

SL- 2708/24

T-2661/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AN 508867

14/06/24
10-50 am

8-(2) 1457715/24

Certified that the document is admitted to registration. The signature sheet and endorsement sheets attached to the document are the part of the document.

Additional District Sub-Registrar
Belghoria 24 Pgs. (N)

14 JUN 2024

DEED OF CONVEYANCE

Contd.....P/2

2787 3074/2019
100

BIMAL KUMAR BAG
Advocate
Barrackpore Court

Date.....
Address.....
P. S.....
Dist.....
Name of Treasury :- Barrackpore
Name of Vender :- RANA SUR
Date of Purchase.....
Total Amount.....
Name of Vendor.....

19 APR 2024

100 000

Rana Sur



Addl. District Sub-Registrar
Belghoria, 24 Pgs. (N)

14 JUN 2024

// 2 //

THIS DEED OF CONVEYANCE is made on this the 14th day of June, 2024
(Two thousand twenty four) A.D.

-: B E T W E E N :-

M/s. SPECIAL SPRINGS. (PAN- AAKFS1072N), a Partnership Firm, having its Registered Office-cum- Factory at 3D, M.M. Feeder Road, P.O + P.S- Belgharia, Kolkata-700056 in the district of North 24 Parganas, represented by its Partners, namely **(1) SRI RAM KRISHNA SENGUPTA (PAN- AMAPS6139E) (Aadhaar No. 3641 4449 6016)** son of Late Charu Chandra Sengupta, by faith-Hindu, by Nationality- Indian, by occupation- Business, residing at 110, Kabi Nabin Sen Road, P.O + P.S- Dum Dum, Kolkata- 700028, Dist-North 24 Parganas, **(2) SRI TAPASH SENGUPTA (PAN- BXEPS5186D) (Aadhaar No. 6771 7785 9673)**, son of Late Charu Chandra Sengupta, by faith-Hindu, by Nationality- Indian, by occupation- Business, residing at 'Mangalam Apartment Flat-B, 58C, Becharam Chatterjee Road, P.O- Sarsuna, P.S. Maheshtala, Kolkata- 700061, Dist- South 24 Parganas, **(3) SRI ARINDAM SEN (PAN- BCWPS4910G) (Aadhaar No. 5675 3741 5337)** son of Late Ajoy Kumar Sen, by faith-Hindu, by Nationality- Indian, by occupation- Business, residing at Skyline Co-operative Housing Society Ltd., Flat No. 108, premises at 2, Bidhan Sishu Sarani, P.O- Kankurgachi, P.S- Maniktala, Kolkata- 700054, hereinafter referred to as the **"Land owners / Vendors"**, (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, administrators, legal representatives, successors-in-interest and assigns) party of the **1st PART**,

-A N D-




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(1) SMT. SHILA SEN (PAN- FKTPS6278E) (Aadhaar No. 8636 2319 6823)

wife of Late Ajoy Kumar Sen, by faith-Hindu, by Nationality- Indian, by occupation- Housewife, residing at Skyline Co-operative Housing Society Ltd., Flat No. 108, premises at 2 Bidhan Sishu Sarani, P.O- Kankurgachi, P.S- Maniktala, Kolkata- 700054, **(2) SRI ARINDAM SEN, PAN- BCWPS4910G)**

(Aadhaar No. 5675 3741 5337) son of Late Ajoy Kumar Sen, by faith-Hindu, by Nationality- Indian, by occupation- Business, residing at Skyline Co-operative Housing Society Ltd., Flat No. 108, premises at 2 Bidhan Sishu Sarani, P.O- Kankurgachi, P.S- Maniktala, Kolkata- 700054, **(3) PAYEL SEN,** Daughter of Late Ajoy Kumar Sen, by faith-Hindu, by Nationality- Indian, by occupation- Service, residing at Skyline Co-operative Housing Society Ltd., Flat No. 108, premises at 2 Bidhan Sishu Sarani, P.O- Kankurgachi, P.S- Maniktala, Kolkata- 700054, hereinafter referred to as the **"SELLER / CONFIRMING PARTY"** (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their and / or each of their respective heirs, executors, administrators, legal representatives, legal representatives and assignees) party of the **2nd PART. represented by Confirming Party No. 3,** to her constituted attorney, **SRI ARINDAM SEN, PAN- BCWPS4910G) (Aadhaar No. 5675 3741 5337),** son of Late Ajoy Kumar Sen, by faith-Hindu, by Nationality- Indian, by occupation- Business, residing at Skyline Co-operative Housing Society Ltd., Flat No. 108, premises at 2 Bidhan Sishu Sarani, P.O- Kankurgachi, P.S- Maniktala, Kolkata- 700054, (The said Power of Attorney was executed on 29-01-2013, which was registered in the office of A.D.S.R. Cossipore Dum Dum, and recorded in Book No. IV, CD. Volume No. 1, Pages from 1336 to 1346, being Deed No. 00127 for the year 2013)




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-A N D-

M/s. RAKTAMBARA CONSTRUCTION PVT. LTD. (PAN- AANCR6039C) a Private Limited Company having its office at 7/D, M. M. Feeder Road, P.O+P.S- Belghoria, Kolkata- 700056, Dist- North 24 Parganas, represented by its Directors **(1) SRI SANJOY BISWAS (PAN- CBUPB0562R) (Aadhaar No. 7547 8767 9150)**, son of Late Sukhlal Biswas, by faith - Hindu, by Nationality –Indian, by Occupation- Business, residing at P-80, Sri Ramkrishna Pally, P.O- Ariadaha, P.S.- Belghoria, Kolkata- 700057, Dist- North 24 Parganas, **(2) SRI DEBASISH CHATTERJEE (PAN- AFKPC7670P) (Aadhaar No. 3168 7124 5322)**, son of Late Debi Chatterjee, by faith - Hindu, by Nationality –Indian, by Occupation- Business, residing at 100/3, Neogi Para Road, P.O. + P.S- Baranagar, Kolkata- 700036, Dist- North 24 Parganas, **(3) SRI SANDIP GHOSH (PAN- BAUPG5690R) (Aadhaar No. 4990 2828 4454)**, son of Sri Sahadev Ghosh, by faith - Hindu, by Nationality –Indian, by Occupation- Business, residing at 22, Sree Ramkrishna Pally, P.O- Ariadaha, P.S.- Belghoria, Kolkata- 700057, Dist- North 24 Parganas, **(4) SRI DEBANJAN DAS (PAN- BNYPD0951M) (Aadhaar No. 6605 1908 3491)**, son of Sri Debu Das, by faith - Hindu, by Nationality –Indian, by Occupation- Business, residing at 163, M. M. Feeder Road, P.O- Ariadaha, P.S- Belghoria, Kolkata- 700057, Dist- North 24 Parganas, hereinafter referred to as the **“THE PURCHASER”** (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include his respective heirs, executors, administrators, legal representatives, legal representatives and assignees) party of the 3rd **PART.**

WHEREAS one **Sheo Narayan Singh**, son of Late Sita Ram Singh, was the absolute owner of a piece and parcel of Sthitiban land together with tanks and



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structures standing thereon admeasuring a little more or less 3 (Three) Bighas 7 (Seven) Cottahs comprised in Mouza -Ariadaha Kamarhati, J.L. No. 1, Touzi No. 173, R.S. No.12, under C.S. Khatian No. 1194, R.S. Khatian No. 340, R.S. Dag Nos. 3404, 3405 and 3406 being Municipal holding No. 340, within the jurisdiction of Kamarhati Municipality, P.S. Belghoria, in the district of North 24, Parganas.

AND WHEREAS the said **Sheo Narayan Singh**, while possessing and enjoying the aforesaid property, mutated his name in the records of the Kamarhati Municipality and the B.L.R.O. concerned and used to pay Municipal Tax and Government Rents in respect of the aforesaid property.

AND WHEREAS the said **Sheo Narayan Singh**, while possessing the aforesaid property as absolute owner due to natural love and affection **gifted** a plot of land to his sister **Dayawanti Debi**, measuring more or less 1(One) Bigha 8 (Eight) Cottahs, along with residential structure thereon out of his total property as stated before through execution a Deed of Gift duly executed and registered in the office of the Additional District Sub- Registrar, Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 52, Pages 236 to 238, being No. 4245 for the year 1968.

AND WHEREAS said **Dayawanti Debi**, on obtaining the aforesaid property as gift from her brother Sheo Narayan Singh mutated her name in the office of the Kamarhati Municipality and used to pay relevant taxes regularly.

AND WHEREAS the said **Smt. Dayawanti Debi**, while possessing and enjoying the aforesaid property constructed a kutcha office-cum- factory shed




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and **M/s Special Springs**, was inducted as a monthly tenant of the said office-cum-factory shed in October, 1976 under the land ladyship of the said Dayawanti Debi. Thereafter the said **M/s Special Springs**, from time to time renovated the said structure, as the situation demanded, with prior consent of the landlady, at its own cost and has been using the semi-pucca structure as its office-cum-factory since last 30 years being a monthly tenant paying monthly rent regularly month by month every month without any default.

AND WHEREAS the said **Smt. Dayawanti Debi**, while owning, enjoying the aforesaid property peacefully, uninterruptedly, absolutely by exercising full ownership on the same, sold a large quantum of land to different intending buyers.

AND WHEREAS the said **Smt. Dayawanti Debi**, sold, transferred ALL THAT piece & parcel of Land measuring about 04 Cottahs 00 Chittaks 17 sq. ft. more or less along with a Office-cum-Factory Shed (made of brick walls and partly tiled & partly asbestos roofs) measuring more or less 2296.00 sq. ft. comprised in Mouza - Ariadaha Kamarhati, J.L. No. 1, Touzi No. 173, R.S. No. 12, R.S. Khatian. 340, 1194, R.S. Dag No. 3404, 3405 & 3406, 3404/4113, A.D.S.R.O. Cossipore, Dum Dum, within the limits of Kamarhati Municipality being Municipal Holding No. 321, under Ward No. 11, premises No. 3D, M.M. Feeder Road, P.O + P.S. Belghoria, Kolkata -700056, in the district of North 24 Parganas, to **M/s Special Springs**, a Partnership Firm, having its Registered Office-cum- Factory at 3D, M.M. Feeder Road, P.O+P.S- Belgharia, Kolkata-700056 in the district of North 24 Parganas, represented by its Partners, namely **(1) Sri Ajoy Kumar Sen**, son of Late Upendra Chandra Sen, by faith-Hindu, by occupation- Business, residing at Skyline Co-operative Housing




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Society Ltd., Flat No. 108, 2 Bidhan Sishu Sarani, P.S. Maniktala, Kolkata-700054, **(2) Sri Ram Krishna Sengupta**, son of Late Charu Chandra Sengupta, by faith-Hindu, by occupation- Business, residing at 110, Kabi Nabin Sen Road, P.S. Dum Dum, Kolkata: 700028, **(3) Sri Tapash Sengupta**, son of Late Charu Chandra Sengupta, by faith-Hindu, by occupation- Business, residing at Mangalam Apartment Flat-B, 58C, Becharam Chatterjee Road, P.S. Behala, Kolkata: 700061 **(4) Sri Arindam Sen**, son of Sri Ajay Kumar Sen, by faith-Hindu, by occupation- Business, residing at Skyline Co-operative Housing Society Ltd., Flat No. 108, 2 Bidhan Sishu Sarani, P.S. Maniktala, Kolkata: 700054, by virtue of registered Deed of Conveyance executed on dt. 31-10-2006, Registered before A.D.S.R- Cossipore Dum Dum on dt. 19-03-2013, and recorded in Book No. I, C.D. Volume No. 8, Pages from 498 to 519, being Deed No. 03201 for the year 2013.

AND WHEREAS after purchasing the same the said **M/s Special Springs (the present vendor herein)** mutated its name in the records of Kamarhati Municipality and enjoying the same free from all encumbrances and paying taxes regularly.

AND WHEREAS one of the partner of M/s Special Springs, namely Ajoy Kumar Sen, died intestate on dt. 10-12-2012, leaving behind his wife namely **Smt. Shila Sen**, and one son namely **Sri Arindam Sen**, one daughter **Payel Sen**, as his surviving legal heirs & successors, herein after called the said Seller / **Confirming Party**.

AND WHEREAS the said **Smt. Shila Sen, Sri Arindam Sen, Payel Sen**, are




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jointly inherited 1/4th share of above said property, left by Late Ajoy Kumar Sen, according to Hindu Succession Act 1956.

AND WHEREAS the said **Payel Sen** executed a General Power of Attorney, in favour of **Sri Arindam Sen**, by virtue of registered Power of Attorney on dt. 29-01-2013, which was registered in the office of A.D.S.R. Cossipore Dum Dum, and recorded in Book No. IV, CD. Volume No. 1, Pages from 1336 to 1346, being Deed No. 00127 for the year 2013.

AND WHEREAS after death of the said Ajoy Kumar Sen, the others partners of M/s. Special Springs namely **Sri Ram Krishna Sengupta, Sri Tapash Sengupta & Sri Arindam Sen**, had executed a New Partnership Deed on dt. 11-12-2012 after settlement, which was Notarized by Mishree Lal Shaw, Advocate, Sealdah Court, Notary Public, Govt. of West Bengal, Regd. No. 85/07.

AND WHEREAS the partners of **M/s. Special Springs**, got mutation from BL-LRO in L.R. Plot No. 12995, L.R. Khatian No. 10595, 10596, 10597, 10598 and the Classification of Land is Bastu.

AND WHEREAS the present vendor namely of **M/s. Special Springs** and **the confirming party**, agreed to sale, transferred and grant ALL THAT peace & parcel of Land **measuring about 04 Cottah 00 Chittak 17 sq. ft.** more or less along with structure standing thereon measuring more or less 200.00 sq. ft. comprised in Mouza - Ariadaha Kamarhati, J.L. No. 1, Touzi No. 173, R.S. No. 12 under C.S. Khatian No. 1194, R.S. Khatian. 340, R.S. Dag No. 3404, 3405 & 3406, 3404/41113, L.R. Plot No. 12995, L.R. Khatian No. 10595, 10596, 10597,




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10598, A.D.S.R.O. Belghoria, within the limits of Kamarhati Municipality being Municipal Holding No. 321, under Ward No. 11, premises No. 3D, M.M. Feeder Road, P.O + P.S. Belghoria, Kolkata -700 056, in the district of North 24 Parganas, together with water connection and electric connection and right to use common passage attached with land along with other amenities and liabilities, easement and quasi-easement right attached with the land, which is mentioned in the schedule below in favour of the purchaser at a total consideration of **Rs. 60,00,000.00** (Rupees- Sixty Lakh) only.

And whereas the purchaser being fully satisfied about the title of the vendor in the said land mentioned in the schedule written hereunder and free from all encumbrances which the purchaser have agreed to purchase, hold, acquire, possess and occupy the same upon the terms and conditions mutually agreed by both the parties and reduced the terms and conditions in the following manners.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-

1. In pursuance of the above said in consideration of the said sum of **Rs. 60,00,000.00** (Rupees- Sixty Lakh) only paid as aforesaid to the Vendor and the purchaser on or before the execution of these presents (the receipt whereof in full particularly mentioned in the Memo of consideration here under written). The Vendor doth hereby grant convey and transfer the said landed property with structure more fully described in schedule and of and from the same and every part thereof and do and each of them doth hereby acquit release and forever discharge the purchaser its heirs, executors, administrators, representatives and assigns as well as the said landed property with structure



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doth hereby confirms and the vendors doth the same hereby grant convey transfer sell assign and assure and the sale unto and to the purchaser free from all encumbrances.

2. That vendor herein declare that :-

(a) The vendor is the sole and absolute owner of the said property and nobody else is entitled to claim the same or any part thereof under any law or equity.

(b) The said property is free from all encumbrances, mortgage, lien or charge.

(c) The said property including the structure standing thereupon or any part thereof is not subject to any court proceeding or attachment by any order, decree or judgment of any court.

(d) The vendor has not entitled into any agreement with any person or persons, so as to create any third party interest, till now.

(e) All the dues, taxes and charges in respect of the said property has duly been paid to the concerned authorities up to the execution of this Deed of Conveyance.

(f) Neither of them has received any notice of acquisitions or requisitions from any Government Authority / Collector or Tahsildar.




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3. The Vendor hereby further declares that they are now lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted, conveyed, transferred and sold and that the Vendor has now an indefeasible and absolute title to the said property and that the Vendor has right and full power to grant, transfer, convey the said property and to the use of the said purchaser AND the purchaser, its heirs, executors, administrators, representatives and assigns at all times hereafter peacefully and quietly possess the said property without any interruption, claim or demand whatsoever from or by the Vendor or any person or persons and all person or persons lawfully claiming through them shall and will from time to time and at all time hereafter at the request and cost of the purchaser, his heirs, executors, administrators, legal representatives and assigns do and execute or to be done or executed all such acts, deeds, and things whatsoever necessary for further better and more perfectly assuring the said property hereby granted, transferred, conveyed and sold unto the use of the purchaser, his heirs, executors, administrators, legal representatives and assigns in manner as shall or may reasonably be required.

4. That the vendor herein covenant and undertake that they shall do or caused to be done or execute or caused to be executed all such documents, deeds and writings whatever required at all relevant time at the cost of the purchaser for the effective transfer of the said property in the year first herein above written.

After registration of the said schedule mentioned property the purchaser shall be entitled to get mutation in his name from the authority




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concern and will pay the taxes as may be assessed by the authority directly to the authority concern.

SCHEDULE OF THE PROPERTY (ABOVE REFERRED TO)
(Description of the Property, hereby conveyed)

ALL THAT peace & parcel of Bastu Land **measuring about 04 Cottahs 00 Chittaks 17 sq. ft.** be the same a little more or less along with R.T. Shed **measuring about 200 sq. ft. more or less** together with water connection and electric connection and right to use common passage attached with land along with other amenities and liabilities, easement and quasi-easement right attached with the land which is lying & situated at Mouza -Ariadaha Kamarhati, J.L. No. 1, Touzi No. 173, R.S. No. 12 under R.S. Khatian. 340, 1194, R.S. Dag No. 3404, 3405, 3406 & 3404/4113, L.R. Plot No. 12995, L.R. Khatian No. 10595, 10596, 10597, 10598, A.D.S.R.O. Belghoria, within the limits of Kamarhati Municipality being Municipal Holding No. 321, under Ward No. 11, premises No. 3D, M.M Feeder Road, P.O + P.S. Belghoria, Kolkata -700 056, in the district of North 24 Parganas, together with all easement & all other right and the land butted and bounded by following:-

ON THE NORTH	:	House of Smt. Jyotsna Sarkar.
ON THE SOUTH	:	Property of Dayawanti Devi & 11 ft. wide Municipal Road.
ON THE EAST	:	10 ft. wide Municipal Road.
ON THE WEST	:	6 ft. wide Municipal Road.

IN WITNESS WHEREOF the parties i.e. the VENDOR / THE CONFIRMING PARTY AND THE PURCHASER hereto set and subscribed their respective hands and seals the day, month and year first above written.




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Witnesses :-

1. Piyal Sen
OF:- Kalyan Nagar
Baruapara, Sodepur.
Pin code - 700113.

2. Milan Saha

B/41 Indira Nagar
A.K. Mukharjee Road
Kal- 90

For SPECIAL SPRINGS.

1.


Partner

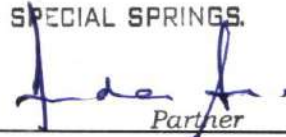
For SPECIAL SPRINGS.

2.


Partner

For SPECIAL SPRINGS.

3.


Partner

Signature of the Vendor

1.



2.



3.



(Signature of Arindam Sen as the
constitute attorney of Confirming
Party No. 3)

Signature of the Seller / Confirming Party

RAKTAMBARA CONSTRUCTION PVT. LTD.

1.


DIRECTOR

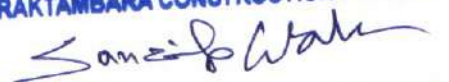
RAKTAMBARA CONSTRUCTION PVT. LTD.

2.


DIRECTOR

RAKTAMBARA CONSTRUCTION PVT. LTD.

3.


DIRECTOR

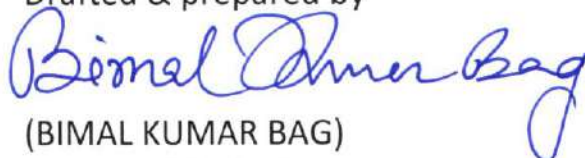
RAKTAMBARA CONSTRUCTION PVT. LTD.

4.


DIRECTOR

Signature of the Purchaser

Drafted & prepared by



(BIMAL KUMAR BAG)

ADVOCATE,

Barrackpore Court.

En. no - WB - 710/2007



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MEMO OF CONSIDERATION

Received a sum of **Rs. 60,00,000.00** (Rupees- Sixty Lakh) only from the purchaser in presence of the following witnesses by the following memo of consideration.

R.T.G.S./ N.E.F.T/D.D. No.	Date	Bank & Branch	Amount (Rs.)
R.T.G.S	13-06-2024	Canara Bank	23,00,000=00
R.T.G.S	13-06-2024	Canara Bank	20,00,000=00
N.E.F.T	13-06-2024	Canara Bank	1,00,000=00
N.E.F.T	13-06-2024	Canara Bank	1,00,000=00
D.D. No. 329934	13-06-2024	Canara Bank	15,00,000=00
TOTAL			60,00,000=00
Rupees- Sixty Lakh Only			

Witnesses :-

1. Piyal Sen
At 1- Kalyan Nagar,
Bansapora, Sodepur,
KOL - 700113.

2. Milam Saha

B/4/ Indira nagar
A.K. Mukharjee Road
KOL - 90

For SPECIAL SPRINGS.

1.


Partner

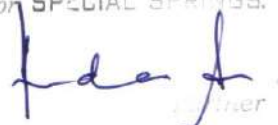
For SPECIAL SPRINGS.

2.


Partner

For SPECIAL SPRINGS.

3.


Partner

Signature of the Vendor




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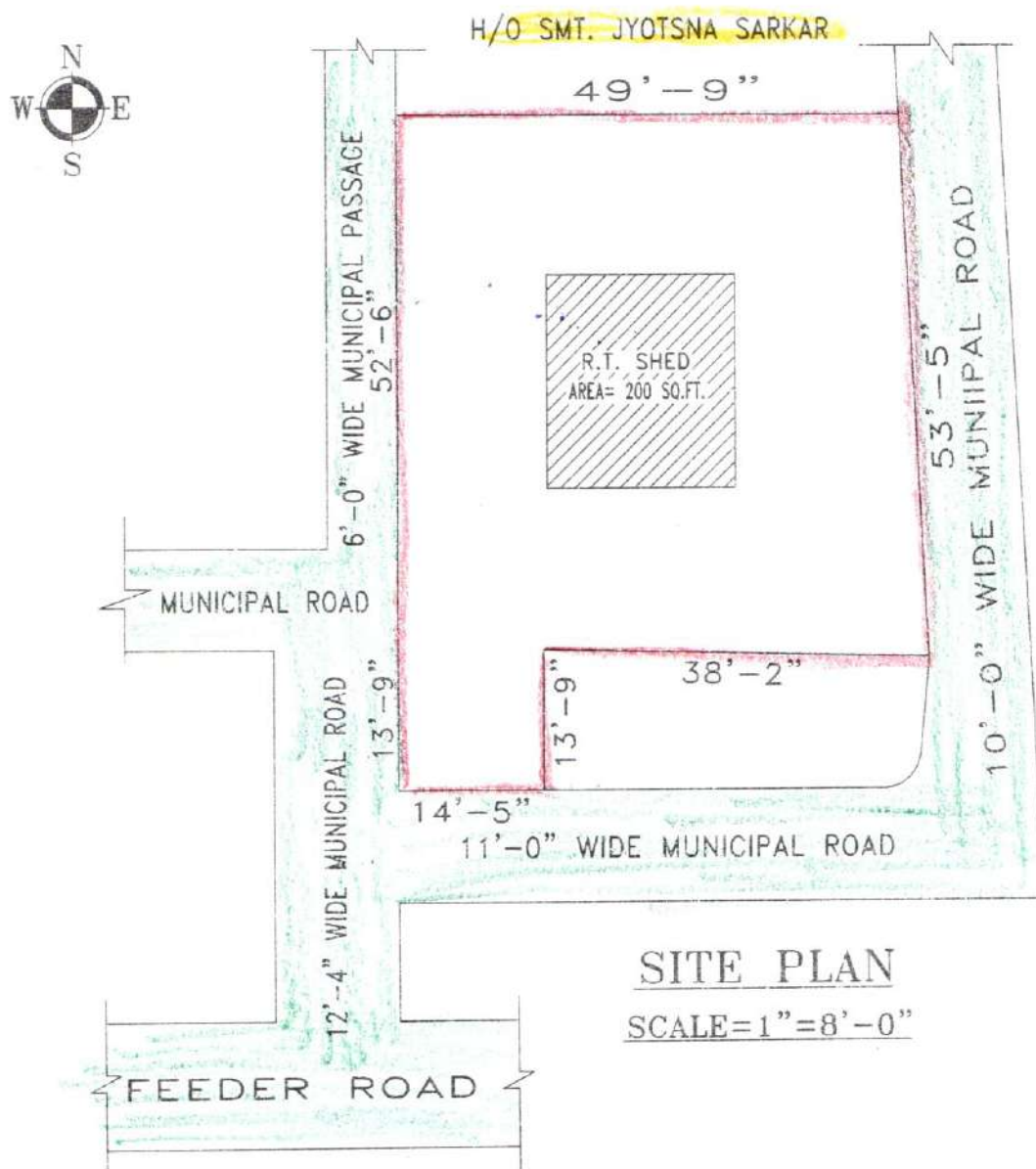
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SITE PLAN OF LAND WITH R.T. SHED AT PREMISES NO.-3D, M.M. FEEDER ROAD, BELGHARIA, KOLKATA-700056, MOUZA-ARIADHA-KAMARHATI, J.L. NO.-1, WARD NO.-11, HOLDING NO.-321, R.S. DAG NO.-3404, 3405, 3406 & 3404/4113, L.R. PLOT NO.-12995, L.R. KHATIAN NO.-10595, 10596, 10597 & 10598, R.S. KHATIAN NO.-340 & 1194 TOUZI NO.-173, R.S.-12, P.S.-BELGHARIA, DIST.-24 PARGANAS (NORTH) UNDER KAMARHATI MUNICIPALITY.

AREA OF LAND = 4 KH.-00 CH.-17 SQ.FT. = 2897 SQ.FT. [SHOWN BY RED COLOUR]

NAME OF THE VENDOR :-
M/S. SPECIAL SPRINGS

NAME OF THE PURCHASER :-
RAKTAMBARA CONSTRUCTION PVT.LTD.



Shila Sen

SIGNATURE OF THE VENDOR :-

For SPECIAL SPRINGS.

[Signature]

For SPECIAL SPRINGS.

[Signature]
Partner

For SPECIAL SPRINGS.

[Signature]
Partner

SIGNATURE OF THE PURCHASER :-

RAKTAMBARA CONSTRUCTION PVT. LTD.

Sanjoy Biswas

[Signature] DIRECTOR

RAKTAMBARA CONSTRUCTION PVT. LTD.

[Signature] DIRECTOR

SIGNATURE OF THE L.B.S. :-

[Signature]

BHASKAR BURMAN
D.C.E.

Engineer, Planner & Estimator
L.B.S. Class A-23

15A, A.C. Paul Street, Ariadaha, Kol - 57
Kamarhati Municipality




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RAJ KAMRAN DEB - RU

RAJ KAMRAN DEB - RU

OFFICES OF THE A.D.S.R. - DISTRICT NORTH 24 PARGANAS
D.S.R. - BARASAT & R.A. - KOLKATA

STATUS: PRESENTANT

LEFT HAND FINGER PRINT

Name Ram Krishna Sengupta

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE



RIGHT HAND FINGER PRINT

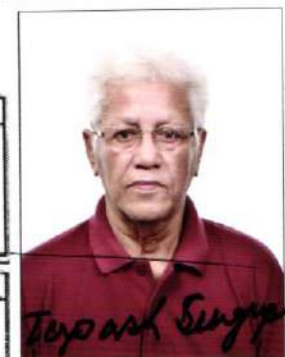
LEFT HAND FINGER PRINT

Name Tapash Sengupta

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE

Tapash Sengupta



RIGHT HAND FINGER PRINT

LEFT HAND FINGER PRINT

Name Arindam Sen

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE



RIGHT HAND FINGER PRINT

LEFT HAND FINGER PRINT

Name Shila Sen

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE

Shila Sen



RIGHT HAND FINGER PRINT




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OFFICES OF THE A.D.S.R. - DISTRICT NORTH 24 PARGANAS

D.S.R. - BARASAT & R.A. - KOLKATA

STATUS : PRESENTANT

LEFT HAND FINGER PRINT

Name

Sanjoy Biswas

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Sanjoy Biswas
RIGHT HAND
FINGER PRINT

SIGNATURE Sanjoy Biswas

LEFT HAND FINGER PRINT

Name

Debanish Chatterjee

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND
FINGER PRINT

SIGNATURE Debanish Chatterjee

LEFT HAND FINGER PRINT

Name

Sandip Ghosh

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND
FINGER PRINT

SIGNATURE Sandip Ghosh

LEFT HAND FINGER PRINT

Name

Debanjan Das

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND
FINGER PRINT

SIGNATURE Debanjan Das



Addl. District Sub-Registrar
Belghoria, 24 Pgs. (N)

14 JUN 2024

Income-tax Rules, 1962

FORM NO. 60

[See second proviso to rule 111B]

Form for declaration to be filed by an individual or person (not being a company or firm) who does not have a permanent account number and who enters into any transaction specified in rule 114B

1	First Name	Payel		
	Middle Name			
	Surname	Sen		
2	Date of Birth/Incorporation of Declarant	24-08-1980		
3	Father's Name(in case individual)			
	First Name	Late Ajoy Kumar		
	Middle Name			
	Surname	Sen		
4	Flat/Room No.	5	Floor No.	
6	Name of premisses	7	Block Name/No.	
8	Road/Street/Lane	9	Area/Locality	
			City	
10	Town/City	11	District	12
			WEST BENGAL	State
				District:-Kolkata,
13	Pin code	14	Telephone Number (With STD)	15
	700054			Mobile Number
				7980330805
16	Amount of Transaction (Rs.)	60,00,000/-		
17	Date of transaction	11-06-2024		
18	In case of transaction in joint names,number of persons involved in the transaction	5		
19	Mode of transaction :			
20	Aadhaar Number issued by UIDAI (if available)			
21	If applied for PAN and it is not yet generated enter date of application and acknowledgement number			
22	If PAN not applied,fill estimated total income(including income of spouse,minor child etc.as per section 64 of income-tax Act,1961) for the financial year in which the above transaction is held.			
a	Agricultural income (Rs.)	0/-		
b	Other than agricultural income(Rs.)	0/-		
23	Details of document being produced in support of identify in column 1(Refer Instruction overleaf)	Elector(s) photo identity card	JSC2171593	
24	Details of document being produced in support of address in Columns 4 to 13 (Refer Instruction overleaf)	Elector(s) photo identity card	JSC2171593	

Verification

I, _____ do hereby declare that what is stated above is true to the best of my knowledge and belief. I further declare that I do not have a Permanent Account Number and my/our estimated total income (including income of spouse, minor child etc. as per section 64 of Income-tax, 1961) computed in accordance with the provisions of Income-tax Act, 1961 for the financial Year in which the above transaction is held will be less than maximum amount not chargeable to tax.

Verified today, the 14th day of JUNE 2024

Place: KOLKATA

(Signature of declarant)

Note :

1. Before signing the declaration, the declarant should satisfy himself that the information furnished in this form is true, correct and complete in all respects. Any person making a false statement in the declaration shall be liable to prosecution under section 277 of the Income-tax Act, 1961 and on conviction be punishable,

i) in a case where tax sought to be evaded exceeds twenty-five lakh rupees, with rigorous imprisonment which shall not be less than six months but which may extend to seven years and with fine.

ii) in any other case, with rigorous imprisonment which shall not be less than three months but which may extend to two years and with fine.

2. The person accepting the declaration shall not accept the declaration where the amount of income of the nature referred to in item 22b exceeds the maximum amount which is not chargeable to tax, unless PAN is applied for and column 21 is duly filled.



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



192024250077943048

GRN Details

GRN:	192024250077943048	Payment Mode:	SBI Epay
GRN Date:	13/06/2024 14:25:52	Bank/Gateway:	SBIePay Payment Gateway
BRN :	3349839904438	BRN Date:	13/06/2024 14:26:24
Gateway Ref ID:	IGARJTJSD6	Method:	State Bank of India NB
GRIPS Payment ID:	130620242007794303	Payment Init. Date:	13/06/2024 14:25:52
Payment Status:	Successful	Payment Ref. No:	2001437715/7/2024
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr Sandip Ghosh
Address:	22, Sree Ramkrishna Pally, Kol-700057
Mobile:	9903364659
Period From (dd/mm/yyyy):	13/06/2024
Period To (dd/mm/yyyy):	13/06/2024
Payment Ref ID:	2001437715/7/2024
Dept Ref ID/DRN:	2001437715/7/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001437715/7/2024	Property Registration- Stamp duty	0030-02-103-003-02	277295
2	2001437715/7/2024	Property Registration- Registration Fees	0030-03-104-001-16	69358
Total				346653

IN WORDS: THREE LAKH FORTY SIX THOUSAND SIX HUNDRED FIFTY THREE ONLY.

PAID

Major Information of the Deed

Deed No :	I-1526-02661/2024	Date of Registration	14/06/2024
Query No / Year	1526-2001437715/2024	Office where deed is registered	
Query Date	11/06/2024 1:05:43 PM	A.D.S.R. Belghoria, District: North 24-Parganas	
Applicant Name, Address & Other Details	BIMAL KUMAR BAG Barrackpore Court, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, PIN - 700120, Mobile No. : 8444022343, 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. 60,00,000/-	Rs. 69,34,372/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,77,395/- (Article:23)	Rs. 69,358/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Belgharia, Municipality: ARIADAH KAMARHATI, Road: M.M. Feeder Road, Mouza: Ariadaha, JI No: 1, Pin Code : 700056

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3404	RS-340	Bastu	Bastu	1 Katha 4.25 Sq Ft	14,86,500/-	17,20,093/-	Width of Approach Road: 11 Ft.,
L2	RS-3405	RS-340	Bastu	Bastu	1 Katha 4.25 Sq Ft	14,86,500/-	17,20,093/-	Width of Approach Road: 11 Ft.,
L3	RS-3406	RS-1194	Bastu	Bastu	1 Katha 4.25 Sq Ft	14,86,500/-	17,20,093/-	Width of Approach Road: 11 Ft.,
L4	RS-3404/4113	RS-1194	Bastu	Bastu	1 Katha 4.25 Sq Ft	14,86,500/-	17,20,093/-	Width of Approach Road: 11 Ft.,
		TOTAL :			6.639Dec	59,46,000 /-	68,80,372 /-	
	Grand Total :				6.639Dec	59,46,000 /-	68,80,372 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4	200 Sq Ft.	54,000/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	200 sq ft	54,000 /-	54,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	SPECIAL SPRINGS 3D, M.M. Feeder Road, City:- , P.O:- Belghoria, P.S:-Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700056 Date of Incorporation:XX-XX-1XX6 , PAN No.:: AAxxxxxx2N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			
2	Name Smt Shila Sen Daughter of Late Ajoy Kumar Sen Executed by: Self, Date of Execution: 14/06/2024 , Admitted by: Self, Date of Admission: 14/06/2024 ,Place : Office	Photo  14/06/2024	Finger Print  Captured LTI 14/06/2024	Signature  14/06/2024
	2, Bidhan Sishu Sarani, City:- , P.O:- Kankurgachi, P.S:-Maniktala, District:-Kolkata, West Bengal, India, PIN:- 700054 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: FKxxxxxx8E, Aadhaar No: 86xxxxxxxx6823, Status :Confirming Party, Executed by: Self, Date of Execution: 14/06/2024 , Admitted by: Self, Date of Admission: 14/06/2024 ,Place : Office			
3	Name Shri Arindam Sen Son of Late Ajoy Kumar Sen Executed by: Self, Date of Execution: 14/06/2024 , Admitted by: Self, Date of Admission: 14/06/2024 ,Place : Office	Photo  14/06/2024	Finger Print  Captured LTI 14/06/2024	Signature  14/06/2024
	2, Bidhan Sishu Sarani, City:- , P.O:- Kankurgachi, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700054 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: bcxxxxxx0g, Aadhaar No: 56xxxxxxxx5337, Status :Confirming Party, Executed by: Self, Date of Execution: 14/06/2024 , Admitted by: Self, Date of Admission: 14/06/2024 ,Place : Office			
4	Payel Sen Daughter of Late Ajoy Kumar Sen 2, Bidhan Sishu Sarani, City:- , P.O:- Kankurgachi, P.S:-Maniktala, District:-Kolkata, West Bengal, India, PIN:- 700054 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India , Applied for Form 60,Aadhaar No Not Provided by UIDAI, Status :Confirming Party, Executed by: Attorney, Executed by: Attorney			

Buyer Details :

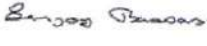
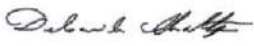
SI No	Name,Address,Photo,Finger print and Signature
1	RAKTAMBARA CONSTRUCTION PRIVATE LIMITED 7/D, M.M. Feeder Road, City:- , P.O:- Belghoria, P.S:-Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700056 Date of Incorporation:XX-XX-2XX4 , PAN No.:: AAxxxxxx9C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

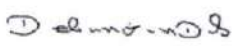
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Arindam Sen Son of Late Ajoy Kumar Sen Date of Execution - 14/06/2024, , Admitted by: Self, Date of Admission: 14/06/2024, Place of Admission of Execution: Office	 Jun 14 2024 11:12AM	 LT1 14/06/2024	 14/06/2024
2, Bidhan Sishu Sarani, City:- , P.O:- Kankurgachi, P.S:-Maniktala, District:-Kolkata, West Bengal, India, PIN:- 700054, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: bcxxxxxx0g, Aadhaar No: 56xxxxxxxx5337 Status : Attorney, Attorney of : Payel Sen				

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Ramkrishna Sengupta Son of Late Charu Chandra Sengupta Date of Execution - 14/06/2024, , Admitted by: Self, Date of Admission: 14/06/2024, Place of Admission of Execution: Office	 Jun 14 2024 11:13AM	 LT1 14/06/2024	 14/06/2024
110, Kabi Nabin Sen Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: amxxxxxx9e, Aadhaar No: 36xxxxxxxx6016 Status : Representative, Representative of : SPECIAL SPRINGS (as Partner)				
2	Name	Photo	Finger Print	Signature
	Shri Tapash Sengupta Son of Late Charu Chandra Sengupta Date of Execution - 14/06/2024, , Admitted by: Self, Date of Admission: 14/06/2024, Place of Admission of Execution: Office	 Jun 14 2024 11:14AM	 LT1 14/06/2024	 14/06/2024
58C, Becharam Chatterjee Road, City:- , P.O:- Sarsuna, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700061, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: bxxxxxxx6d, Aadhaar No: 67xxxxxxxx9673 Status : Representative, Representative of : SPECIAL SPRINGS (as Partner)				

3	Name Shri Arindam Sen Son of Late Ajoy Kumar Sen Date of Execution - 14/06/2024, , Admitted by: Self, Date of Admission: 14/06/2024, Place of Admission of Execution: Office	 Jun 14 2024 11:12AM	 Captured LTI 14/06/2024	Signature  14/06/2024
2, Bidhan Sishu Sarani, City:- , P.O:- Kankurgachi, P.S:-Maniktala, District:-Kolkata, West Bengal, India, PIN:- 700061, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.: bcxxxxxx0g, Aadhaar No: 56xxxxxxxx5337 Status : Representative, Representative of : SPECIAL SPRINGS (as Partner)				
4	Name Mr Sanjoy Biswas Son of Late Suklal Biswas Date of Execution - 14/06/2024, , Admitted by: Self, Date of Admission: 14/06/2024, Place of Admission of Execution: Office	 Jun 14 2024 11:15AM	 Captured LTI 14/06/2024	Signature  14/06/2024
P-80, Ramkrishna Pally, City:- , P.O:- Ariadaha, P.S:-Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700057, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.: cbxxxxxx2r, Aadhaar No: 75xxxxxxxx9150 Status : Representative, Representative of : RAKTAMBARA CONSTRUCTION PRIVATE LIMITED (as Director)				
5	Name Mr Debasish Chatterjee (Presentant) Son of Late Debi Chatterjee Date of Execution - 14/06/2024, , Admitted by: Self, Date of Admission: 14/06/2024, Place of Admission of Execution: Office	 Jun 14 2024 11:15AM	 Captured LTI 14/06/2024	Signature  14/06/2024
100/3, Neogi Para Road, City:- , P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.: afxxxxxx0p, Aadhaar No: 31xxxxxxxx5322 Status : Representative, Representative of : RAKTAMBARA CONSTRUCTION PRIVATE LIMITED (as Director)				
6	Name Mr Sandip Ghosh Son of Shri Sahadev Ghosh Date of Execution - 14/06/2024, , Admitted by: Self, Date of Admission: 14/06/2024, Place of Admission of Execution: Office	 Jun 14 2024 11:16AM	 Captured LTI 14/06/2024	Signature  14/06/2024
22, Sree Ramkrishna Pally, City:- , P.O:- Ariadaha, P.S:-Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700057, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.: baxxxxxx0r, Aadhaar No: 49xxxxxxxx4454 Status : Representative, Representative of : RAKTAMBARA CONSTRUCTION PRIVATE LIMITED (as Director)				

7	Name	Photo	Finger Print	Signature
	Mr Debanjan Das Son of Shri Debu Das Date of Execution - 14/06/2024, , Admitted by: Self, Date of Admission: 14/06/2024, Place of Admission of Execution: Office		 Captured	
		Jun 14 2024 11:17AM	LTI 14/06/2024	14/06/2024
	163, M.M. Feeder Road, City:- , P.O:- Ariadaha, P.S:-Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700057, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.: bnxxxxxx1m, Aadhaar No: 66xxxxxxxx3491 Status : Representative, Representative of : RAKTAMBARA CONSTRUCTION PRIVATE LIMITED (as Director)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bimal Kumar Bag Son of Mr Kartick Chandra Bag Barrackpore Court, City:- , P.O:- Barrackpore, P.S:-Barrackpore, District:- North 24-Parganas, West Bengal, India, PIN:- 700120		 Captured	
	14/06/2024	14/06/2024	14/06/2024
Identifier Of Smt Shila Sen, Shri Arindam Sen, Shri Arindam Sen, Shri Ramkrishna Sengupta, Shri Tapash Sengupta, Shri Arindam Sen, Mr Sanjoy Biswas, Mr Debasish Chatterjee, Mr Sandip Ghosh, Mr Debanjan Das			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SPECIAL SPRINGS	RAKTAMBARA CONSTRUCTION PRIVATE LIMITED-1.65974 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	SPECIAL SPRINGS	RAKTAMBARA CONSTRUCTION PRIVATE LIMITED-1.65974 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	SPECIAL SPRINGS	RAKTAMBARA CONSTRUCTION PRIVATE LIMITED-1.65974 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	SPECIAL SPRINGS	RAKTAMBARA CONSTRUCTION PRIVATE LIMITED-1.65974 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	SPECIAL SPRINGS	RAKTAMBARA CONSTRUCTION PRIVATE LIMITED-200.00000000 Sq Ft

Endorsement For Deed Number : I - 152602661 / 2024

On 14-06-2024

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.

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

Presented for registration at 10:50 hrs on 14-06-2024, at the Office of the A.D.S.R. Belghoria by Mr Debasish Chatterjee ,.

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 69,34,372/-

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

Execution is admitted on 14/06/2024 by 1. Smt Shila Sen, Daughter of Late Ajoy Kumar Sen, 2, Bidhan Sishu Sarani, P.O: Kankurgachi, Thana: Maniktala, , Kolkata, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession House wife, 2. Shri Arindam Sen, Son of Late Ajoy Kumar Sen, 2, Bidhan Sishu Sarani, P.O: Kankurgachi, Thana: Muchipara, , Kolkata, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Business

Indetified by Mr Bimal Kumar Bag, , Son of Mr Kartick Chandra Bag, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

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

Execution is admitted on 14-06-2024 by Mr Sanjoy Biswas, Director, RAKTAMBARA CONSTRUCTION PRIVATE LIMITED (Private Limited Company), 7/D, M.M. Feeder Road, City:- , P.O:- Belghoria, P.S:-Belghoria, District:-North 24 -Parganas, West Bengal, India, PIN:- 700056

Indetified by Mr Bimal Kumar Bag, , Son of Mr Kartick Chandra Bag, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 14-06-2024 by Mr Debasish Chatterjee, Director, RAKTAMBARA CONSTRUCTION PRIVATE LIMITED (Private Limited Company), 7/D, M.M. Feeder Road, City:- , P.O:- Belghoria, P.S:-Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700056

Indetified by Mr Bimal Kumar Bag, , Son of Mr Kartick Chandra Bag, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 14-06-2024 by Mr Sandip Ghosh, Director, RAKTAMBARA CONSTRUCTION PRIVATE LIMITED (Private Limited Company), 7/D, M.M. Feeder Road, City:- , P.O:- Belghoria, P.S:-Belghoria, District:-North 24 -Parganas, West Bengal, India, PIN:- 700056

Indetified by Mr Bimal Kumar Bag, , Son of Mr Kartick Chandra Bag, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 14-06-2024 by Mr Debanjan Das, Director, RAKTAMBARA CONSTRUCTION PRIVATE LIMITED (Private Limited Company), 7/D, M.M. Feeder Road, City:- , P.O:- Belghoria, P.S:-Belghoria, District:-North 24 -Parganas, West Bengal, India, PIN:- 700056

Indetified by Mr Bimal Kumar Bag, , Son of Mr Kartick Chandra Bag, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 14-06-2024 by Shri Ramkrishna Sengupta, Partner, SPECIAL SPRINGS (Partnership Firm), 3D, M.M. Feeder Road, City:- , P.O:- Belghoria, P.S:-Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700056

Indetified by Mr Bimal Kumar Bag, , Son of Mr Kartick Chandra Bag, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 14-06-2024 by Shri Tapash Sengupta, Partner, SPECIAL SPRINGS (Partnership Firm), 3D, M.M. Feeder Road, City:- , P.O:- Belghoria, P.S:-Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700056

Indetified by Mr Bimal Kumar Bag, , Son of Mr Kartick Chandra Bag, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 14-06-2024 by Shri Arindam Sen, Partner, SPECIAL SPRINGS (Partnership Firm), 3D, M.M. Feeder Road, City:- , P.O:- Belghoria, P.S:-Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700056

Indetified by Mr Bimal Kumar Bag, , Son of Mr Kartick Chandra Bag, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Executed by Attorney

Execution by Shri Arindam Sen, , Son of Late Ajoy Kumar Sen, 2, Bidhan Sishu Sarani, P.O: Kankurgachi, Thana: Maniktala, , Kolkata, WEST BENGAL, India, PIN - 700054, by caste Hindu, by profession Business as constituted attorney for Payel Sen 2, Bidhan Sishu Sarani, P.O: Kankurgachi, Thana: Maniktala, , Kolkata, WEST BENGAL, India, PIN - 700054 is admitted by him

Indetified by Mr Bimal Kumar Bag, , Son of Mr Kartick Chandra Bag, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 69,358.00/- (A(1) = Rs 69,344.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 69,358/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/06/2024 2:26PM with Govt. Ref. No: 192024250077943048 on 13-06-2024, Amount Rs: 69,358/-, Bank: SBI EPay (SBlePay), Ref. No. 3349839904438 on 13-06-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,77,395/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 2,77,295/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 21787, Amount: Rs.100.00/-, Date of Purchase: 30/04/2024, Vendor name: RANA SUR

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/06/2024 2:26PM with Govt. Ref. No: 192024250077943048 on 13-06-2024, Amount Rs: 2,77,295/-, Bank: SBI EPay (SBlePay), Ref. No. 3349839904438 on 13-06-2024, Head of Account 0030-02-103-003-02



Sougata Das
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1526-2024, Page from 79942 to 79972
being No 152602661 for the year 2024.**



Sougata Das

Digitally signed by SOUGATA DAS
Date: 2024.06.19 11:05:01 +05:30
Reason: Digital Signing of Deed.

(Sougata Das) 19/06/2024

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
West Bengal.**