

9405/2024

11/7/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A.R.A.  
IV

AN 512563

Additional Registrar of  
Assurances-IV, Kolkata

Digi Developers Pvt. Ltd.

Director

Kombo Constructions Private Limited

Subhat Rehar

Director

Kombo Constructions Private Limited

Vishal Medhose

Director

Kombo Constructions Private Limited

Mohit Aggarwal

Director

Aniruddh Aggarwal

## DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made in the City of Kolkata on 26<sup>TH</sup> day of June'2024 (Two Thousand and Twenty-Four) in the Christian era.

BETWEEN

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

Additional Registrar of  
Assurances-IV, Kolkata

31 JUL 2024

1287  
Date: 2.2 MAY 2024  
Name:   
Address:   
P. S.:   
Dist.:   
Name of Treasury: Barrackpore  
Name of Vendor: RANA SUR  
Date of Purchase:   
Total Amount:   
Signature of Vendor:   
1287

PRADIP KUMAR MONDAL  
Advocate  
Barrackpore Court

14 MAY 2024

1200 00

Rana Sur



to register of  
Barrackpore

Signature of Pradip Kumar Mondal

26 JUN 2024

PRADIP KUMAR MONDAL  
Advocate  
High Court, Calcutta

578 JUL 10





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



102024250093181298

GRN Details

|                        |                     |                     |                           |
|------------------------|---------------------|---------------------|---------------------------|
| GRN:                   | 192024250093181298  | Payment Mode:       | SBI Epay                  |
| GRN Date:              | 25/06/2024 20:43:48 | Bank/Gateway:       | SBIePay Payment Gateway   |
| BRN :                  | 4286808879432       | BRN Date:           | 25/06/2024 20:44:16       |
| Gateway Ref ID:        | 0860191218          | Method:             | ICICI Bank - Corporate NB |
| GRIPS Payment ID:      | 250620242009318128  | Payment Init. Date: | 25/06/2024 20:43:48       |
| Payment Status:        | Successful          | Payment Ref. No:    | 2001440282/8/2024         |
| [Query No*/Query Year] |                     |                     |                           |

Depositor Details

|                           |                                                                    |
|---------------------------|--------------------------------------------------------------------|
| Depositor's Name:         | Ms KOMBO CONTRUCTIONS PRIVATE LIMITED                              |
| Address:                  | PREMISES NO-170, BLOCK-E, SALUA GOPALPUR, RAJARHAT, KOLKATA-700136 |
| Mobile:                   | 8777751593                                                         |
| Period From (dd/mm/yyyy): | 25/06/2024                                                         |
| Period To (dd/mm/yyyy):   | 25/06/2024                                                         |
| Payment Ref ID:           | 2001440282/8/2024                                                  |
| Dept Ref ID/DRN:          | 2001440282/8/2024                                                  |

Payment Details

| Sl. No. | Payment Ref No    | Head of A/C Description                  | Head of A/C        | Amount (₹) |
|---------|-------------------|------------------------------------------|--------------------|------------|
| 1       | 2001440282/8/2024 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 1423433    |
| 2       | 2001440282/8/2024 | Property Registration- Registration Fees | 0030-03-104-001-16 | 390892     |
| Total   |                   |                                          |                    | 1814325    |

IN WORDS: EIGHTEEN LAKH FOURTEEN THOUSAND THREE HUNDRED TWENTY FIVE ONLY.

PAID

**DIGI DEVELOPERS PRIVATE LIMITED** (PAN:AACCD8004A) (CIN:U45400WB2008PTC121391) incorporated under the companies Act,1956, having its registered office at 88/1, Laxmi Narayan Road, Dum-Dum Cantonment, P.O.:Rabindranagar, P.S: Dum-Dum, Kolkata :700065, Dist. North 24 Parganas, represented by one of the Director is **SRI BIPLAB GHOSH** (PAN:AGDPG3212F)(Aadhaar No:2520-6207-0834) son of Late Upendra Ghosh by faith: Hindu, by Nationality: Indian, by occupation: Business, residing at 88/1, Laxmi Narayan Road, P.O: Rabindranagar, P.S.: Dum-Dum, Kolkata :700065, Dist. North 24 Parganas, hereinafter called and referred to as the "**VENDOR**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs, successor or successors-in-office, executors, administrators, legal representatives and assigns) of the **FIRST PART**

AND

**KOMBO CONSTRUCTIONS PRIVATE LIMITED** (PAN:AAICK3887A) (CIN:U45309WB2020PTC240671) incorporated under the companies Act'1956, having its registered office at 170, Block - E, Rajarhat Road, (Salua Gopalpur), P.O: Rajarhat Gopalpur, P.S: Airport, Kolkata :700136, Dist. North 24 Parganas, represented by the Directors namely (1) **SRI SUSHANT MEHER** (PAN : DUEPM0033C) (Aadhaar No: 8844-4538-2349) son of Late Tulsī Meher, by faith Hindu, by Occupation Business, by Nationality- Indian, residing at 3E, Sristi Plaza, Salua Bazar, Post Office Rajarhat-Gopalpur, P.S.: Airport, Kolkata: 700136, District-North 24 Parganas (2) **SRI PIUSH MADHOGARIA** (PAN : AHDPM9916B), (Aadhaar No: 7585-9445-3506) son of Sri Pawan Kumar Madhogaria, by faith : Hindu, by Nationality : Indian, by occupation : Business, residing at Flat No 206, Block: C, Jamuna Vatika, 1039, Jessore Road, P.O : Bangur Avenue, P.S.: Lake Town, Kolkata : 700055, Dist.: North 24 Parganas, (3) **SRI VISHAL MADHOGARHIA** (PAN:AHJPM6711G) (Aadhaar No:6341-5535-5824) son of Sri Pawan Kumar Madhogaria, by faith : Hindu, by Nationality: Indian, by occupation :Business, residing at Flat No 206, Block: C, Jamuna Vatika, 1039, Jessore Road, P.O :Bangur Avenue, P.S.: Lake Town, Kolkata :700055, Dist.: North 24 Parganas,(4) **SRI PABITRA ROY** (PAN CEKPR5901M) (Aadhaar No:5364-3501-1228), son of Late Prasanta Roy, by faith Hindu, by occupation Business, by Nationality-Indian, residing at Kalipark, Bablatala, Post Office Rajarhat Gopalpur, formerly Police Station : Airport, Now, Narayanpur, Kolkata 700136, Dist. North 24 Parganas, and (5) **SRI MOHIT AGARWAL** (PAN:ARAPA0546J) (Aadhaar



26 JUN 2024



No:3176-8098-0454) son of Sri Subhash Chand Agarwal, by faith Hindu, by occupation Business, by Nationality-Indian, residing at 130, Sukanta Sarani, P.S : Uttarpara, Kotrung (M), Bhadrakali, Hooghly : 712232, Dist. : Hooghly, West Bengal, hereinafter collectively called and referred to as the "**PURCHASERS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs, executors, legal representatives, nominees, successor or successors-in-interest/ office) of the **SECOND PART**

AND

**MR ANIRUDH AGARWAL** (PAN: AWVPA2008D) (Aadhaar No: 5649-7285-8731) son of Sri Mahabir Prasad Agarwal, by faith Hindu, by Occupation Business, by Nationality - Indian, residing at Panache Tower, 5<sup>TH</sup> Floor:10D, MB Block-3, Mahishbathan, Sector-V, Bidhannagar, P.O: Bidhannagar, P.S: Bidhannagar, Kolkata :700102, District-North 24 Parganas, hereinafter called and referred to as the "**CONFIRMING PARTY**" (which term or expression shall unless excluded by or repugnant to the context be deemed to include his, respective heirs, executors, administrator, representative and assigns) of the **THIRD PART**

**THE HISTORY OF TITLE IS GIVEN IN DETAILS BELOW**

**WHEREAS** that the owners namely Sree Ram Mondal and Sri Mohan Mondal were jointly purchase by a registered Deed of Conveyance, dated on 23.02.1962, which was registered at the office of Sub Registrar Cossipore Dum-Dum, it kept and recorded in Book No I, being No 1597, for the year 1962, purchased of land area measuring about 2(two) Bigha 14(fourteen) Cottahs land with other land at Mouza - Chakpanchuria, P.S. New Town, at present Techno City, District-North 24 Parganas, C.S. Khatian No 682, R.S. Khatian No 757, C.S. Dag No.1240, R.S. Dag No.1246 from Sri Balai Mondal.

**AND WHEREAS** that the owners Sree Ram Mondal and Sri Mohan Mondal have agreed to sale with a valuable consideration, by virtue, a registered Deed of Conveyance, dated on 29.04.1967, which was registered at the office of Sub Registrar Cossipore Dum Dum, kept and recorded in Book No I, Volume No, 55, Pages from 166-169, being No 3413 for the year 1967, sold and transferred the said land area measuring about 2(two) Bigha 14(fourteen) Cottahs to Smt. Charu Bala Chowdhury.

AND WHEREAS that the owner Smt. Charu Bala Chowdhury (wife of Sri Atal Behari Chowdhury) was mutated her name before the BL & LRO office and local Panchayet and she was paying all taxes regularly and enjoying the same and this landed property is free from all encumbrances.

AND WHEREAS one owner Smt. Charu Bala Chowdhury (wife of Sri Atal Behari Chowdhury) while seized and possessed of the said land and the owner sold, conveyed and transferred by virtue a registered Deed of Conveyance, executed on 13.01.1969, which was registered at the office of Sub Registrar, Cossipore Dum Dum, kept and recorded in Book No-1, Volume No 15, Pages from 49 to 51, being No 174, for the year 1969 land admeasuring about 1(one) Bigha more or less out of total land area admeasuring 2(two) Bigha 14 (fourteen) Cottahs (more or less) to Smt. Alo Prava Banerjee (wife of Sri Nipendra Nath Banerjee) with a valuable consideration.

AND WHEREAS Smt. Alo Prava Banerjee (wife of Sri Nipendra Nath Banerjee) while seized and possessed of the said land, the said owner Smt. Alo Prava Banerjee who was Hindu Governed by Bengal School of Hindu Law died intestate on 07/11/2000 leaving surviving behind her 4(four) beloved sons namely (1) Sri Samir Banerjee, (2) Sri Subodh Banerjee, (3) Sri Tarun Kumar Banerjee, and (4) Sri Arun Banerjee and 2(two) daughters namely - (5) Smt. Arati Bhattacharjee alias Arati Banerjee, & (6) Smt. Tapati Chakraborty, to inherit the landed property left by Alo Prava Banerjee (wife of Late Nipendra Nath Banerjee) and her husband predeceased died on 09.11.1980 before her death.

DETAILS OF LAND  
SHARE OF THE EACH LAND OWNERS

| <u>SL NO</u> | <u>MOUZA</u>  | <u>DAG NO</u>  | <u>KHATIAN NO</u>  | <u>AREA OF LAND</u>   | <u>IN THE NAME</u>   |
|--------------|---------------|----------------|--------------------|-----------------------|----------------------|
| 1            | Chakpanchuria | LR Dag No 1246 | LR Khatian No 3105 | 5.62 Decimals         | Subodh Banerjee      |
| 2            | Chakpanchuria | LR Dag No 1246 | LR Khatian No 3106 | 5.62 Decimals         | Samir Banerjee       |
| 3            | Chakpanchuria | LR Dag No 1246 | LR Khatian No 3107 | 5.62 Decimals         | Arun Banerjee        |
| 4            | Chakpanchuria | LR Dag No 1246 | LR Khatian No 3108 | 5.66 Decimals         | Tapati Chakraborty   |
| 5            | Chakpanchuria | LR Dag No 1246 | LR Khatian No 3109 | 5.66 Decimals         | Arati Bhattacharjee  |
| 6            | Chakpanchuria | LR Dag No 1246 | LR Khatian No 3110 | 5.62 Decimals         | Tarun Kumar Banerjee |
|              |               |                |                    | <b>33.80 Decimals</b> |                      |



**DETAILS OF LAND**  
**SHARE OF THE LANDOWNERS**

| <u>SL NO</u> | <u>MOUZA</u>  | <u>DAG NO</u>  | <u>KHATIAN NO</u>  | <u>AREA OF LAND</u>   | <u>IN THE NAME OF</u>   |
|--------------|---------------|----------------|--------------------|-----------------------|-------------------------|
| 1            | Chakpanchuria | LR Dag No 1246 | LR Khatian No 3105 | 5.62 Decimals         | Subodh Banerjee         |
| 2            | Chakpanchuria | LR Dag No 1246 | LR Khatian No 3106 | 5.62 Decimals         | Samir Banerjee          |
| 3            | Chakpanchuria | LR Dag No 1246 | LR Khatian No 3108 | 5.66 Decimals         | Tapati Chakraborty      |
| 4            | Chakpanchuria | LR Dag No 1246 | LR Khatian No 3109 | 5.66 Decimals         | Arati Bhattacharjee     |
| 5            | Chakpanchuria | LR Dag No 1246 | LR Khatian No 3110 | 5.62 Decimals         | Tarun Kumar<br>Banerjee |
|              |               |                |                    | <b>28.18 Decimals</b> |                         |

**SHARE OF THE INDIVIDUALLY LANDOWNERS**

**AND WHEREAS** that the one owner (SL No 1) is Sri Subodh Banerjee had got Shali land measuring 5.62 Decimals in share 150 out of 3.75 Acre and he recorded his name comprised in dag 1246 under L.R. Khatian No 3105 at Mouza- Chakpanchuria, J.L No- 33, P.S. New Town, at Present Techno City, in the District – North 24 Parganas.

**AND WHEREAS** the vendor Sri Subodh Banerjee has agreed to sell Shali land measuring 5.62 decimals out of 3.75 Acre more or less in R.S. & L.R. Dag No - 1246 to the Purchaser DIGI DEVELOPERS PRIVATE LIMITED has agreed to purchase the said plot of Shali land measuring an area 5.62 Decimal more or less together with easement rights fully described in the Schedule hereunder written with a valuable consideration.

**AND WHEREAS** by virtue a registered Deed of conveyance executed on 16<sup>th</sup> day of August, 2021, registered before the Additional Registrar of Assurances-IV, Kolkata the one of the legal owner namely Sri Subodh Banerjee (son of Late Nripendra Lal Banerjee), sold, transferred and conveyed all that a piece and parcel of land measuring about 5.62 decimals i.e. 3(three) Cottahs 6(six) Chittacks 22 (twenty-two) Sq.ft. (more or less) out of 3.75 acre (more or less) in share 150 in Mouza – Chakpanchuria, J.L No 33, R.S. No 205½, Touzi No 145, C.S. Dag No 1240, R.S. & LR Dag No 1246, C.S. Khatian No 682, R.S. Khatian No 757 and LR Khatian No 3105, under Patharghata Gram Panchayat within the limits of ADSR, Rajarhat, P.S. Rajarhat, now New-Town (Techno-City) Kolkata:700156 in favour of DIGI DEVELOPERS



PRIVATE LIMITED with a valuable consideration which was kept and recorded in Book No I, volume No 1904-2021, pages from 367612 to 367638 being Deed No 190407559 for the year 2021.

AND WHEREAS said owner DIGI DEVELOPERS PRIVATE LIMITED has mutated and recorded its name before the BL & LRO at Rajarhat, Dist. North 24 Parganas, under Patharghata Gram Panchayat, Kolkata - 700156, District: North 24 Parganas and the said concern is paying all taxes regularly and enjoying the same and this landed property is free from all encumbrances.

AND WHEREAS one owner (SL No 2) is Sri Samir Banerjee had got Shali land his undivided share measuring about 5.62 Decimals in share 150 out of 3.75 Acre and he has recorded his name before the BL & LRO at Rajarhat, Dist. North 24 Parganas comprised in LR Dag No 1246 under L.R. Khatian No 3106 at Mouza- Chakpanchuria, J.L No- 33, P.S. New Town, at Present Techno City, in the District: North 24 Parganas.

AND WHEREAS the vendor sold, transferred and conveyed land measuring 5.62 decimals in share 150 out of 3.75 Acre more or less comprised in R.S. & L.R Dag No: 1246 to the Purchaser DIGI DEVELOPERS PRIVATE LIMITED has agreed to purchase the said plot of Shali land measuring an area 5.62 Decimal more or less together with easement rights fully described in the Schedule hereunder written with a valuable consideration.

AND WHEREAS by virtue a registered Deed of conveyance executed on 16<sup>th</sup> day of August, 2021, registered before the Additional Registrar of Assurances - IV, Kolkata the one of the legal owner namely Sri Samir Banerjee (son of Late Nripendra Lal Banerjee), intends to sold, transferred and conveyed all that a piece and parcel of land measuring about 5.62 decimals i.e. 3(three) Cottahs 6(six) Chittacks 22 (twenty-two) Sq.ft. (more or less) out of 3.75 acre (more or less) in share 150 in Mouza- Chakpanchuria, J.L No 33, R.S. No 205½, Tozuzi No 145, C.S. Dag No 1240, R.S. & LR Dag No 1246, C.S. Khatian No 682, R.S. Khatian No 757 and LR Khatian No 3106, under Patharghata Gram Panchayat within the limits of ADSR, Rajarhat, P.S. Rajarhat, now New-Town (Techno-City), Kolkata :700156 in favour of DIGI DEVELOPERS PRIVATE LIMITED with a valuable consideration which was kept and recorded in Book

No I, volume No 1904-2021, pages from 367531 to 367557 being Deed No 190407556, for the year 2021.

AND WHEREAS said owner DIGI DEVELOPERS PRIVATE LIMITED has mutated and recorded its name before the BL & LRO at Rajarhat, Dist. North 24 Parganas, and Pathar Ghata Gram Panchayet, Kolkata - 700156, District: North 24 Parganas and the said concern is paying all taxes regularly and enjoying the same and this landed property is free from all encumbrances.

AND WHEREAS that the owner (SL No 3) is Smt Tapati Chakraborty had got Shali land measuring about 5.66 Decimals in share 151 out of 3.75 Acre and she recorded her name under L.R. Khatian No 3105 at Mouza- Chakpanchuria, J.L No- 33, P.S. New Town, at Present Techno City, in the District: North 24 Parganas.

AND WHEREAS the vendor (herein) has agreed to sell Shali land measuring 5.66 decimals out of 3.75 Acre more or less in R.S. & L.R. Dag No - 1246 to the Purchaser DIGI DEVELOPERS PRIVATE LIMITED has agreed to purchase the said plot of Shali land measuring an area 5.66 Decimal more or less together with easement rights fully described in the Schedule hereunder written with a valuable consideration.

AND WHEREAS by virtue a registered Deed of conveyance executed on 10<sup>th</sup> day of August, 2022, registered before the Additional Registrar of Assurances –II, Kolkata the one of the legal owner namely Smt Tapati Chakraborty (daughter of Late Nripendra Lal Banerjee and wife of Sri Susanta Kumar Chakraborty), sold, transferred and conveyed all that a piece and parcel of land measuring about 5.66 decimals i.e. 3(three) Cottahs 6(six) Chittacks 38 (thirty-eight) Sq.ft. (more or less) out of 3.75 acre (more or less) in share 151 in Mouza - Chakpanchuria, J.L No 33, R.S. No. 205½, Touzi No 145, C.S. Dag No 1240, R.S. & LR Dag No. 1246, C.S. Khatian No 682, R.S. Khatian No 757 and LR Khatian No 3108, under Patharghata Gram Panchayat within the limits of ADSR, Rajarhat, P.S. Rajarhat, now New-Town (Techno-City) Kolkata :700156, in favour of DIGI DEVELOPERS PRIVATE LIMITED with a valuable consideration which was kept and recorded in Book No I, volume No 1902-2022, pages from 337964 to 337982 being Deed No.190209381, for the year 2022.



AND WHEREAS said owner DIGI DEVELOPERS PRIVATE LIMITED has mutated and recorded its name before the BL & LRO at Rajarhat, Dist. North 24 Parganas, and Patharghata Gram Panchayat, Kolkata - 700156, District: North 24 Parganas and the said concern is paying all taxes regularly and enjoying the same and this landed property is free from all encumbrances.

AND WHEREAS that the one owner (SL No 4) is Smt Arati Bhattacharjee had got Shali land measuring 5.66 Decimals in share 151 out of 3.75 Acre and she recorded her name before the BL & LRO at Rajarhat, Dist. North 24 Parganas comprised in Dag 1246 under L.R. Khatian No 3109 at Mouza- Chakpanchuria, J.L No - 33, P.S. New Town, at Present Techno City, in the District: North 24 Parganas.

AND WHEREAS the vendor (herein) has agreed to sell Shali land measuring 5.66 decimals out of 3.75 Acre more or less in R.S. & L.R Dag No: 1246 to the Purchaser DIGI DEVELOPERS PRIVATE LIMITED has agreed to purchase the said plot of Shali land measuring an area 5.66 Decimal more or less together with easement rights fully described in the Schedule hereunder written with a valuable consideration.

AND WHEREAS by virtue a registered Deed of conveyance executed on 16<sup>th</sup> day of August, 2021, registered before the Additional Registrar of Assurances – IV, Kolkata the one of the legal owner namely Smt Arati Bhattacharjee (daughter of Late Nripendra Lal Banerjee & wife of Sri Ramesh Bhattacharjee), sold, transferred and conveyed all that a piece and parcel of land measuring about 5.66 decimals i.e. 3(three) Cottahs 6(six) Chittacks 38 (thirty-eight) Sq.ft. (more or less) out of 3.75 acre (more or less) in share 151 in Mouza – Chakpanchuria, J.L No. 33, R.S. No. 205<sup>1</sup>/<sub>2</sub>, Touzi No 145, C.S. Dag No 1240, R.S. & LR Dag No 1246, C.S. Khatian No. 682, R.S. Khatian No 757 and LR Khatian No 3109, under Patharghata Gram Panchayat within the limits of ADSR, Rajarhat, P.S. Rajarhat, now New-Town (Techno-City) in favour of DIGI DEVELOPERS PRIVATE LIMITED with a valuable consideration which was kept and recorded in Book No I, volume No 1904-2021, pages from 367585 to 367611 being Deed No:190407558, for the year 2021.

AND WHEREAS said owner DIGI DEVELOPERS PRIVATE LIMITED has mutated and recorded its name before the BL & LRO at Rajarhat, Dist. North 24 Parganas, and

Pathar Ghata Gram Panchayet, Kolkata - 700156, District: North 24 Parganas and the said concern is paying all taxes regularly and enjoying the same and this landed property is free from all encumbrances.

AND WHEREAS that the one owner (SL No 5) is Sri Tarun Kumar Banerjee had got land measuring 5.62 Decimals in share 150 out of 3.75 Acre and he has recorded his name before the BL & LRO at Rajarhat, Dist. North 24 Parganas comprised in LR Dag No 1246 under L.R Khatian No 3110 at Mouza- Chakpanchuria, J.L No - 33, P.S. New Town, at Present Techno City, District: North 24 Parganas.

AND WHEREAS the vendor has agreed to sell land measuring 5.62 decimals out of 3.75 Acre more or less in R.S & L.R Dag No: 1246 to the Purchaser DIGI DEVELOPERS PRIVATE LIMITED has agreed to purchase the said plot of land measuring an area 5.62 Decimal more or less together with easement rights fully described in the Schedule hereunder written with a valuable consideration.

AND WHEREAS by virtue a registered Deed of conveyance executed on 16<sup>th</sup> day of August, 2021, registered before the Additional Registrar of Assurances-IV, Kolkata the one of the legal owner namely Sri Tarun Kumar Banerjee (son of Late Nripendra Lal Banerjee), sold, transferred and conveyed all that a piece and parcel of land measuring about 5.62 decimals i.e. 3(three) Cottahs 6(six) Chittacks 22 (twenty-two) Sq.ft. (more or less) out of 3.75 acre (more or less) in share 150 in Mouza - Chakpanchuria, J.L No 33, R.S. No 205½, Touzi No 145, C.S. Dag No 1240, R.S. & LR Dag No 1246, C.S. Khatian No 682, R.S. Khatian No 757 and LR Khatian No 3110, under Patharghata Gram Panchayat within the limits of ADSR, Rajarhat, P.S. Rajarhat, now New-Town (Techno-City) in favour of DIGI DEVELOPERS PRIVATE LIMITED with a valuable consideration which was kept and recorded in Book No I, volume No 1904-2021, pages from 367558 to 367584 being Deed No 190407557, for the year 2021.

AND WHEREAS said owner DIGI DEVELOPERS PRIVATE LIMITED has mutated and recorded its name before the BL & LRO at Rajarhat, Dist. North 24 Parganas, and Patharghata Gram Panchayat, Kolkata - 700156, District: North 24 Parganas and the said concern is paying all taxes regularly and enjoying the same and this landed property is free from all encumbrances.



AND WHEREAS said owner DIGI DEVELOPERS PRIVATE LIMITED is becoming the absolute owner and seized and possessed piece and parcel of Proposed Bastu Land and ROR: Shali Land admeasuring about total land area 28.18 Decimals (more or less) with 300 Sq.ft. RT (Tiles) Shed structure standing thereon, in Mouza: Chakpanchuria, J.L No 33, R.S: No 205/1/2 Touzi No 145, part of 12.18 decimals Shali land in LR Dag No 1246, under LR Khatian No 4212 and another 16.00 decimals Shali land in LR Dag No 1246 under LR Khatian No 4211 (after getting record from BL & LRO at Rajarhat, Dist. North 24 Parganas) respectively under Block - Rajarhat, formerly P.S. Rajarhat, now New Town (Techno City) within the limits of Patharghata Gram Panchayat, Kolkata:700156, District : North 24 Parganas.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs. 2,89,00,000/-(Rupees Two Crore and Eighty Nine Lakhs) Only** Paid by the Purchasers to the vendor on or before the execution of these presents the receipt whereof vendor doth hereby as well as by the receipt hereunder in the memo of consideration admit and acknowledge and free the same forever acquitted released discharged and exonerate the purchasers as well as the said land intended to be hereby granted and conveyed and the vendor doth hereby as the absolute owner and being in use occupation possession and enjoyment of the said land measuring an area 28.18 Decimals of land more or less grant convey transfer assign and assure unto and the purchasers all that piece and parcel of Land (Shali) admeasuring about 28.18 Decimals (more or less) with 300 Sq.ft RT (Tiles) Shed structure standing thereon, in Mouza: Chakpanchuria, J.L No 33, R.S: No 205/1/2 Touzi No. 145, part of 12 decimals Shali land in LR Dag No 1246, under LR Khatian No 4212 and another 16 decimals Shali land in LR Dag No 1246 under LR Khatian No 4211 i.e. total land 28.18 decimals under Block - Rajarhat, formerly P.S. Rajarhat, now New Town (Techno City) within the limits of Patharghata Gram Panchayat, Kolkata:700156, District : North 24 Parganas, Additional District Sub Registrar Office Rajarhat more fully described in the schedule hereunder written fully enjoy the benefit of passage ways, underground water ways, or drainage system, electric lines, telephones lines all rights liberties all manner or easements and appurtenances belonging and all the state rights, title and interest property claim and demand



whatsoever of the Vendor unto set out of and upon and the said piece and parcel of land hereby conveyed unto the Purchasers In FURTHER persuasion of the said agreement and consideration TO HAVE AND TO HOLD the said piece of parcel of land herein comprised and hereby granted, conveyed, transferred and assigned or intended to be so unto the purchasers absolutely and forever free from all encumbrances the vendor doth hereby conveyed with the Purchasers that interest which the Vendor possess and to transfer, subsist and they have good right full power absolute authority, indefeasible title to grant convey, transfer, assigned and assure said piece and parcel of land, manner as aforesaid AND the said piece of parcel of land shall quietly and peaceably entered into and held and enjoyed possessed absolutely and the rents issues and profits received there from by the Purchasers without interruption claim and demand by the Vendor and without any lawful eviction disturbances or interruption by any other person or persons whatsoever AND the said piece and parcel of land hereby conveyed and transferred unto the Purchasers is free from all encumbrances and discharged from or otherwise by the Vendor sufficiently indemnified against all and all manner of encumbrances claims and demands whatsoever created occasioned or made by the Vendor of any of their predecessors in interest of any person or persons whatsoever AND the Vendor and every person or persons having or lawful claiming any easement right, title and interest into or upon the said piece and parcel of land hereby sold, conveyed and transferred unto the Purchasers or any part thereof.

INTENTION TO SELL LANDED PROPERTY BY THE VENDOR AND  
PURCHASERS HAVE AGREED TO PURCHASE THE SAME

AND WHEREAS the vendor has contacted with the Purchasers for absolute sale to them of their landed property all that piece and parcel of Land (Shali) admeasuring about 28.18 Decimals (more or less) with 300 Sq.ft RT (Tiles) Shed structure standing thereon, in Mouza: Chakpanchuria, J.L No 33, R.S: No 205/1/2 Touzi No 145, part of 12.18 decimals Shali land in LR Dag No 1246, under LR Khatian No 4212 and another 16.00 decimals Shali land in LR Dag No 1246 under LR Khatian No 4211 i.e. total land 28.18 decimals under Block –Rajarhat, formerly P.S. Rajarhat, now New Town (Techno City) within the limits of Patharghata Gram Panchayat, Kolkata:700156, District : North 24 Parganas, more fully set forth and described in the Schedule herein below for total



price of Rs. 2,89,00,000/- (Rupees Two Crore and Eighty-Nine Lakhs) Only which offer has also accepted by the Purchasers herein and the parties herein have decided to their terms and conditions.

AND WHEREAS That the vendor offers to sell and the Purchasers agreed to purchase a landed property all that piece and parcel of Land (Shali) admeasuring about 28.18 Decimals (more or less) with 300 Sq.ft RT (Tiles) Shed structure standing thereon, in Mouza: Chakpanchuria, J.L No 33, R.S No 205/1/2 Touzi No145, part of 12.18 decimals Shali land in LR Dag No 1246, under LR Khatian No 4212 and another 16.00 decimals Shali land in LR Dag No 1246 under LR Khatian No 4211 i.e. total land 28.18 decimals under Block: Rajarhat, formerly P.S. Rajarhat, now New Town (Techno City) within the limits of Patharghata Gram Panchayat, Kolkata:700156, District: North 24 Parganas for the total price of landed property has been settled of Rs. 2,89,00,000/-(Rupees Two Crore and Eighty-Nine Lakhs) Only which offer has also accepted by the Purchasers herein and the parties herein have decided to their terms and conditions.

#### DESIRE OF SALE:

#### VENDOR INTENDS TO SALE AND PURCHASERS HAVE AGREED TO PURCHASE

AND WHEREAS that the all owners, vendor herein contacted with the Purchasers for absolute sale to them and purchasers have agreed to purchase with a valuable consideration all that piece and parcel of Land (Shali) admeasuring about 28.18 Decimals (more or less) with 300 Sq.ft RT (Tiles) Shed structure standing thereon, in Mouza: Chakpanchuria, J.L. No 33, R.S: No 205/1/2 Touzi No. 145, part of 12.18 decimals Shali land in LR Dag No 1246, under LR Khatian No 4212 and another 16.00 decimals Shali land in LR Dag No 1246 under LR Khatian No 4211 i.e. total land 28.18 decimals under Block –Rajarhat, formerly P.S. Rajarhat, now New Town (Techno City) within the limits of Patharghata Gram Panchayat, Kolkata – 700156, District: North 24 Parganas, and described in the FIRST SCHEDULE herein below for total price of Rs. 2,89,00,000/- (Rupees Two Crore and Eighty-Nine Lakhs) Only which offer has also accepted by the Purchasers herein and the parties herein have decided.

DECLARATION

AND WHEREAS the Vendor has declared to sell mentioned in the SCHEDULE the landed property and the Purchasers have agreed to purchase the all that piece and parcel of Land (Shali) admeasuring about 28.18 Decimals (more or less) with 300 Sq.ft RT (Tiles) Shed structure standing thereon, in Mouza: Chakpanchuria, J.L No 33, R.S: No 205/1/2 Touzi No 145, part of 12.18 decimals Shali land in LR Dag No 1246, under LR Khatian No 4212 and another 16.00 decimals Shali land in LR Dag No 1246 under LR Khatian No 4211 i.e. total land 28.18 decimals under Block –Rajarhat, formerly P.S. Rajarhat, now New Town (Techno City) within the limits of Patharghata Gram Panchayat, Kolkata:700156, District :North 24 Parganas, as for the total consideration at Rs. 2,89,00,000/- (Rupees Two Crore and Eighty-Nine Lakhs) Only for conveying the ownership of rights, title and interest for the said landed property plan in annexed herewith and delineated in RED mark, which will be treated as a part of this Deed of Conveyance.

NOW THIS DEED OF CONVEYANCE WITHNESSETH THAT in consideration of **Rupees 2,89,00,000/- (Rupees Two Crore and Eighty Nine Lakhs) Only** well and truly paid by the Purchasers to the Vendor as per Memo of Consideration appearing below, the receipt whereof the Vendor herein doth hereby receipt hereunder written admit and acknowledge and of and from the payment of the same and every part thereof forever release and discharge of the Purchasers and the property of FIRST SCHEDULE the landed property hereby transferred by the Vendor does hereby grant, sell, transfer, convey, assign and assure unto the Purchasers, all that piece and parcel of Land (Shali) admeasuring about 28.18 Decimals (more or less) with 300 Sq.ft RT (Tiles) Shed structure standing thereon, in Mouza: Chakpanchuria, J.L No 33, R.S: No 205/1/2 Touzi No 145, part of 12.18 decimals Shali land in LR Dag No 1246, under LR Khatian No 4212 and another 16.18 decimals Shali land in LR Dag No 1246 under LR Khatian No 4211 i.e. total land 28.18 decimals under Block –Rajarhat, formerly P.S. Rajarhat, now New Town (Techno City) within the limits of Patharghata Gram Panchayat, Kolkata:700156, District : North 24 Parganas.



- 1) Notwithstanding anything hereinbefore done or suffered to the contrary the vendor has good and perfect right, title and authority to convey the said landed property together in the said land described in FIRST SCHEDULE hereunder and all rights and privileges and appurtenances hereunto belonging and hereby sold, conveyed and transferred to the Purchasers in the manner aforesaid and that the vendor has not done or knowingly suffered anything whereby the said property may be encumbered affected or impeached the estate, title or otherwise.
- 2) There are no encumbrances, charges, trusts, liens, attachments, claims or demands whatsoever now subsisting on the property and that the same is not the Subject matter of any suit or litigation or proceeding and has not been offered as security or otherwise to any court or revenue authority.
- 3) The Purchasers shall henceforth hold, possess and enjoy the rents and profits derivable from and out of the said property without any hindrance eviction, interruption or disturbance from or by the vendor or any person or persons claiming through under or in trust for the vendor and without any lawful hindrance, eviction, interruption or disturbances by any other persons whomsoever.
- 4) All the taxes, land revenues and impositions payable in respect of the said property unto the date of execution and registration of the Deed of Conveyance has been fully paid by the vendor and if any portion of such taxes levies and other impositions etc. be found to remain unpaid for the period upto the date hereof, the same shall be deemed to be the liability of the vendor.
- 5) And if any Clerical, typographical and numerical mistakes arises in it then we shall rectify it, by way of a deed of declaration or/and deed of rectification, or/and deed of correction with consent or without consent and proper affirmation with good health and in sound mind of the both parties of the said premises and for the future changes the entire cost and expenses will be borne by the purchasers only.

6) It is further stated that the purchasers will enjoy entire right, title, interest and lawful possession of the aforementioned landed property. If anybody claims anything, that will be nonest and void ab. initio.

7) The Map or Plan all parties Self attested colour photo with Ten finger print sheet attached hereto shall be effective and considered to be a part of this Deed of Conveyance.

### THE SCHEDULE AS ABOVE REFERRED TO

(DESCRIPTION OF THE LANDED PROPERTY)

ALL THAT piece and parcel of Proposed Bastu Land and ROR: Shali Land admeasuring about total land area **28.18 Decimals** (more or less) with 300 Sq.ft RT (Tiles) Shed structure standing thereon, in **Mouza: Chakpanchuria**, J.L No 33, R.S: No 205/1/2 Touzi No 145, part of **12.18 decimals** Shali land in **LR Dag No 1246**, under **LR Khatian No 4212** and another **16 decimals** Shali land in **LR Dag No 1246** under **LR Khatian No 4211** respectively under Block –Rajarhat, formerly P.S. Rajarhat, now New Town (Techno City) within the limits of Patharghata Gram Panchayat, Kolkata:700156, District: North 24 Parganas under jurisdiction of Additional District Sub-Registrar Office at Rajarhat in the West Bengal, being is butted and bounded by: -

ON THE NORTH BY : RS & LR Dag No 1246.

ON THE SOUTH BY : RS & LR Dag No 1246

ON THE EAST BY : RS & LR Dag No 1246 (Digi Developer Pvt. Ltd)

ON THE WEST BY : 16 feet wide Non-Metal Road.



IN WITNESSES WHEREOF the parties have hereunto set and subscribed his respective hands and seal the day month and year first above written.

This Deed of Conveyance is bi-lateral in nature both parties engaged in this agreement through readout, proper verified, searched, examined and thereafter attending full satisfaction.

SIGNED SEALED AND DELIVERED

At Kolkata in the presence of: -

Witnesses: -

- 1) Sourav Mishra  
PREMISES - 170, BLOCK-E  
RAJARHAT, KOL-700136

Digi Developers Pvt. Ltd

*[Signature]*  
Director

SIGNATURE OF THE VENDOR

Komho Constructions Private Limited

*[Signature]*  
Pankaj Mohapatra  
Director  
Kamho Constructions Private Limited  
Palash Roy  
Vishal Mohapatra  
Director

Merit Agreement.

SIGNATURE OF THE PURCHASERS

- 2) Trisha Chatterjee  
Barasat, KOL-700124.

*[Signature]*  
Aniruddh Agarwal

SIGNATURE OF THE CONFIRMING  
PARTY

Drafted by: -

Prepared as per instruction of the both parties with relevant documents provided by them

*[Signature]*

MR. PRADIP KUMAR MONDAL  
Advocate

High Court, Calcutta,  
Enrolment No: WB/1238/2010

PRADIP KUMAR MONDAL  
Advocate  
High Court, Calcutta

## MEMO OF CONSIDERATION

VENDOR (DIGI DEVELOPERS PRIVATE LIMITED)

RECEIVED with thanks on and from the above named of "PURCHASERS" the sum of Rupees 2,89,00,000/- (Rupees Two Crore and Eighty-Nine Lakhs) Only total full and final consideration paid by the Purchasers to the Vendor as follows: -

| <u>DATE</u> | <u>BANK</u> | <u>BRANCH</u>         | <u>CHQ/IMPS</u><br><u>NO</u> | <u>NAME : PAID</u><br><u>TO</u> | <u>AMOUNT</u>        |
|-------------|-------------|-----------------------|------------------------------|---------------------------------|----------------------|
| 29/05/2024  | ICICI BANK  | Salt Lake Sector - II | Transfer                     | DIGI DEVELOPERS PVT LTD         | 50,00,000/-          |
| 29/05/2024  | ICICI BANK  | Salt Lake Sector - II | Transfer                     | DIGI DEVELOPERS PVT LTD         | 50,00,000/-          |
| 29/05/2024  | ICICI BANK  | Salt Lake Sector - II | Transfer                     | DIGI DEVELOPERS PVT LTD         | 50,00,000/-          |
| 29/05/2024  | ICICI BANK  | Salt Lake Sector - II | Transfer                     | DIGI DEVELOPERS PVT LTD         | 50,00,000/-          |
| 13/06/2024  | ICICI BANK  | Salt Lake Sector - II | Transfer                     | DIGI DEVELOPERS PVT LTD         | 30,00,000/-          |
| 13/06/2024  | ICICI BANK  | Salt Lake Sector - II | Transfer                     | DIGI DEVELOPERS PVT LTD         | 30,00,000/-          |
| 25/06/2024  | ICICI BANK  | Salt Lake Sector - II | Transfer                     | DIGI DEVELOPERS PVT LTD         | 29,00,000/-          |
|             |             |                       |                              |                                 | <b>2,89,00,000/-</b> |

(RUPEES TWO CRORE AND EIGHTY-NINE LAKHS) ONLY

SIGNED SEALED AND DELIVERED

At Kolkata in the presence of: -

Witnesses: -

1) *Soorav Mirra*

Digi Developers Pvt. Ltd.

*[Signature]*  
Director

SIGNATURE OF THE VENDOR

2) *Trisha Chatterjee*



**MEMO OF CONSIDERATION**  
**CONFIRMING PARTY (SRI ANIRUDH AGARWAL)**

| <u>DATE</u> | <u>BANK</u>   | <u>BRANCH</u>            | <u>CHQ/IMPS</u><br><u>NO</u> | <u>NAME : PAID TO</u> | <u>AMOUNT</u> |
|-------------|---------------|--------------------------|------------------------------|-----------------------|---------------|
| 25/06/2024  | ICICI<br>BANK | Salt Lake<br>Sector - II | Transfer                     | ANIRUDH AGARWAL       | 15,00,000/-   |
| 26/06/2024  | ICICI<br>BANK | Salt Lake<br>Sector - II | 000979                       | ANIRUDH AGARWAL       | 20,00,000/-   |
|             |               |                          |                              | Total :               | 35,00,000/-   |

(RUPEES THIRTY-FIVE LAKHS) ONLY

**SIGNED SEALED AND DELIVERED**

At Kolkata in the presence of: -

Witnesses: -

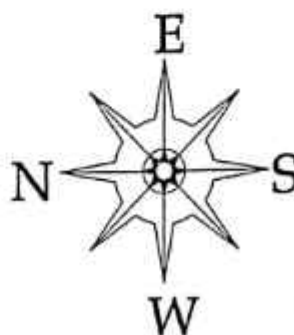
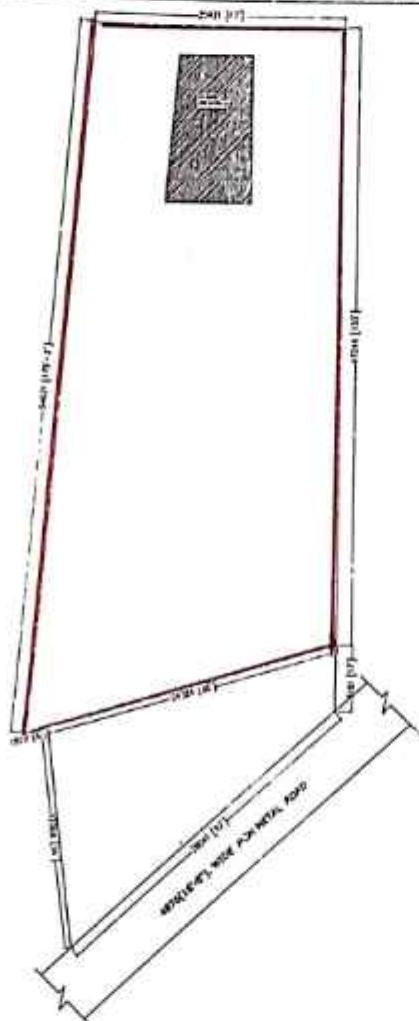
1) Sourav Mitra,

Anirudh Agarwal

SIGNATURE OF THE CONFIRMING  
PARTY

2) Trisha Chatterjee.

SITE PLAN OF LAND MEASURING ABOUT R.S. NO-205 1/2 140, L.R. DAG NO-1246, L.R. DAG NO-1246, L.R. KHATIAN NO-4212, L.R. KHATIAN NO:-4211, J.L. NO-33, AT MOUZA-CHAKPANCHURIA, TOUZI NO-145, P.S.-RAJARHAT (NEW TOWN)(TECHNO CITY), DIST-NORTH 24 PARGANAS, UNDER PATHARGHATA GRAM PANCHAYET, KOLKATA-700156,  
AREA OF LAND :- 17K-00CH-00SFT=1137.12 SQM(M.L) i.e.-28.18 Decimals (M/L)  
NAME OF LAND OWNER:-1.DIGI DEVELOPERS PVT.LTD



Digi Developers Pvt. Ltd.

*[Signature]*  
 Director

SIG. OF THE VENDOR/OWNER

*Aniruddh Agarwal*

Signature of the confirming party

Kombo Constructions Private Limited

*[Signature]*

*Pankaj Madhogan* Director

Kombo Constructions Private Limited

*[Signature]*

*Vishal Madhogan* Director

Kombo Constructions Private Limited

*Mohit Agarwal*

Director

SIG. OF THE PURCHASERS

DRAWN BY.....

*Babulal Roy*

LBS/11/1811

K. M. C



SPECIMEN FORM FOR TEN FINGERPRINTS

|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
|            | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB         |
| LEFT HAND  |               |             |               |             |               |
|            | THUMB         | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
| RIGHT HAND |               |             |               |             |               |

Signature *Dip Kumar*



|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
|            | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB         |
| LEFT HAND  |               |             |               |             |               |
|            | THUMB         | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
| RIGHT HAND |               |             |               |             |               |

Signature *Sushil Kumar*



|            |               |             |               |             |               |
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|            | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB         |
| LEFT HAND  |               |             |               |             |               |
|            | THUMB         | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
| RIGHT HAND |               |             |               |             |               |

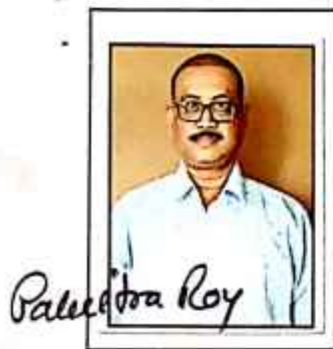
Signature *Priyank Yadav*

SPECIMEN FORM FOR TEN FINGERPRINTS



|            |               |             |               |             |               |
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| LEFT HAND  |               |             |               |             |               |
|            | THUMB         | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
| RIGHT HAND |               |             |               |             |               |

Signature Vishal Madhogeria



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|------------|---------------|-------------|---------------|-------------|---------------|
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| LEFT HAND  |               |             |               |             |               |
|            | THUMB         | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
| RIGHT HAND |               |             |               |             |               |

Signature Palash Roy



|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
|            | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB         |
| LEFT HAND  |               |             |               |             |               |
|            | THUMB         | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
| RIGHT HAND |               |             |               |             |               |

Signature Mohit Aggarwal



PAGE NO.

SPECIMEN FORM FOR TEN FINGERPRINTS



|               |  |               |             |               |             |               |
|---------------|--|---------------|-------------|---------------|-------------|---------------|
|               |  | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB         |
| LEFT<br>HAND  |  |               |             |               |             |               |
|               |  |               |             |               |             |               |
|               |  | THUMB         | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
| RIGHT<br>HAND |  |               |             |               |             |               |
|               |  |               |             |               |             |               |

Signature Anish Aggarwal



|               |  |               |             |               |             |               |
|---------------|--|---------------|-------------|---------------|-------------|---------------|
|               |  | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB         |
| LEFT<br>HAND  |  |               |             |               |             |               |
|               |  |               |             |               |             |               |
|               |  | THUMB         | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
| RIGHT<br>HAND |  |               |             |               |             |               |
|               |  |               |             |               |             |               |

Signature \_\_\_\_\_



|               |  |               |             |               |             |               |
|---------------|--|---------------|-------------|---------------|-------------|---------------|
|               |  | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB         |
| LEFT<br>HAND  |  |               |             |               |             |               |
|               |  |               |             |               |             |               |
|               |  | THUMB         | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
| RIGHT<br>HAND |  |               |             |               |             |               |
|               |  |               |             |               |             |               |

Signature \_\_\_\_\_

### Major Information of the Deed

|                                         |                                                                                                                                                                                                       |                                        |            |
|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|------------|
| Deed No :                               | I-1904-11171/2024                                                                                                                                                                                     | Date of Registration                   | 31/07/2024 |
| Query No / Year                         | 1904-2001440282/2024                                                                                                                                                                                  | Office where deed is registered        |            |
| Query Date                              | 11/06/2024 3:13:49 PM                                                                                                                                                                                 | A.R.A. - IV KOLKATA, District: Kolkata |            |
| Applicant Name, Address & Other Details | PRADIP KUMAR MONDAL<br>BARRACKPORE BAR ASSOCIATION, BARRACKPORE COURT, Thana : Barrackpore,<br>District : North 24-Parganas, WEST BENGAL, PIN - 700120, Mobile No. : 9433220662,<br>Status : Advocate |                                        |            |
| Transaction                             | Additional Transaction                                                                                                                                                                                |                                        |            |
| [0101] Sale, Sale Document              | [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 35,00,000/-]                                                           |                                        |            |
| Set Forth value                         | Market Value                                                                                                                                                                                          |                                        |            |
| Rs. 2,89,00,000/-                       | Rs. 3,55,87,800/-                                                                                                                                                                                     |                                        |            |
| Stamp duty Paid(SD)                     | Registration Fee Paid                                                                                                                                                                                 |                                        |            |
| Rs. 14,23,533/- (Article:23)            | Rs. 3,90,976/- (Article:A(1), E, B, M(a), M(b), I)                                                                                                                                                    |                                        |            |
| Remarks                                 |                                                                                                                                                                                                       |                                        |            |

### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria, JI No: 33, Pin Code : 700156

| 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-1246 (RS :-) | LR-4212        | Bastu         | Shali   | 12.18 Dec    | 1,39,00,000/-           | 1,53,46,800/-         | Width of Approach Road: 16 Ft., |
| L2     | LR-1246 (RS :-) | LR-4211        | Bastu         | Shali   | 16 Dec       | 1,49,19,000/-           | 2,01,60,000/-         | Width of Approach Road: 16 Ft., |
|        |                 | TOTAL :        |               |         | 28.18Dec     | 288,19,000 /-           | 355,06,800 /-         |                                 |
|        |                 | Grand Total :  |               |         | 28.18Dec     | 288,19,000 /-           | 355,06,800 /-         |                                 |

### Structure Details :

| Sch No                                                                                                                                                 | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1                                                                                                                                                     | On Land L1, L2    | 300 Sq Ft.        | 81,000/-                | 81,000/-              | Structure Type: Structure |
| Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete |                   |                   |                         |                       |                           |
|                                                                                                                                                        | Total :           | 300 sq ft         | 81,000 /-               | 81,000 /-             |                           |



**Seller Details :**

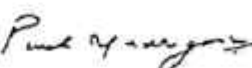
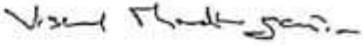
| SI No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                                                    |                                                                                                                 |                                                                                                                                           |                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Digi Developers Private Limited</b><br>88/1, Laxmi Narayan Road, Dum Dum, Kolkata, City:- Dum Dum, P.O:- Rabindranagar, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700065 Date of Incorporation:XX-XX-2XX8 , PAN No.:: AAxxxxxx4A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative |                                                                                                                 |                                                                                                                                           |                                                                                                                      |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Name</b><br><b>Mr Anirudh Agarwal</b><br>Son of Mr Mahabir Prasad Agarwal<br>Executed by: Self, Date of Execution: 26/06/2024<br>, Admitted by: Self, Date of Admission: 26/06/2024 ,Place : Office                                                                                                                                                                           | <b>Photo</b><br><br>26/06/2024 | <b>Finger Print</b><br><br>Captured<br>LTI<br>26/06/2024 | <b>Signature</b><br><br>26/06/2024 |
| Panache Tower, 5, Floor - 10D, MB Block- 3, Sector 5, Bidhannagar, Kolkata, Block/Sector: 3, Mahishbathan, City:- Bidhannagar, P.O:- Bidhannagar, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: awxxxxxx8d, Aadhaar No: 56xxxxxxxx8731, Status :Confirming Party, Executed by: Self, Date of Execution: 26/06/2024 , Admitted by: Self, Date of Admission: 26/06/2024 ,Place : Office |                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                 |                                                                                                                                           |                                                                                                                      |

**Buyer Details :**

| SI No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                                                              |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>Kombo Constructions Private Limited</b><br>170, BLOCK - E, Rajarhat Gopalpur Road, Kolkata, SALUA GOPALPUR, City:- Rajarhat-gopalpore, P.O:- Rajarhat Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Date of Incorporation:XX-XX-2XX0 , PAN No.:: AAxxxxxx7A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

**Representative Details :**

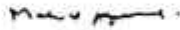
| SI No                                                                                                                                                                                                                                                                                                                                                                                                     | Name,Address,Photo,Finger print and Signature                                                                                                                                                     |                                                                                                                           |                                                                                                                                             |                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Name</b><br><b>Mr Biplab Ghosh</b><br>Son of Late Upendra Ghosh<br>Date of Execution - 26/06/2024, , Admitted by: Self, Date of Admission: 26/06/2024, Place of Admission of Execution: Office | <b>Photo</b><br><br>Jun 26 2024 6:22PM | <b>Finger Print</b><br><br>Captured<br>LTI<br>26/06/2024 | <b>Signature</b><br><br>26/06/2024 |
| 88/1, Laxmi Narayan Road, Dum Dum, Kolkata, City:- Dum Dum, P.O:- Rabindranagar, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700065, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: agxxxxxx2f, Aadhaar No: 25xxxxxxxx0834 Status : Representative, Representative of : Digi Developers Private Limited (as Director) |                                                                                                                                                                                                   |                                                                                                                           |                                                                                                                                             |                                                                                                                         |

|                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                     |                                                                                                     |                                                                                                                        |                                                                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Name</b><br><b>Mr Sushant Meher</b><br><b>(Presentant)</b><br>Son of Late Tulsī Meher<br>Date of Execution -<br>26/06/2024, , Admitted by:<br>Self, Date of Admission:<br>26/06/2024, Place of<br>Admission of Execution: Office | <b>Photo</b><br>   | <b>Finger Print</b><br><br>Captured   | <b>Signature</b><br>    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                  | Jun 26 2024 6:24PM<br>LTI<br>26/06/2024                                                                                                                                                                                             |                                                                                                     | 26/06/2024                                                                                                             |                                                                                                           |
| 3E, Sristi Plaza, Salua, Rajarhat Road, Kolkata, City:- Rajarhat-gopalpore, P.O:- Rajarhat Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: duxxxxxx3c, Aadhaar No: 88xxxxxxxx2349 Status : Representative, Representative of : Kombo Constructions Private Limited (as Director) |                                                                                                                                                                                                                                     |                                                                                                     |                                                                                                                        |                                                                                                           |
| 3                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Name</b><br><b>Mr Piush Madhogaria</b><br>Son of Mr Pawan Kumar Madhogaria<br>Date of Execution -<br>26/06/2024, , Admitted by:<br>Self, Date of Admission:<br>26/06/2024, Place of<br>Admission of Execution: Office            | <b>Photo</b><br>   | <b>Finger Print</b><br><br>Captured   | <b>Signature</b><br>    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                  | Jun 26 2024 6:23PM<br>LTI<br>26/06/2024                                                                                                                                                                                             |                                                                                                     | 26/06/2024                                                                                                             |                                                                                                           |
| 206, Jamna Vatika, 1039, Jessore Road, Kolkata, Block/Sector: C, City:- , P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.: ahxxxxxx6b, Aadhaar No: 75xxxxxxxx3506 Status : Representative, Representative of : Kombo Constructions Private Limited (as Director)     |                                                                                                                                                                                                                                     |                                                                                                     |                                                                                                                        |                                                                                                           |
| 4                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Name</b><br><b>Mr Vishal Madhogaria</b><br>Son of Mr Pawan Kumar Madhogaria<br>Date of Execution -<br>26/06/2024, , Admitted by:<br>Self, Date of Admission:<br>26/06/2024, Place of<br>Admission of Execution: Office           | <b>Photo</b><br> | <b>Finger Print</b><br><br>Captured | <b>Signature</b><br>  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                  | Jun 26 2024 6:22PM<br>LTI<br>26/06/2024                                                                                                                                                                                             |                                                                                                     | 26/06/2024                                                                                                             |                                                                                                           |
| 1039, Jessore Road, Kolkata, Block/Sector: C, Flat No: 206, City:- , P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.: ahxxxxxx1g, Aadhaar No: 63xxxxxxxx5824 Status : Representative, Representative of : Kombo Constructions Private Limited (as Director)          |                                                                                                                                                                                                                                     |                                                                                                     |                                                                                                                        |                                                                                                           |
| 5                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Name</b><br><b>Mr Pabitra Roy</b><br>Son of Late Prasanta Roy<br>Date of Execution -<br>26/06/2024, , Admitted by:<br>Self, Date of Admission:<br>26/06/2024, Place of<br>Admission of Execution: Office                         | <b>Photo</b><br> | <b>Finger Print</b><br><br>Captured | <b>Signature</b><br> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                  | Jun 26 2024 7:34PM<br>LTI<br>26/06/2024                                                                                                                                                                                             |                                                                                                     | 26/06/2024                                                                                                             |                                                                                                           |



Kalipark, Bablatala, Rajarhat Gopalpur, Kolkata, City:- Rajarhat-gopalpur, P.O:- Rajarhat Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: cexxxxxx1m, Aadhaar No: 53xxxxxxx1228 Status : Representative, Representative of : Kombo Constructions Private Limited (as Director)

6

| Name                                                                                                                                                                                      | Photo                                                                                                                  | Finger Print                                                                                                           | Signature                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| <b>Mr Mohit Agarwal</b><br>Son of Mr Subhash Chand Agarwal<br>Date of Execution - 26/06/2024, , Admitted by: Self, Date of Admission: 26/06/2024, Place of Admission of Execution: Office | <br><small>Jun 26 2024 6:21PM</small> | <br><small>LT1<br/>26/06/2024</small> | <br><small>26/06/2024</small> |

130, Sukanta Sarani, Uttarpara, Hooghly, City:- Uttarpara-kotrung, P.O:- Bhadrakali Uttarpara, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712232, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: arxxxxxx6j, Aadhaar No: 31xxxxxxx0454 Status : Representative, Representative of : Kombo Constructions Private Limited (as Director)

#### Identifier Details :

| Name                                                                                                                                                                                                       | Photo                                                                                                            | Finger Print                                                                                                     | Signature                                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| <b>Mr Pradip Kumar Mondal</b><br>Son of Mr Kamal Kumar Mondal<br>High Court , Calcutta, City:- Kolkata, P.O:- Old Court Post Office, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 | <br><small>26/06/2024</small> | <br><small>26/06/2024</small> | <br><small>26/06/2024</small> |

Identifier Of Mr Biplab Ghosh, Mr Sushant Meher, Mr Anirudh Agarwal, Mr Pius Madhogaria, Mr Vishal Madhogaria, Mr Pabitra Roy, Mr Mohit Agarwal

#### Transfer of property for L1

| Sl.No | From                            | To. with area (Name-Area)                     |
|-------|---------------------------------|-----------------------------------------------|
| 1     | Digi Developers Private Limited | Kombo Constructions Private Limited-12.18 Dec |

#### Transfer of property for L2

| Sl.No | From                            | To. with area (Name-Area)                  |
|-------|---------------------------------|--------------------------------------------|
| 1     | Digi Developers Private Limited | Kombo Constructions Private Limited-16 Dec |

#### Transfer of property for S1

| Sl.No | From                            | To. with area (Name-Area)                              |
|-------|---------------------------------|--------------------------------------------------------|
| 1     | Digi Developers Private Limited | Kombo Constructions Private Limited-300.00000000 Sq Ft |

## Land Details as per Land Record

District: North 24-Parganas, P.S. - Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria, JI No: 33, Pin Code: 700150

| Sch No | Plot & Khatian Number                   | Details Of Land                                                                                              | Owner name in English as selected by Applicant |
|--------|-----------------------------------------|--------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| L1     | LR Plot No - 1246, LR Khatian No - 4212 | Owner's full name in Bengali, Gurdian's full name, Address in Bengali, Classification, Area 0.12000000 Acre, | Digi Developers Private Limited                |
| L2     | LR Plot No - 1246, LR Khatian No - 4211 | Owner's full name in Bengali, Gurdian's full name, Address in Bengali, Classification, Area 0.16000000 Acre, | Digi Developers Private Limited                |



On 26-06-2024

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

Presented for registration at 18:11 hrs on 26-06-2024, at the Office of the A.R.A. - IV KOLKATA by Mr Sushant Meher

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 3,55,87,800/-

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

Execution is admitted on 26/06/2024 by Mr Anirudh Agarwal, Son of Mr Mahabir Prasad Agarwal, Panache Tower, 5, Floor - 10D, MB Block- 3, Sector 5, Bidhannagar, Kolkata, Sector: 3, Mahishbathan, P.O: Bidhannagar, Thana: Bidhannagar, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business

Indetified by Mr Pradip Kumar Mondal, , Son of Mr Kamal Kumar Mondal, High Court , Calcutta, P.O: Old Court Post Office, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 26-06-2024 by Mr Mohit Agarwal, Director, Kombo Constructions Private Limited (Private Limited Company), 170, BLOCK - E, Rajarhat Gopalpur Road, Kolkata, SALUA GOPALPUR, City:- Rajarhat-gopalpore, P.O:- Rajarhat Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Indetified by Mr Pradip Kumar Mondal, , Son of Mr Kamal Kumar Mondal, High Court , Calcutta, P.O: Old Court Post Office, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 26-06-2024 by Mr Biplab Ghosh, Director, Digi Developers Private Limited (Private Limited Company), 88/1, Laxmi Narayan Road, Dum Dum, Kolkata, City:- Dum Dum, P.O:- Rabindranagar, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700065

Indetified by Mr Pradip Kumar Mondal, , Son of Mr Kamal Kumar Mondal, High Court , Calcutta, P.O: Old Court Post Office, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 26-06-2024 by Mr Sushant Meher, Director, Kombo Constructions Private Limited (Private Limited Company), 170, BLOCK - E, Rajarhat Gopalpur Road, Kolkata, SALUA GOPALPUR, City:- Rajarhat-gopalpore, P.O:- Rajarhat Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Indetified by Mr Pradip Kumar Mondal, , Son of Mr Kamal Kumar Mondal, High Court , Calcutta, P.O: Old Court Post Office, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 26-06-2024 by Mr Piush Madhogaria, Director, Kombo Constructions Private Limited (Private Limited Company), 170, BLOCK - E, Rajarhat Gopalpur Road, Kolkata, SALUA GOPALPUR, City:- Rajarhat-gopalpore, P.O:- Rajarhat Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Indetified by Mr Pradip Kumar Mondal, , Son of Mr Kamal Kumar Mondal, High Court , Calcutta, P.O: Old Court Post Office, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 26-06-2024 by Mr Vishal Madhogaria, Director, Kombo Constructions Private Limited (Private Limited Company), 170, BLOCK - E, Rajarhat Gopalpur Road, Kolkata, SALUA GOPALPUR, City:- Rajarhat-gopalpore, P.O:- Rajarhat Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Indetified by Mr Pradip Kumar Mondal, , Son of Mr Kamal Kumar Mondal, High Court , Calcutta, P.O: Old Court Post Office, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 26-06-2024 by Mr Pabitra Roy, Director, Kombo Constructions Private Limited (Private Limited Company), 170, BLOCK - E, Rajarhat Gopalpur Road, Kolkata, SALUA GOPALPUR, City:- Rajarhat-gopalpore, P.O:- Rajarhat Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Indetified by Mr Pradip Kumar Mondal, , Son of Mr Kamal Kumar Mondal, High Court , Calcutta, P.O: Old Court Post Office, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 3,00,978.00/- ( A(1) = Rs 3,55,878.00/- , B = Rs 35,000.00/- , E = Rs 14.00/- , I = Rs 55.00/- , M(a) = Rs 25.00/- , M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 3,00,892/-.

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 25/08/2024 8:44PM with Govt. Ref. No: 192024250093181298 on 25-08-2024, Amount Rs: 3,90,892/-,  
Bank: SBI EPay ( SBIPay), Ref. No. 4286808879432 on 25-08-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 14,23,533/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 14,23,433/-.

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 12826, Amount: Rs.100.00/-, Date of Purchase: 22/05/2024, Vendor name: R Sur

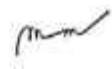
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 25/08/2024 8:44PM with Govt. Ref. No: 192024250093181298 on 25-08-2024, Amount Rs: 14,23,433/-,  
Bank: SBI EPay ( SBIPay), Ref. No. 4286808879432 on 25-08-2024, Head of Account 0030-02-103-003-02

  
**Pradipta Kishore Guha**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**

**On 31-07-2024**

**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.

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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2024, Page from 606296 to 606330  
being No 190411171 for the year 2024.



*mm*

Digitally signed by MOHUL MUKHOPADHYAY  
Date: 2024.08.05 13:22:54 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 05/08/2024  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.