soban Das
 Authorised Signatory/Director

Krisha Kanya Dwelling Co. opex Pvt. Ltd
Chakraborty
 Authorised Signatory/Director



NORTH: BY R.S Dag No. 4832
 SOUTH: BY R.S Dag No. 4841
 EAST: BY L.R Dag No. 4850
 WEST: BY L.R Dag No. 4848





DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
21 APR 2022

SPECIMEN FORM FOR TEN FINGERPRINTS



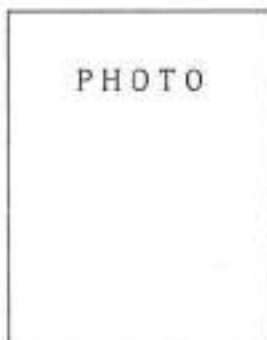
<i>Sohan Jee</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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



<i>Ranjan K. Reddy</i>	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 SUP REGISTRAR-III
SOUTH 24 P. JS., ALIPORE
21 APR 2022

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

MATHURANARESH APARTMENTS
PRIVATE LIMITED



19/04/2010

Permanent Account Number

AAGCM4891C

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

KRISHNA KRIPA DWELLING COMPLEX
PRIVATE LIMITED

12/06/2008

Permanent Account Number

AADCK4033D

26/06/2008





भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नामांकन क्रम / Enrollment No 1007/60802/00161

26/08/2011

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

Ref. 1155 / 22E / 1166936 / 1166988 / P



UE509603126IN



आपका आधार क्रमांक / Your Aadhaar No. :

2634 9264 4121

आधार — आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



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



2634 9264 4121

आधार — आम आदमी का अधिकार

Office of the Dist. Sub-Registrar-III



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT OF INDIA

SOHAN JHA

MAYANAND JHA

14/11/1986

Permanent Account Number

AJXPJ5695A



Sohan Jha

Signature

2008



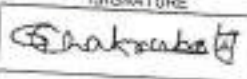
29


स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABWPC1302N


नाम / NAME
GAUTAM CHAKRABORTY

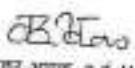
पिता का नाम / FATHER'S NAME
PRIYATOSH CHAKRABORTY

जन्म तिथि / DATE OF BIRTH
16-08-1958

हस्ताक्षर / SIGNATURE







असिस्टेंट कमिश्नर, व.सं. 11
COMMISSIONER OF INCOME-TAX, W.B. - II







भारत सरकार

Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrolment No 1007/60802/00173

To,
गौतम चक्रवर्ती
Gautam Chakraborty
S/O Priyatosh Chakraborty
6
VIDYASAGAR ROAD
NEAR HIRALAL PAUL GIRLS SCHOOL KONNAGAR,
NABAGRAM, HOOGHLY
NABAGRAM
Sarabahera Hugi
West Bengal 712246
9874800091

Ref: 127 / 14F / 3391 / 3402 / P



UE575111922IN



आपका आधार क्रमांक / Your Aadhaar No. :

9008 9958 9482

आधार - आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



गौतम चक्रवर्ती
Gautam Chakraborty
जन्म वर्ष / Year of Birth : 1958
पुरुष / Male



9008 9958 9482

आधार - आम आदमी का अधिकार

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।

INFORMATION

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

- 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.

14F / 3391



भारतीय अतिरिष्ट पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

पता: S/O प्रियतोज चक्रवर्ती, 6,
विद्यासागर रोड, निरर हीरालाल पुत्र
गिरल मूल, नौगछार, नाबग्राम, हुगली,
नाबग्राम, हुगली, वेस्ट बंगाल, 712246

Address: S/O Priyatosh
Chakraborty, 6, VIDYASAGAR
ROAD, NEAR HIRALAL PAUL
GIRLS SCHOOL, KONNAGAR,
NABAGRAM, HOOGHLY,
NABAGRAM, Sarabahera Hugi,
West Bengal, 712246

167
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

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

Chakraborty





ଭାରତ ସରକାର
Unique Identification Authority of India
Government of India

ଭାଗ୍ୟକାନ୍ତ 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: 14/03/2017 Generation Date: 11/03/2017

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

Endorsement For Deed Number : I - 160306268 / 2022

On 21-04-2022

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

Presented for registration at 16:25 hrs on 21-04-2022, at the Private residence by Mr SOHAN JHA ,

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 7,87,500/-

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

Execution is admitted on 21-04-2022 by Mr SOHAN JHA, Director, MATHURANARESH APARTMENTS PRIVATE LIMITED (Private Limited Company), 7, Chittaranjan Avenue, 3rd Floor, City:- , P.O:- Princep Street, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700072

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

Execution is admitted on 21-04-2022 by Mr GAUTAM CHAKRABORTY, Authorised Signatory, KRISHNA KRIPA DWELLING COMPLEX PRIVATE LIMITED (Private Limited Company), 7,Chittaranjan Avenue, 1st Floor, City:- , P.O:- Princep Street, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700072

Identified by Mr RANJAN KUMAR ROUT, , Son of Late Ramakanta Rout, Chandising Pur,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 22-04-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7,921/- (A(1) = Rs 7,875/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 7,889/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/04/2022 3:29PM with Govt. Ref. No: 192022230011358771 on 20-04-2022, Amount Rs: 7,889/-, Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 1283133276 on 20-04-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 23,645/- and Stamp Duty paid by by online = Rs 23,645/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/04/2022 3:29PM with Govt. Ref. No: 192022230011358771 on 20-04-2022, Amount Rs: 23,645/-, Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 1283133276 on 20-04-2022, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 278156 to 278181

being No 160306268 for the year 2022.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2022.05.26 13:28:24 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/05/26 01:28:24 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

On 26-04-2022

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 7,921/- (A(1) = Rs 7,875/- ,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. 23,645/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 740606, Amount: Rs.100/-, Date of Purchase: 20/04/2022, Vendor name: S Das



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