

7781/2021

I

7557/2021



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

F 615349



Certified that the Document is admitted to
Registration and the
endorsement on the document
are the part of

Additional Registrar
of Assurances-IV, Kolkata

Additional Registrar of
Assurances-IV, Kolkata

16 AUG 2021

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this 16th August Two
Thousand Twenty One (2021)

Cont..... P/2



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

GRN Details

GRN: 192021220052617361
GRN Date: 15/08/2021 15:11:49
BRN: CKR1558449
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 15/08/2021 15:08:57
Payment Ref. No: 2001493465/2/2021
[Query No * Query Year]

Depositor Details

Depositor's Name: DIGI DEVELOPER PRIVATE LTD
Address: 88 I LAXMI NARAYAN ROAD KOL 65
Mobile: 9064144749
Depositor Status: Others
Query No: 2001493465
Applicant's Name: Mr S Molla
Identification No: 2001493465/2/2021
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001493465/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	207456
2	2001493465/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	70826
Total				278282

IN WORDS: TWO LAKH SEVENTY EIGHT THOUSAND TWO HUNDRED EIGHTY TWO ONLY.

BETWEEN

SUBODH BANERJEE (PAN-AEJPB5477K) Son of Late NripendraLal Banerjee,, by occupation - Retired Person, by faith- Hindu, by Nationality - Indian, residing at 150/7, Gopal Mishra Road, P.O. & P.S. Parnashree, Kolkata-700034, referred to as '**VENDOR**' (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

AND

DIGI DEVELOPERS PRIVATE LIMITED (PAN- AACCD8004A). having its office at 88/1, Laxmi Narayan Road, P.O.- Rabindranagar, P.S. - Dum Dum, Kolkata -700065, represented by one of the Director **SRI BIPLAB GHOSH (PAN- AGDPG3212F)** son of Late Upendra Ghosh, by faith Hindu, by occupation Business, residing at 88/1, Laxmi Narayan Road, P.O. - Rabindranagar, P.S.- Dum Dum, Kolkata - 700 065, hereinafter called as the '**PURCHASER**' (which expression shall unless excluded by or repugnant to the context be deemed to include its heirs, successor or successors in office, executor, legal representatives and assigns) of the **OTHER PART.**

WHEREAS one Sree Ram Mondal and Sri Mohan Mondal jointly by a registered Deed of Conveyance, dated-23.02.1962, registered at the office of Sub Registrar Cossipore Dum Dum, recorded in Book No. I, being No. 1597, for the year 1962, purchased land area measuring 2 Bigha 14 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 Balai Mondal.

AND WHEREAS said Sree Ram Mondal and Sri Mohan Mondal by a registered Deed of Conveyance, dated- 29.04.1967, registered at the office of Sub Registrar Cossipore Dum Dum, 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 2 Bigha 14 Cottahs to Smt. Charu Bala Chowdhury.



16/11/2013

16/11/2013

AND WHEREAS Smt. Charu Bala Chowdhury while seized and possessed of the said land she by a registered Deed of Conveyance, dated-13.01.1969, registered at the office of Sub Registrar Cossipore Dum Dum, recorded in Book No. I, Volume No. 15, Pages from 49 to 51, being No. 174, for the year 1969 sold and transferred land area measuring 1 Bigha more or less out of total land area measuring 2 Bigha 14 Cottahs more or less to Smt. Aloprava Banerjee.

AND WHEREAS Smt. Aloprava Banerjee while seized and possessed of the said land she died on 07.11.2000, leaving behind his four sons namely - Sri Samir Banerjee, Sri Subodh Banerjee, Sri Tarun Kumar Banerjee, Sri Arun Banerjee and two daughters namely - Smt. Arati Bhattacharjee alias Arati Banerjee, Smt. Tapati Chakraborty, to inherit the property left by her and her husband predeceased him died on 09.11.1980.

Subodh Banerjee
AND WHEREAS said *Subodh Banerjee* had got Shali land measuring 5.62 Decimals in share 150 out of 3.75 Acre and he mutated under his name L.R. Khatian No, Krishi 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) have agreed to sell Shali land measuring **5.62 decimal** out of 3.75 Acre more or less in R.S. & L. R. Dag No.- 1246 to the Purchaser **DIGI DEVELOPERS PRIVATE LIMITED** have 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 for the Total consideration of Rs. 22,66,667/- (**Rupees Twenty Two Lakhs Sixty Six Thousand Six Hundred Sixty Seven**) Only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 22,66,667/- (**Rupees Twenty Two Lakhs Sixty Six Thousand Six Hundred Sixty Seven**) Only paid by the Purchaser 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 for ever acquitted released discharged and exonerate the purchaser 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 5.62 Decimal of land more or less grant convey transfer assign and assure unto and the purchaser ALL THAT piece of parcel of shali land measuring **5.62 decimal** out of 3.75 Acre in R.S. & L. R. Dag No.- 1246, under R.S. Khation No.- 757, under L.R. Khatian No.- 3105, land lying at Mouza -Chackpanchuria, J.L. No.- 33, at present Touzi No.- 10 (Hal), within the local limits of Patharghata Gram Panchayat, within the jurisdiction of New Town Police Station, in the District of 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, telephone lines all rights liberties all manner or easements and appurtenances belonging and all the states rights, title and interest property claim and demand whatsoever of the Vendor unto set out of and upon and the said piece or parcel of land hereby conveyed unto the Purchaser 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 purchaser absolutely and forever free from all encumbrances the vendor doth hereby conveyed with the Purchaser 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 or parcel of land, manner as aforesaid AND the said piece or 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 Purchaser without interruption claim and demand by the Vendors and without any lawful eviction disturbances or interruption by any other person or

persons whatsoever AND the said piece or parcel of land hereby conveyed and transferred unto the Purchaser 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 Vendors and every person or persons having or lawful claiming any easement right, title and interest into or upon the said piece or parcel of land hereby sold, conveyed and transferred unto the Purchaser or any part thereof.

THE VENDORS DO HEREBY COVENANT WITH THE PURCHASERS AS UNDER:-

1. That free and clear and freely and clearly and absolutely acquitted exonerate and release or otherwise by and at the cost and expenses of the Vendor are and sufficiently entitled and saved defended kept harmless and other easement rights title claim mortgage liens lispendences, attachments whatsoever.
2. That the Purchasers shall hereinafter peacefully and quietly possess and enjoy the said property in khas without any claim or demand whatsoever from the Vendors or their legal heirs, executors, administrators, representatives, nominees and assigns.
3. That no notice issued under the public demand recovery act has been served on the Vendor nor any such notice has been published.
4. That the land fully described in the schedule below stands retained by the Vendors through operation of family ceiling as envisaged in chapter II-B, West Bengal Land Reforms Act.
5. That the said land or any part or portion thereof or under any interest therein has not vested in and/or is neither acquired nor any notice has been served under the State of West Bengal Acquisition Act. 1956 or statutory

modification thereof or under the Urban Land (Ceiling & Regulations) Act. 1976 or any other law for the time being in force.

6. It is hereby declared by the Vendors that the said land which described in the schedule hereinafter written is the self acquired property of the Vendor and that they are not the benamder of any one.
7. It is hereby declared that the said Purchaser have the absolute right to mutate their name in respect of the present purchased land.
8. All the taxes land revenue and impositions payable in respect of the said property up to date of these presents have been fully paid by the Vendor and if any portion of such taxes levies impositions etc. be found to have remained unpaid for the period up to date the same shall be deemed to be the liability of the Vendors and realizable from the Vendor.
9. It is hereby declared by the Vendor that the said land is absolutely free from all encumbrances and that is not the benamdar of anyone and the same is not the DEBATTOR or PIROTTOR property or is not subject matter of any court case or not any litigation from any corners whatsoever.
10. That the Vendor have not yet taken any loan or financial benefits from any Bank or Financial Institutions or any corners in respect of the schedule mentioned land.

It is transpired that the said property hereby sold, conveyed and transferred and assigned by the Vendor, if not free from all encumbrances as herein covenant, the Vendors shall be bound to refund to the Purchaser, the full consideration money paid hereunder together with cost of the stamp and registration charges incurred with interest pay by the Purchasers herein and if any mistake shall shown in this deed, that will be rectified by the Vendor without any claim or demand at the cost of the purchaser. AND the Vendor herein delivers this day khas possession of the said land unto the Purchaser herein.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

ALL THAT piece or parcel of plot of Shali^{varanad} land measuring 5.62 (Five Point Six Two) decimal or 03 Cottahs 06 Chittaks 22 sft. out of 3.75 Acre more or less in share 150, at Mouza-Chakpanchuria, J.L. No. 33, R.S. No. 205 ½ Touzi No. 145, C.S. Khatian No. 682, R.S. Khatian No. 757, L.R. Khatian No. 3105, C.S. Dag No. 1240, R.S. & L.R. Dag No. 1246, under Patharghata Gram Panchayet within A.D.S.R.O. Rajarhat, New Town, P.S.- New Town at Present Techno City, in the District North 24 Parganas. in the State of West Bengal.

The said land is butted and bounded as under :-

On the North by  R.S. & L.R. Dag No.- 1246

On the South by  R.S. & L.R. Dag No.- 1246

On the East by  R.S. & L.R. Dag No.- 1246

On the West by  10 Feet Passage (Kancha)

Delineated in the Map or plan annexed herewith and therein bordered 'RED'.

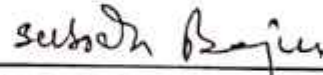
It is clearly stated herein that the vendor herein sold and conveyed the land measuring 5.62 Decimal more or less in favour of the purchaser.

IN WITNESS WHEREOF the parties hereto have signed and delivered these presents the day month and year first above written.

SIGNED SEALED AND DELIVERED

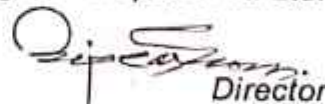
by the vendor at Kolkata in Presence

1. Prasojit Sarker
S/o Late P. K. Sarker
129/26, S. N. Roy Road,
Kolkata: 700038,


SIGNATURE OF THE VENDOR

2. Md Sahabuddin Mulla
9/10- Kefab Ali Mulla
V.M. - Hudaib
P.O. - Bagu
PS - Rajmukh
Kat-135

Digi Developers Pvt. Ltd.


Director

SIGNATURE OF THE PURCHASER

-: 8 :-

MEMO OF CONSIDERATION

D.D/Cheque No.	Dated	Draw Bank/Branch	Amount (Rs.)
008076	12.08.2021	IDBI Bank, Dum Dum, Kolkata	22,66,667/-
			Rs. 22,66,667/-

Received Rupees Twenty Two Lakhs Sixty Six
Thousand Six Hundred Sixty Seven only.

Witnesses:

1. Prasenjit Sanku

2. Md. Sahabuddin Molla

Susobhan Ray

SIGNATURE OF THE VENDOR

Deed Prepared by :-

Subin Gupta
Subin Gupta
Advocate

District Judges' Court
En.: WB-744/2002

Borasat

Computer Composed :-

Md. Sahabuddin Molla
Md. Sahabuddin Molla

Hudarait, Rajarhat, Kol- 135



THIS IS THE WHITE PRINT (SITE PLAN) OF MOUZA- CHACKPANCHURIA,
JL NO- 33, R.S. KH. NO.- 757, L.R. KH. NO.- 3105, C.S. DAG NO.- 1240, R.S. &
L.R. DAG NO.- 1246, TOTAL AREA OF LAND 3.75 ACRE, SOLD AREA OF LAND
- 5.62 DEC. OR 03 COTTAHS 06 CHITTAKS 22 SFT. (MORE OR LESS).
AREA SHOW ON MARK & COLOUR BORDER. P.S.- NEW TOWN, PRESENT -
TCHNO CITY, DIST- NORTH 24 PGS. UNDER - PATHARGHATA GRAM
PANCHAYAT.

Reference:-

Mark	L.R. Kh.	R.S./L.R. DAG	DC.	BH.	KH.	CH.	SFT.
Red	3105	1246	5.62	00	03	06	22
TOTAL AREA OF LAND (MORE OR LESS)			5.62	00	03	06	22

Scale - N.T.S.



Digi Developers Pvt. Ltd.

[Signature]

Director

Signature of the Purchaser

[Signature]

Signature of the Vendor

Drawn by -

SAHABUDDIN MOLLA

Senior (Leveling) Surveyor,

Reg No.- 1124

Hudarait, Rajarhat, Kol - 135

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SALLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX- SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

 <i>Subodh Behera</i>	LH					
	RH.					

ATTESTED :-

 <i>Subodh Behera</i>	LH					
	RH.					

ATTESTED :-

Subodh Behera

PHOTO	LH.					
	RH.					

ATTESTED :-



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No.: 2730/00128/64010

To
Biplab Ghosh
88/1 LAKSHINARAYAN ROAD,
VTC: Rabindra Nagar,
PO: Rabindranagar,
Sub District: Kolkata, District: Kolkata,
State: West Bengal,
PIN Code: 700065,
Mobile: 9830726736

66972830



MF669728302FI



आपका आधार क्रमांक / Your Aadhaar No. :

2520 6207 0834

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Issue Date : 16/02/2014



Biplab Ghosh
DOB : 01/01/1970
Male

2520 6207 0834

मेरा आधार, मेरी पहचान

Biplab Ghosh



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड/ऑफलाइन XML/ ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code / Offline XML / Online Authentication.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Print Date : 22/03/2021
Address: 88/1 LAKSHINARAYAN
ROAD, Rabindra Nagar, Kolkata,
West Bengal, 700065



2520 6207 0834



1547



help@uidai.gov.in



www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT
BIPLAB GHOSH

भारत सरकार
GOVT. OF INDIA

UPENDRA KUMAR GHOSH

01/01/1970
Permanent Account Number
AGDPG3212F

Signature



Upendra Singh

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

CHTPS7553L

03062019

नाम / Name
PRASENJIT SARKAR

पिता का नाम / Father's Name
PARBATI KISHORE SARKAR

जन्म की तिथि /
Date of Birth
18/01/1963

हस्ताक्षर / Signature



Prasenjit Sarkar.



ভারত সরকার
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ভানিকাত্তির নম্বর/ Enrolment No.: 0013/15013/01652

Download Date: 09-04-2021

To
প্রসেনজিত সর্কার
PRASENJIT SARKAR
129/26
S N ROY ROAD
Sahapur S.O
Kolkata West Bengal - 700038
7960902809

Issue Date: 28-03-2021

Signature Not Verified
Digitally signed by
Prasenjit Sarkar
DN: cn=Prasenjit Sarkar,
o=Unique Identification
Authority of India, c=IN



আপনার আধার সংখ্যা / Your Aadhaar No. :

2610 7962 9831
VID : 9172 8913 5827 7007

আমার আধার, আমার পরিচয়



ভারত চরকার
Government of India



প্রসেনজিত সর্কার
PRASENJIT SARKAR
জন্মতারিখ/DOB: 16/01/1968
বৃত্ত/ MALE

Issue Date: 28-03-2021

2610 7962 9831
VID : 9172 8913 5827 7007

আমার আধার, আমার পরিচয়



Government of India



- আপনার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিরাপদ ক্রিয়াকার কোড / অফলাইন / অনলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটি এক ইলেকট্রনিক প্রক্রিয়াজাত তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter

- ভারত সারা দেশে মান্য
- আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিষেবা প্রাপ্তিতে সাহায্য করে।
- আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেট রাখুন।
- আপনি নিজের স্মার্ট ফোনে রাখুন, mAadhaar App দ্বারা।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India



ঠিকানা:
১২৯/২৬, এস এন রয় রোড, সাহাপুর, কোলকাতা,
পশ্চিমবঙ্গ - ৭০০০৩৮

Address:
129/26, S N ROY ROAD, Sahapur S.O,
Kolkata,
West Bengal - 700038



2610 7962 9831
VID : 9172 8913 5827 7007

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

Prasenjit Sarkar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AEJPB5477K



नाम / Name
SUBODH BANERJEE

पिता का नाम / Father's Name
NRIPENDRA LAL BANERJEE

जन्म की तारीख
Date of Birth
19/03/1953

हस्ताक्षर / Signature

04100013

इस कार्ड को खोने/पाने पर कृपया सूचित करें/नोट करें:
आपका पैन सेवा इकाई, एन एस डी एल
4 थो मॉडल, मॉडल स्ट्रीट,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bunglow Chowk,
Pune - 411 016.
Tel: 91-20-2721 8080; Fax: 91-20-2721 8081
e-mail: unitinfo@nsdl.co.in

Subodh Banerjee



ভারত সরকার
Government of India



সুশীল বানার্জী
Sushil Banerjee
পিতা: নৃপেন্দ্র লাল বানার্জী
Father: NRIPENDRA LAL BANERJEE
জন্মতারিখ / DOB: 19/03/1933
লিঙ্গ / Male



5763 2552 7709

আমার আধার, আমার পরিচয়



ভারতীয় বিনিষ্ট পরিচয় প্রাধিকার
Unique Identification Authority of India

ঠিকানা:
S/O নৃপেন্দ্র লাল বানার্জী,
150/7, গোপাল মিশ্র রোড,
সেনপালি, বেহালা, কোলকাতা,
কোচবিহার, পশ্চিম বঙ্গ,
700034

Address:
S/O Nripendra Lal Banerjee,
150/7, GOPAL MISHRA ROAD,
SENPALLY, BEHALA, Behala,
Kolkata, Behala, West Bengal,
700034

5763 2552 7709



1947



http://uidai.gov.in



www.uidai.gov.in

Sushil Banerjee,

Major Information of the Deed

Deed No :	I-1904-07559/2021	Date of Registration	16/08/2021
Query No / Year	1904-2001493465/2021	Office where deed is registered	
Query Date	14/08/2021 10:37:12 PM	1904-2001493465/2021	
Applicant Name, Address & Other Details	S Molla Rajarhat, Thana : New Town, District : North 24-Parganas, WEST BENGAL, PIN - 700135, Mobile No. : 7003650378, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 22,66,667/-	Rs. 70,81,200/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 2,12,456/- (Article:23)	Rs. 70,910/- (Article:A(1), E)		
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 Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1246 (RS :-)	LR-3105	Bastu Shali	5.62 Dec	22,66,667/-	70,81,200/-	Width of Approach Road: 10 Ft.,
				5.62Dec	22,66,667 /-	70,81,200 /-	
Grand Total :							

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Subodh Banerjee Son of Late Nripendra Lal Banerjee Executed by: Self, Date of Execution: 16/08/2021 , Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Office			
	150/7 Gopal Mishra Road, City:- , P.O:- Parnashree, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AExxxxxx7K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/08/2021 , Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Office	16/08/2021	LTI 16/08/2021	16/08/2021

Buyer Details :

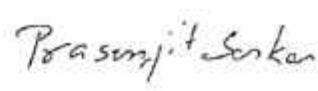
Sl No	Name,Address,Photo,Finger print and Signature
1	Digi Developers Private Limited 88/1 Laxmi Narayan Road, City:- , P.O:- Rabindranagar, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700065 , PAN No.:: AAxxxxxx4A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Biplab Ghosh (Presentant) Son of Late Upendra Ghosh Date of Execution - 16/08/2021, , Admitted by: Self, Date of Admission: 16/08/2021, Place of Admission of Execution: Office			
	Aug 16 2021 4:01PM	LTI 16/08/2021		16/08/2021
88/1 Laxmi Narayan Road, City:- , 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, , PAN No.:: AGxxxxxx2F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Digi Developers Private Limited (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Prasenjit Sarkar Son of Mr P K Sarkar 129/26 S N Roy Road, City:- , P.O:- Sahapur, P.S:-New Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700038			
16/08/2021	16/08/2021	16/08/2021	16/08/2021

Identifier Of Mr Subodh Banerjee, Mr Biplab Ghosh

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Subodh Banerjee	Digi Developers Private Limited-5.62 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No - 1246, LR Khatian No - 3105	Owner: সুবোধ ব্যানার্জী, Gurdian: সুবোধ ব্যানার্জী (মৃত), Address: নিজ , Classification: শালি, Area: 0.06000000 Acre,	Mr Subodh Banerjee

Endorsement For Deed Number : I - 190407559 / 2021

On 16-08-2021

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

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

Presented for registration at 14:38 hrs on 16-08-2021, at the Office of the A.R.A. - IV KOLKATA by Mr Biplab Ghosh ..

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 70,81,200/-

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

Execution is admitted on 16/08/2021 by Mr Subodh Banerjee, Son of Late Nripendra Lal Banerjee, 150/7 Gopal Mishra Road, P.O: Parnashree, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Retired Person

Identified by Mr Prasenjit Sarkar, , Son of Mr P K Sarkar, 129/26 S N Roy Road, P.O: Sahapur, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by profession Business

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]
Execution is admitted on 16-08-2021 by Mr Biplab Ghosh, Director, Digi Developers Private Limited (Private Limited Company), 88/1 Laxmi Narayan Road, City:- , P.O:- Rabindranagar, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700065

Identified by Mr Prasenjit Sarkar, , Son of Mr P K Sarkar, 129/26 S N Roy Road, P.O: Sahapur, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 70,910/- (A(1) = Rs 70,812/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 70,826/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/08/2021 3:12PM with Govt. Ref. No: 192021220052617361 on 15-08-2021, Amount Rs: 70,826/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKR1558449 on 15-08-2021, Head of Account 0030-03-104-001-16

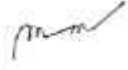
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,12,456/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,07,456/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3227, Amount: Rs.5,000/-, Date of Purchase: 13/08/2021, Vendor name: M Dutta
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/08/2021 3:12PM with Govt. Ref. No: 192021220052617361 on 15-08-2021, Amount Rs: 2,07,456/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKR1558449 on 15-08-2021, Head of Account 0030-02-103-003-

02


Mohul Mukhopadhyay

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - IV KOLKATA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2021, Page from 367612 to 367638
being No 190407559 for the year 2021.



Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2021.08.30 19:35:00 +05:30
Reason: Digital Signing of Deed.

[Handwritten signature]

(Mohul Mukhopadhyay) 2021/08/30 07:35:00 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)