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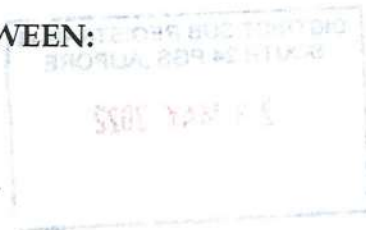
It is certified that the document is submitted to registration. The signature sheets and the endorsement sheet is attached with the document and the part of this document.

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

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 23rd day of May 2022

BY AND BETWEEN:



RAJAN KUMAR ROY
Late Rajmal and Son
The Chandernagore F.O. KARAT
100, Balaram, Gariahat, Calcutta-700029

008307

Sl. No.....Date.....
Name.....
Add.....
AMT.....100.....

Rout 21 MAY 2022
21 MAY 2022

SAMYAK ATTORNEYS
85A, SARAT BOSE ROAD
Kolkata-28



6097

For Subhaja Realtors LLP

Rout
Authorised Signatory

le
SOUMITRA CHANDA
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-1



6098



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

Choudhury

Director

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



6100

Ranjana Kumar Rout
RANJAN KUMAR ROUT
Late Ramakanta Rout
Vill- Chandisingpur, P.O- Kakhra
Dist- Balasore, Odisha, Pin-756039

BENGAL SALARPURIA EDEN INFRASTRUCTURE DEVELOPMENT COMPANY PVT. LTD.(PAN AAKCS8904N), a company within the meaning of the Companies Act, 1956 having its registered office situated at 7, Chittaranjan Avenue, 3rd Floor, P.O: Princep Street & P.S: Bowbazar, Kolkata - 700 072 represented by its Director **VISHAL CHANDAK (PAN AHMPC7590C & AADHAAR No. 5138 5875 4991)**, son of Prakash Chand Chandak, residing at 40, Dum Dum Road, Near Motijheel South Dum Dum (M),P.O: Motijheel & P.S: Ghughudanga, Kolkata- 700 074, hereinafter referred to as the "**VENDOR**" (which term or expression shall unless excluded by or repugnant to the subject or context mean and include its respective successors-in-interest and assigns)of the **ONE PART**

AND

SUBHUJA REALTORS LLP (PAN AEPFS9668P)(LLPIN ABA-1571), 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 signatory **PARTHA PRATIM DAS(PAN AIFPD5535J & AADHAR No. 2694 4674 9587)**, son of Late Manas Ranjan Das, residing at 2, Pallysree, P.O: Regent Estate, P.S: Netaji Nagar, District: South 24-Parganas, Kolkata - 700092, 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 177 decimals out of 274 decimals comprised in RS Dag No. 4827 and LR Dag No. 4847 under L.R Khatian No.5367 at Mouza - Rashpunja, J.L. No. - 15, 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**").



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- (ii) The said Entire Land was recorded/mutated in the name of the Vendor by the concerned BL&LRO.
- (iii) The said Land is as on date recorded and classified as Sali land.
- (iv) The Vendor is desirous to sell parts and portions of the Entire Land being ALL THAT the piece and parcel of land admeasuring 10 decimal out of 177 decimals comprised in RS Dag No. 4827 and LR Dag No. 4847 under L.R Khatian No. 5367 at Mouza - Rashpunja, J.L. No. - 15, P.S - Bishnupur, District - South 24 Parganas, West Bengal (more fully described in the **Second Schedule** hereto and herein after 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 Deed or create any restriction of any nature on the transfer of the said Property or any part thereof in the manner contemplated herein, with regard to payment of any debt, tax, maintenance, duty, cess or outstanding, of any nature whatsoever in respect of the said Property;
- (iii) There are no pending disputes, actions, claims or demands with any third parties, including adjoining or neighbouring owners, with respect to the said Property or any boundary walls and fences, or with respect to any easement, right or means of access thereto or their use and occupation or in relation to any neighbouring properties or its use or occupation;



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- (iv) There is no other matter, which adversely affects the value or use of the said Property or its user or enjoyment or casts any doubt on the Vendor's rights over the said Property, and which has not been disclosed to the Purchaser;
- (v) That the Vendor has paid and/or shall pay all taxes, land revenues and other outgoings payable up to the date of execution of these presents;
- (vi) That the Vendor is a company duly organised, validly existing and in good standing under the applicable laws;
- (vii) That the Vendor has not entered into any Agreement for sale and transfer, nor the Vendor's have created any interest of a third party into or upon the said Property or any part or portion thereof;
- (viii) That the Vendor has good clear and marketable title to the said Property, free from all encumbrances, mortgages, charges, claims, demands, leases, tenancies, licenses, occupancy rights, trusts, debutter, waqf, prohibitions, restrictions, restrictive covenants, executions, acquisitions, requisitions, attachments, vesting, alignment, easements, lispensens, injunctions, vesting, court orders and liabilities whatsoever;
- (ix) That there are no insolvency notices or petitions or proceedings pending against the Vendor;
- (x) That the Vendor has not concealed or suppressed any material defect in the said Property;
- (xi) That the said Property or any part thereof is not affected and/or vested under any applicable ceiling laws including the Urban Land (Ceiling and Regulation) Act, 1976;
- (xii) That no certificate proceeding and/or notice of attachment have been instituted and/or levied and/or served on the Vendor or their predecessors-in-title under any law including the Income Tax Act, 1961 and no notice has been served on the Vendor or their predecessors in title for the acquisition or requisition of the



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said Property or any part thereof under any law or Act and/or Rule and no suit(s) and/or proceeding(s) is or are pending in any Court of law affecting the said Property and/or any part thereof nor the same has been lying attached under any writ of attachment of any Court or Statutory Authority; and

- (xiii) That there is no legal bar, impediment in holding and/or transferring or otherwise against the Vendor for selling the said Property to the Purchaser in the manner herein contained.
- C. Relying on the aforesaid representations made by the Vendor, the Purchaser have come forward to purchase for valuable consideration, the said Property and all other rights attached thereto free from all encumbrances and the Vendor and the Purchaser now wish to execute this Deed, to convey the said Property to the Purchaser on the terms and conditions set out hereunder.
- D. In pursuance of the aforesaid agreement the Vendor is executing this Deed in favour of the Purchaser.

NOW THIS DEED WITNESSETH as follows:-

- I. In pursuance of the afore stated agreement and in consideration of the sum of **Rs.10,30,000/- (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 admeasuring 10 decimal out of 177 decimals comprised in RS Dag No. 4827 and LR Dag No. 4847 under L.R Khatian No. 5367 at Mouza - Rashpunja, J.L. No. - 15, P.S - Bishnupur, District - South 24 Parganas (more fully described in the **Second Schedule** hereto) and hereinafter



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

- II. The Recitals set forth hereinabove forms an integral part of this Deed.
- III. The Vendor declare, confirm and covenant with and represent and warrant to the Purchaser as under:-
 - (a) THAT notwithstanding any act deed matter or thing whatsoever by the Vendor done executed or knowingly suffered to the contrary the Vendor at the time of



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execution of these presents are the absolute and lawful owner of and/or otherwise well and sufficiently entitled to the said Property hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void and the same;

- (b) THAT the Vendor now have valid legal right full and absolute power to grant sell convey transfer assure and assign the said Property and/or the right title interest into or upon the said Property hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner as aforesaid;
- (c) THAT the Purchaser shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the said Property and receive and take the rents issues and profits thereof without any lawful eviction interruption claims or demands whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or from under or in trust for any of their predecessors in title or any one of them;
- (d) THAT all rates taxes and other impositions and/or outgoings payable in respect of the said Property up to the date of execution of these presents as and when assessed by any of the authorities concerned shall be payable by the Vendor and those relating to the period subsequent to the date of execution of these presents shall be payable by the Purchaser;
- (e) THAT no certificate proceedings and/or notice of attachment is subsisting under the Income Tax Act, 1961 against Vendor and/or the said Property;
- (f) THAT no acquisition and/or requisition have been initiated or pending over and in respect the said Property or any part or portion thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or Rules made or framed thereunder;



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- (g) THAT the Vendor and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever or howsoever into or upon the said Property or any part or portion thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make do acknowledge and execute all such further and lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said Property and every part or portion thereof unto and to the use of the Purchaser as shall or may be reasonably required;
- (h) That the Vendor has handed over all relevant original/copies documents, revenue records, tax paid receipts, etc. pertaining to the said Property on the date of execution of these presents to the Purchaser. The Vendor further agree and undertake to handover such original documents as may be requisitioned by the Purchaser or that may be subsequently found to be in the possession and/or the custody of the Vendor; and
- (i) That the Vendor undertakes to co-operate with the Purchaser and provide necessary support and sign and execute all or any documents so as to enable the Purchaser to get all concerned government records duly transferred in its name and to reflect the names of the Purchaser as the owner of the said Property in all concerned government records.

IV. On or before execution here of 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 177 decimals out of 274 decimals comprised in RS Dag No. 4827 and LR Dag No. 4847 under L.R Khatian No. 5367 at Mouza - Rashpunja, J.L. No. - 15, P.S - Bishnupur, District - South 24 Parganas, West Bengal and delineated on the plan annexed hereto and butted and bounded as follows:

NORTH : By R.S Dag No. 4777
SOUTH : By L.R Dag No.4845
EAST : By L.R Dag No. 4844
WEST : By L.R Dag No. 4816

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

ALL THAT the piece and parcel of land admeasuring 10 decimal out of 177 decimals comprised in RS Dag No. 4827 and LR Dag No. 4847 under L.R Khatian No. 5367 at Mouza - Rashpunja, J.L. No. - 15, P.S - Bishnupur, District - South 24 Parganas

[FOLLOWING PAGES ARE EXECUTION PAGES]



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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. *Bevarakur Dan*
85 A Sarat Bose Road
12/1/22

2.

[Signature]
S. C. A. Roy
12/1/22

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

[Signature]

Director

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

1. *Bevarakur Dan*

2.

[Signature]

For Subhuja Realtors LLP

[Signature]
Authorised Signatory

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	18.05.2022	Bank of Baroda, R.N. Mukherjee Road, Kolkata 700001	10,30,000/-
Total=				10,30,000/-

(Rupees Ten Lacs Thirty Thousand only)

WITNESSES:

1. *Banra Khan Dar*

2. *[Signature]*

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

[Signature]
Director

SIGNATURE OF THE VENDOR

[Signature]



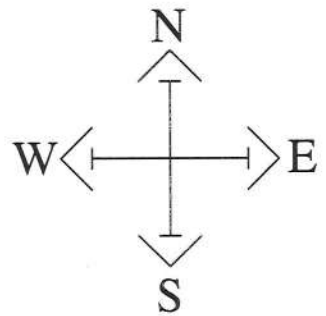
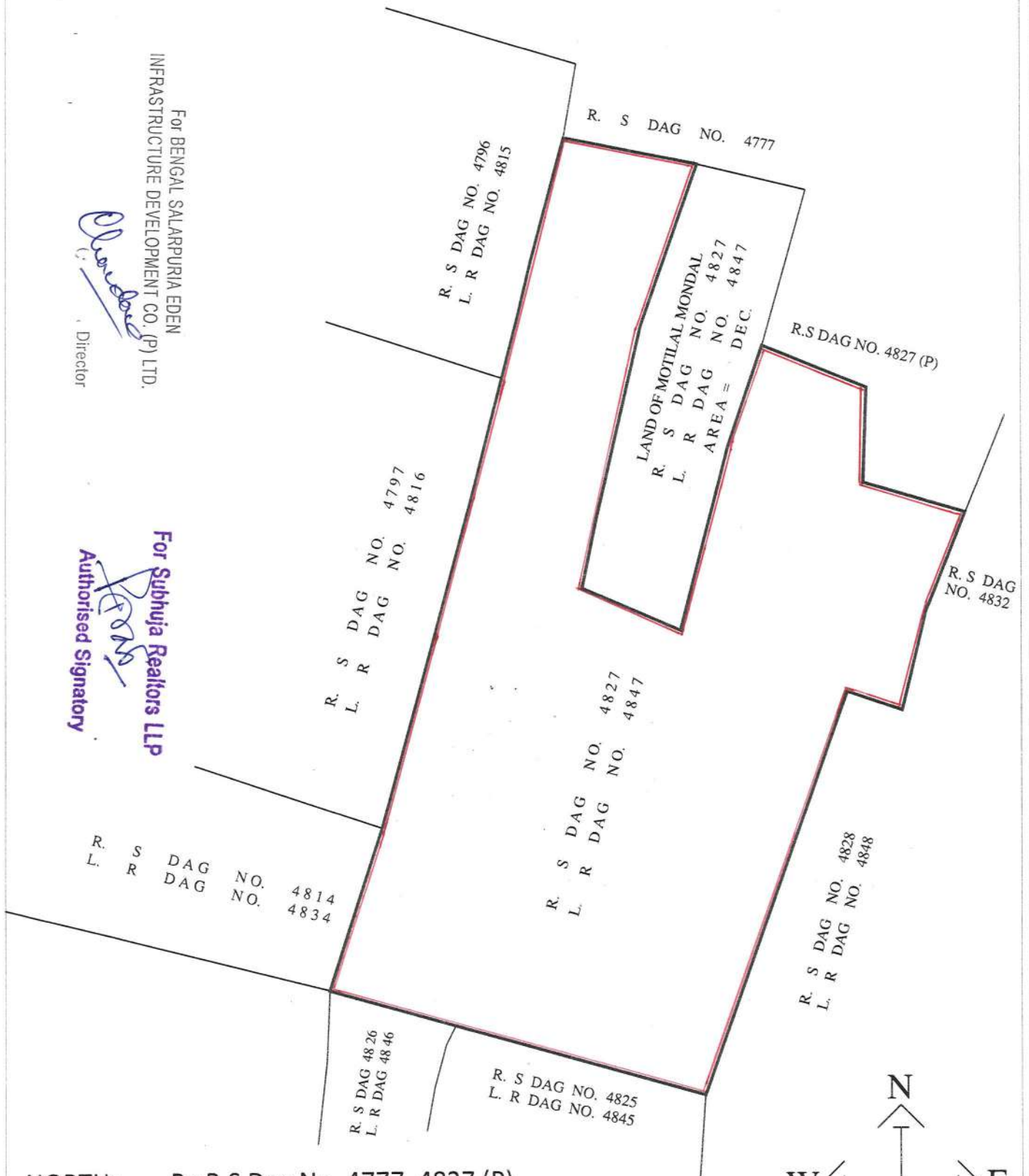
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Plan for RS Dag No. 4827 and LR Dag No. 4847 L.R Khatian No. 5367 at Mouza - Rashpunja, J.L. No. 15, P.S - Bishnupur, District - South 24 Parganas, West Bengal

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

[Signature]
Director

For Subhaja Realtors LLP
[Signature]
Authorised Signatory



NORTH: By R.S Dag No. 4777, 4827 (P)
 SOUTH: By L.R Dag No. 4845, 4846
 EAST: By R.S Dag No. 4828, 4832
 WEST: By L.R Dag No. 4834, 4816 & 4815



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SPECIMEN FORM FOR TEN FINGERPRINTS



Devaraj

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



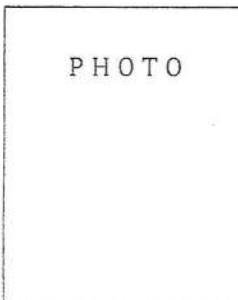
Ravi

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



Rajian Kumar Reddy

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



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



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SOUTH 24 PGS, ALIPORE
23 MAY 2022

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BENGAL SALARPURIA EDEN
INFRASTRUCTURE DEVELOPMENT
COMPANY PRIVATE LIMITED



22/05/2007

Permanent Account Number

AAKGS8904N

22/05/2007



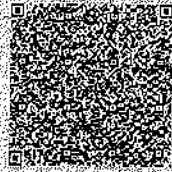
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AEPFS9668P



27/01/2022

नाम/Name
SUBHODHA REACTORS LLP

निगमन/गठन का संतोष
Date of Incorporation/Registration
07/01/2022





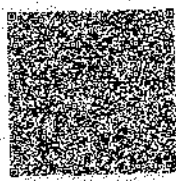
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INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



ई-समाप्ती लेखा संख्या कार्ड
e-Permanent Account Number Card
AHMPC7590C



नाम / Name
VISHAL CHANDAK

पिता का नाम / Father's Name
PRAKASH CHAND CHANDAK

जन्म की तिथि /
Date of Birth
03/03/1987

समाप्ती / Signature

भारत सरकार

Unique Identification Authority of India

Government of India

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

19/08/2017

To
Vishal Chandak
विशाल चंदक
S/O: Prakash Chand Chandak
40
Dum Dum Road
Near Motijheel
Kolkata
South Dum Dum (m)
Motijheel, North 24 Paraganas, North 24 Parganas,
West Bengal - 700074
9831936916



KA301932474FH

30193247



आपका आधार क्रमांक / Your Aadhaar No. :

5138 5875 4991

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



विशाल चंदक
Vishal Chandak

जन्म तिथि / DOB: 03/03/1987

पुरुष / Male

5138 5875 4991



मेरा आधार, मेरी पहचान





ভারতীয় বিনিময় পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

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

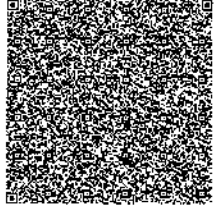
To
পার্থ প্রতিম দাস
Partha Pratim Das
C/O Late Manas Ranjan Das
USHA VILLA 1ST FLR FLAT 6
38/3 RAIPUR ROAD
Regent Estate
Regent Estate
Kolkata West Bengal - 700092
9163713333

Download Date: 10/10/2018

Generation Date: 05/10/2018

Signature Not Verified

Digitally signed by Partha Pratim Das
Unique Identification
Authority of India OJ
Date: 2018.10.10 18:32:34
IST



QR Code with Photograph

আপনার আধার সংখ্যা / Your Aadhaar No. :

2694 4674 9587

VID : 9120 1377 8988 7106

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India



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

2694 4674 9587

VID : 9120 1377 8988 7106

আমার আধার, আমার পরিচয়



ভারতীয় বিনিময় পরিচয় প্রাধিকরণ

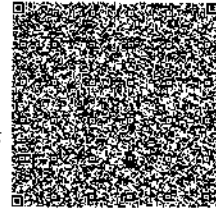
Unique Identification Authority of India

ঠিকানা:

C/O ল্যাটে মানস রঞ্জন দাস, ইউএসএইচএ
ভায়াইল্লাএলএ, 38/3 আরএআইপিইউআর
আরওএডা, রিজেন্ট এস্টেট, কোলকাতা,
পশ্চিম বঙ্গ - 700092

Address:

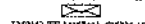
C/O Late Manas Ranjan Das, USHA VILLA
1ST FLR FLAT 6, 38/3 RAIPUR ROAD, Regent
Estate, Kolkata,
West Bengal - 700092



QR Code with Photograph

2694 4674 9587

VID : 9120 1377 8988 7106



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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

PARTHA PRATIM DAS

MANAS RANJAN DAS

26/01/1974

Permanent Account Number

AIFPD5535J


Signature



21062005





ଭାରତ ସରକାର

Unique Identification Authority of India
भारतीय विश्वविद्यालय

ନିର୍ବାଚନ କ୍ରମାଙ୍କ/ Enrollment No.: 1412/40015/00215

To
ଶ୍ରୀରାମ କୁମାର ରାଉଟ
Ranjan Kumar Rout
S/O Ranjankanta Rout
Chandisingpur
Kakhra
Baleswar Odisha - 756039
9511214570



ଆପଣଙ୍କ ଆଧାର ସଂଖ୍ୟା / Your Aadhaar No. :

7539 7980 6610

ମୋ ଆଧାର, ମୋ ପରିଚୟ

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



ଶ୍ରୀରାମ କୁମାର ରାଉଟ
Ranjan Kumar Rout
ମୂଲ୍ୟ ତାରିଖ (DOB): 05/07/1992
ପୁରୁଷ/ MALE



7539 7980 6610

ମୋ ଆଧାର, ମୋ ପରିଚୟ



ସୂଚନା

- ଆଧାର ପରିଚୟ ପ୍ରମାଣ ଅଟେ, ନାଗରିକତା ନୁହେଁ
- ପରିଚୟ ପ୍ରମାଣ ପାଇଁ ଆଧାରରେ କେ ପ୍ରମାଣିତକାରୀ କଲେ
- ଏହା ଭାରତରେ କୌଣସି ପ୍ରକାର ସେବା ପାଇଁ ଆବଶ୍ୟକୀୟ ନୁହେଁ

INFORMATION

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

- ଆଧାର ଆବେଦନକାରୀ ହେବ ।
- ଭାରତରେ କୌଣସି ସେବା ପାଇଁ ଆଧାର ଆବଶ୍ୟକୀୟ ନୁହେଁ ।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



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

ଶ୍ରୀରାମ କୁମାର ରାଉଟ
S/O Ranjankanta Rout

ମୂଲ୍ୟ:
S/O Ranjankanta Rout,
Chandisingpur,
Odisha - 756039

7539 7980 6610



Major Information of the Deed

Deed No :	I-1603-08155/2022	Date of Registration	27/05/2022
Query No / Year	1603-2001414694/2022	Office where deed is registered	
Query Date	13/05/2022 1:41:30 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)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Raspunj, JI No: 15, Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4847 (RS :-)	LR-5367	Bastu	Shali	10 Dec	10,30,000/-	11,25,000/-	
Grand Total :					10Dec	10,30,000 /-	11,25,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BENGAL SALARPURIA EDEN INFRASTRUCTURE DEVELOPMENT COMPANY PRIVATE LIMITED 7, Chittaranjan Avenue, 3rd Floor, City:- , P.O:- Princep Street, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700072 , PAN No.:: AAXxxxx4N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SUBHUJA REALTORS LLP 5,Chittaranjan Avenue, 1st Floor, City:- , P.O:- Princep Street, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700072 , PAN No.:: AExxxxxx8P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr VISHAL CHANDAK Son of Mr Prakash Chandak 40, Dum Dum Road, Near Motijheel South Dum Dum, City:- , P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx0C, Aadhaar No: 51xxxxxxxx4991 Status : Representative, Representative of : BENGAL SALARPURIA EDEN INFRASTRUCTURE DEVELOPMENT COMPANY PRIVATE LIMITED (as Director)
2	Mr PARTHA PRATIM DAS (Presentant) Son of Late Manas Ranjan Das 2,Pallysree, Regent Estate, City:- , P.O:- Regent Estate, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx5J, Aadhaar No: 26xxxxxxxx9587 Status : Representative, Representative of : SUBHUJA 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:- Baleshwar, Orissa, India, PIN:- 756039			

Identifier Of Mr VISHAL CHANDAK, Mr PARTHA PRATIM DAS

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	BENGAL SALARPURIA EDEN INFRASTRUCTURE DEVELOPMENT COMPANY PRIVATE LIMITED	SUBHUJA 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:- 4847, LR Khatian No:- 5367	Owner:বেঙ্গল সালারপুরিয়া ইডেন , Gurdian:ইনফ্রাস্ট্রাকচার ডেভলপমেন্ট কো:প্রা:লি:, Address:ডিরেক্টর-আনন্দ প্রকাশ,7,চিত্তরঞ্জন এভিনিউ,কলিকাতা-72 , Classification:শালি, Area:1.77000000 Acre,	BENGAL SALARPURIA EDEN INFRASTRUCTURE DEVELOPMENT COMPANY PRIVATE LIMITED

Endorsement For Deed Number : I - 160308155 / 2022

On 23-05-2022

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

Presented for registration at 16:20 hrs on 23-05-2022, at the Private residence by Mr PARTHA PRATIM DAS ,

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 23-05-2022 by Mr VISHAL CHANDAK, Director, BENGAL SALARPURIA EDEN INFRASTRUCTURE DEVELOPMENT COMPANY 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 23-05-2022 by Mr PARTHA PRATIM DAS, Authorised Signatory, SUBHUJA 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 26-05-2022

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 21/05/2022 1:55PM with Govt. Ref. No: 192022230031688541 on 21-05-2022, Amount Rs: 11,264/-, Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 1287391316 on 21-05-2022, 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 21/05/2022 1:55PM with Govt. Ref. No: 192022230031688541 on 21-05-2022, Amount Rs: 33,770/-, Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 1287391316 on 21-05-2022, 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 27-05-2022

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 239918, Amount: Rs.100/-, Date of Purchase: 21/05/2022, Vendor name: S Chanda



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 335019 to 335044

being No 160308155 for the year 2022.



Dhar

Digitally signed by Debasish Dhar
Date: 2022.06.22 17:20:53 +05:30
Reason: Digital Signing of Deed.

**(Debasish Dhar) 2022/06/22 05:20:53 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.**

(This document is digitally signed.)