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पश्चिम बंगाल WEST BENGAL

A.R.A. III

64AB 494482

Doc 103-2-274520/2022

Certified that the Document is admitted to registration. The Signature Sheet and the registration fee are part of this document.

[Signature]
Additional Registrar
Assurances III, Kolkata

CASE NO- 271/22

THIS INDENTURE made on this 27th day of January Two Thousand and Twenty Two BETWEEN GAUTAM GOOPTU (having PAN ACYPG4193Q and Aadhaar No. 495302180057) son of late Satyanarayan Prosad Gooptu residing at Flat No.702,

[Signature]

31-250
32-400
650

Additional Registrar of Assurances III Kolkata
- 7th Floor

135413

DSP LAW ASSOCIATES
Advocates
4D Neech House
15 & 17 H Street
Kolkata - 700001

NAME.....
ADD.....
Re.....
17 DEC 2021
SURANJAN LUKHERJEE
Licensee Stamp Vendor
C. C. Court
2 & 3, K. S. Row Road, Kol-1

17 DEC 2021
17 DEC 2021

INDIA NON JUDICIAL

A.S.A.
III



THIS INSTRUMENT made on this 27th day of January Two Thousand and Two BETWEEN GAUTAM GOPTU (having PAN ACYPG4193Q and Address No. 43, 302180025) son of late Satyanarayan Prasad Goptu residing at Flat No. 702,

[Handwritten signature]

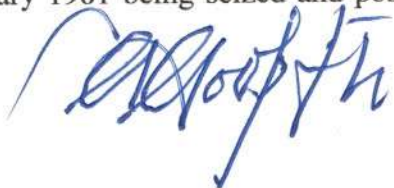
Additional Registrar of
Assurances III Kolkata
27 JAN 2022

[Faint, illegible text in a box]

Middleton Court, 4/2, Middleton Street, Post Office - Middleton Row, Police Station - Shakespeare Sarani, Kolkata-700071 hereinafter referred to as "the **VENDOR**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include his heirs executors administrators and legal representatives) of the **ONE PART AND SHREEPURAM PARKS LLP** (having LLP-IN AAA2451 and PAN ABZFS2872E), a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its Registered Office at No. 20 Ballygunge Circular Road, Police Station and Post Office Ballygunge, Kolkata-700019 and represented by its Designated Partner Santosh Kumar Rungta son of Late Tribeni Prasad Rungta, residing at 20 Ballygunge Circular Road, Kolkata- 700 019, Post Office Ballygunge, Police Station Ballygunge, having PAN ADAPR3669P and Aadhaar No. 516923214311 hereinafter referred to as "the **PURCHASER**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its partners, successors or successors-in-office and/or successors-in-interest and/or assigns) of the **OTHER PART**:

WHEREAS:

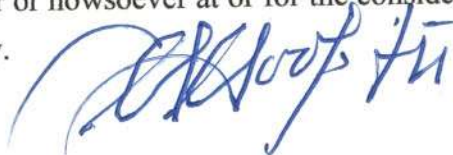
- A. By an Indenture of Conveyance dated 10th August 1956 made between one Hirendra Nath Sircar therein referred to as the Vendor of the One Part and Satyanarayan Prosad Gooptu (since deceased) therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar, Alipore Sadar in Book No. I, Volume No. 96, Pages 170 to 181 Being No. 6213 for the year 1956, the said Hirendra Nath Sircar for the consideration therein mentioned sold conveyed and transferred unto and to said Satyanarayan Prosad Gooptu All That the partly one partly two and partly three storeyed building dwelling house premises and other erections together with the piece and parcel of revenue free land or ground thereunto belonging whereon or on part thereof the same were erected and built containing an area of 9 Cottahs 15 Chittacks and 18 Square feet more or less situate lying at and being plot No. 92 of the surplus lands in Improvement Scheme No. V, being Lot No. 10 of Sale No. 28 formed out of portion of Old Premises Nos. 2/1, 3, 4 and 4/1, Hazra Road being parts of Holding Nos. 392, 393, 391 and 394 respectively in Sub-division M Division VI Dihi Panchannagram, Police Station Bhowanipore morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as "the **said Premises**" absolutely and forever.
- B. The said Satyanarayan Prosad Gooptu who was a Hindu during his lifetime and at the time of his death governed by the Dayabhaga School of Hindu Law, died intestate on 8th February 1981 being seized and possessed of the said Premises and leaving him



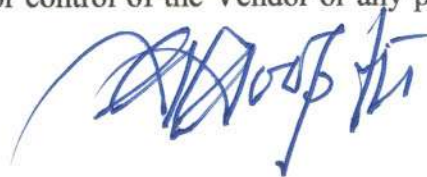

surviving his wife Sujata Gooptu (since deceased), six sons namely Naranarayan Gooptu, Buddhadeb Gooptu (since deceased), Joydev Gooptu, Gautam Gooptu (the Vendor hereto), Amaresh Gooptu (since deceased) and Samaresh Gooptu and four daughters namely Dipali Sen (since deceased), Jayasri Sen (since deceased), Shyamali Sen and Dipasree Sen as his only heirs heiresses and legal representatives who all upon his death inherited and became entitled to the said Premises, absolutely and in equal shares.

- C. The said Sujata Gooptu who was a Hindu during her lifetime and at the time of her death and governed by the Dayabhaga School of Hindu Law, died intestate on 25th July 1993 being seized and possessed of one-eleventh undivided part or share of and in the said Premises and leaving her surviving her said six sons namely Naranarayan Gooptu, Buddhadeb Gooptu, Joydev Gooptu, Gautam Gooptu, Amaresh Gooptu and Samaresh Gooptu and said four daughters namely Dipali Sen, Jayasri Sen, Shyamali Sen and Dipasree Sen as her only heirs heiresses and legal representatives who all upon her death inherited and became entitled to her entire part or share of and in said Premises, absolutely.
- D. The Vendor hereto is the sole and absolute owner of one-tenth part or share of and in the said premises morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written and hereinafter referred to as “**the said share in the said Premises**”.
- E. In connection with the sale of the said share in the said Premises, the Vendor has made the following representations and assurances which have been fully relied upon and believed to be true and correct by the Purchaser in good faith:-
- a. That the Vendor has a good and marketable title to the said share in the said Premises and the same is free from all encumbrances mortgages, security interest, charges, liens, lispens, restrictions, attachments, bankruptcy, insolvency, vesting, benami transaction, leases, tenancies, thika tenancy, occupancy rights, uses, debutters, trust, wakf, acquisition, requisition, alignment, claims, demands or liabilities whatsoever and howsoever.
 - b. That the said Premises is secured on all sides partly by boundary walls with gates and partly by portion of building wall and said Premises is having direct access from the abutting public roads on its northern side (Nafar Kundu Road) and western side (Priya Nath Mullick Road).

- c. That the said Premises or any part thereof has not been attached or forfeited and/or is liable to be attached or forfeited under any laws or order or decree of any authority or Court of Law or due to Income Tax, Foreign Exchange, Money Laundering or any other Statutory Dues or Public Demand.
 - d. That there is no impediment on the purchase and/or sale and/or development of the said Premises or any part thereof imposed by the Government, Courts, any local body or statutory authority.
 - e. That the facts recited above and in the said Indenture of Conveyance dated 10th August 1956 are all true and correct.
 - f. That no other person has any right title interest or possession whatsoever in the said share in the said premises or any part thereof nor sent any notice in respect thereof and that save and except the Vendor no other person can claim any right title or interest whatsoever in the said share in the said Premises or any part thereof.
 - g. That there is no subsisting agreement or other instruments for transfer or joint development of the said Premises or any part thereof with any person or persons and the Vendor has never executed or registered any power of attorney connected thereto
 - h. That the Vendor or his predecessors in title or predecessors in interest (as the case may be) has not mortgaged or charged or provided security interest, guarantee, collateral security or any other security in respect the said share in the said Premises or any part thereof and there is no notice or proceeding for realization or recovery of the dues of the Bank nor is there any proceeding under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 or the Companies Act or Insolvency Code or before the Debts Recovery Tribunal or before any Court or Tribunal.
- K. The Vendor has contracted with the Purchaser for absolute sale of the said share in the said premises and his entire part and share thereof free from all encumbrances mortgages charges leases tenancies occupancy rights liens lispens attachments uses debutters trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever at or for the consideration of Rs.90,00,000/- (Rupees ninety lakhs) only.



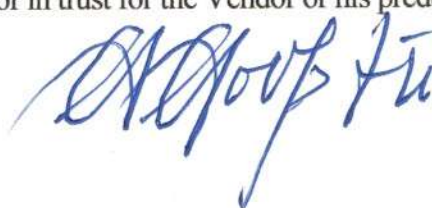
I. NOW THIS INDENTURE WITNESSETH that in the premises aforesaid and in pursuance of the said agreement and in consideration of a sum of Rs.90,00,000/- (Rupees ninety lakhs) only of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution hereof (the receipt whereof the Vendor doth hereby as also by receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof, the Vendor doth hereby acquit release and forever discharge the Purchaser and the properties benefits hereby respectively granted sold conveyed and transferred unto and to the Purchaser) the Vendor doth hereby grant sell convey transfer assign and assure unto and to the Purchaser, his entire one-tenth undivided part or share of and in **ALL THAT** the messuages tenements hereditaments dwelling house outhouse structures and premises Together With the like one-tenth undivided part or share in the piece and parcel of revenue free land or ground thereunto belonging whereon or on parts whereof the same are erected and built containing an area of 9 Cottahs 15 Chittacks and 18 Square feet more or less situate lying at and being Premises No. 17 Priya Nath Mullick Road (also known as Priyanath Mallick Road), Police Station Bhowanipore, Kolkata-700026 in the District of South 24-Parganas morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written and hereinafter referred to as “the **said share in the said Premises**” **TOGETHER WITH** like one-tenth undivided part or share of and in all and singular the tangible and intangible assets, edifices, furniture, fittings, fixtures, gates, courts, courtyards, compound, boundaries boundary walls, areas, sewers, drains, ways, paths, passages, fences, hedges, ditches, trees, water, water courses, electricity, drainage, water and other lines and connections, fittings and fixtures at the said Premises, lights, telephone, gas, utilities, facilities and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **TOGETHER WITH** all easements quasi-easements and other stipulations and provisions in connection with the beneficial use and enjoyment thereof **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demand whatsoever of the Vendor into out of or upon the entirety of the said Premises and every part thereof and also upon the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **AND** all legal incidence thereof **TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anywise relating to or connected with the said Premises or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendor or any person or persons from whom




the Vendor may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said share in the said Premises and all properties benefits and rights hereby granted, sold conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser absolutely and forever free from all encumbrances mortgages, security interest, charges, liens, lispens, restrictions, attachments, bankruptcy, insolvency, vesting, benami transaction, leases, tenancies, thika tenancy, occupancy rights, uses, debutters, trust, wakf, acquisition, requisition, alignment, claims, demands or liabilities whatsoever and howsoever.

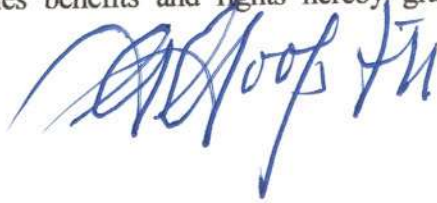
II. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendor or his predecessors-in-title done omitted executed or knowingly permitted or suffered to the contrary the Vendor is now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;
- (ii) **AND THAT** the Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;
- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendor has now in himself good right, full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid according to the true intent and meaning of these presents;
- (iv) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all claims demands encumbrances mortgages, charges, liens, lis pendens, restrictions, attachments, bankruptcy, insolvency, vesting, security interest, leases, tenancies, thika tenancy, occupancy rights, uses, debutters, trusts, acquisition, requisition, alignment, claims, demands and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendor or his predecessors-in-title.





- (v) **AND THAT** the Purchaser shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendor and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and by and at the costs of the Vendor effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages encumbrances charges leases tenancies occupancy rights restrictions restrictive covenants liens attachments lispendens uses debutters trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever.
- (vi) **AND THAT** the said share in the said Premises or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceedings started at the instance of the Income Tax Authorities or other Government authorities under the Public Demands Recovery Act or any other Acts or otherwise whatsoever and there is no certificate case or proceedings against the Vendor for realisation of the arrears of Income Tax or Wealth Tax or Gift Tax or other taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force.
- (vii) **AND THAT** the said Premises or any portion thereof is not affected by claim of the any notice or scheme of alignment or any other claim whatsoever or howsoever of the Kolkata Improvement Trust or Kolkata Metropolitan Development Authority or Government or any other Public body or authorities.
- (viii) **AND THAT** all municipal and other rates, taxes, electricity charges and other outgoings and impositions payable in respect of the said Premises for the period upto the date of execution hereof has duly been paid and there is no amount in arrears or outstanding on any account whatsoever in connection with the said premises and if any amount be found due, the Vendor shall be liable to and shall pay the same to the extent of one-tenth share thereof forthwith.
- (ix) **AND ALSO THAT** the Vendor and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendor or his predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties benefits and rights hereby granted sold conveyed transferred




assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid as shall or may reasonably be required by the Purchaser.

THE FIRST SCHEDULE ABOVE REFERRED TO:
(Said Premises)

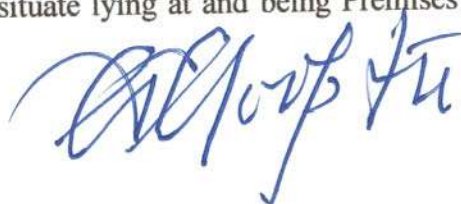
ALL THAT messuages tenements hereditaments dwelling house outhouse structures and premises Together With the piece and parcel of revenue free land thereunto belonging whereon or on parts whereof the same are erected and built containing an area of 9 Cottahs 15 Chittacks and 18 Square feet more or less situate lying at and being Premises No. 17 Priya Nath Mullick Road (also known as Priyanath Mallick Road) Kolkata-700026 (formerly being plot No. 92 of the surplus lands in Improvement Scheme No. V, being Lot No. 10 of Sale No. 28 formed out of portion of Old Premises Nos. 2/1, 3, 4 and 4/1, Hazra Road being parts of Holding Nos. 392, 393, 391 and 394 respectively in Sub-division M, Division VI, Dihi Panchannogram) under Police Station Bhowanipore in the District of South 24-Parganas and delineated in the plan annexed hereto duly bordered thereon in "**RED**" and butted and bounded as follows:-

ON THE **NORTH** : By Nafar Kundu Road;
ON THE **SOUTH** : Partly by each of Premises Nos. 19A, 19B and 19C Priya Nath Mullick Road;
ON THE **EAST** : Partly by each of Premises Nos. 4B and 4C Nafar Kundu Road;
and
ON THE **WEST** : By Priya Nath Mullick Road.

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was measured butted bounded called known numbered assessed described or distinguished. **BE IT MENTIONED** that the total constructed residential area with cemented flooring at the said Premises is about 12000 Square feet which is about 90 year old and out of which the ground floor area is 4500 Square feet more or less, first floor area is 4500 Square feet more or less and second floor area is 3000 Square feet more or less.

THE SECOND SCHEDULE ABOVE REFERRED TO:
(said share in the said Premises)

ALL THAT the one-tenth undivided part or share of the Vendor of and in the messuages tenements hereditaments dwelling house outhouse structures and premises Together With the piece and parcel of revenue free land thereunto belonging whereon or on parts whereof the same are erected and built containing an area of 9 Cottahs 15 Chittacks and 18 Square feet more or less situate lying at and being Premises No. 17 Priya Nath Mullick




Road (also known as Priyanath Mallick Road) Kolkata-700026 in the District of South 24 Parganas fully described in the First Schedule hereinabove written.

BE IT MENTIONED that one-tenth undivided part or share in the said Premises comes to undivided 15 Chittacks 42.3 square feet more or less and in the total constructed area at the said Premises comes to undivided 1200 square feet more or less out of which the ground floor area is 450 Square feet more or less, first floor area is 450 Square feet more or less and second floor area is 300 Square feet more or less

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED by the withinnamed **VENDOR** at Kolkata in the presence of:

Sukumar Chatterjee
20, Ballygunge Circular Road
Kolkata-700019

Somya Samanta (Adv)

Santosh Ghosh Fu

SIGNED SEALED AND DELIVERED by the withinnamed **PURCHASER** at Kolkata in the presence of:

Sukumar Chatterjee

Somya Samanta (Adv)

For, SHREE PURAM PARKS LLP

M. M. M.
DESIGNATED PARTNER

RECEIPT AND MEMO OF CONSIDERATION

RECEIVED by the Vendor from the withinnamed Purchaser the withinmentioned sum of Rs.90,00,000/- (Rupees ninety lakhs) only towards consideration in full payable under these presents to the Vendor as per the Memo of Consideration below:

MEMO OF CONSIDERATION:

Sl. No.	Manager's Cheque	Date	Bank	Amount (in Rs.)
1.	200998	27.01.2022	HDFC Bank	89,10,000/-
	TDS	---	----	90,000/-
				<u>90,00,000/-</u>

(Rupees ninety lakhs) only

WITNESSES ;

Sudhakar Chatterjee
Sammya Samanta (Adv)

Gautam Singh

Drafted by me:-

Sammya Samanta, Advocate

C/o DSP Law Associates,

4D, Nicco House,

1B, Hare Street,

Kolkata-700001

F-1064/2012

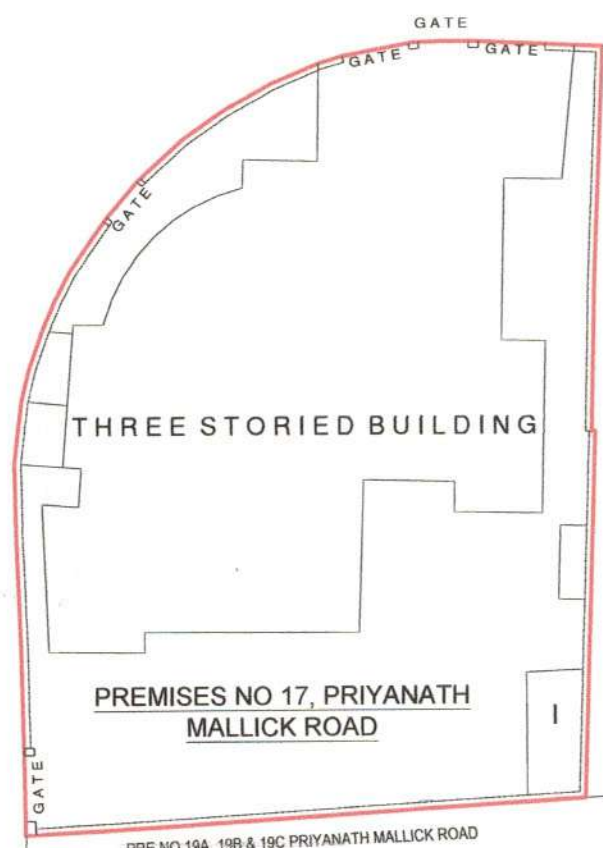
SITE PLAN OF PRE. NO. 17, PRIYANATH MALLICK ROAD, KOLKATA 700026, PS BHOWANIPORE, KMC WARD 72. AREA : 9K-15CH-18SFT. (666.30 SQ. MTS)



SITE PLAN
SCALE 1:300

NAFAR KUNDU ROAD

PRIYA NATH MULLICK ROAD



PRE.NO 4B & 4C NAFAR KUNDU ROAD

PREMISES NO 17, PRIYANATH MALLICK ROAD

PRE.NO 19A, 19B & 19C PRIYANATH MALLICK ROAD

For, SHREE PURAM PARKS LLP

M. Ananta
DESIGNATED PARTNER

Ananta Ananta

Finger prints of the executant



Handwritten signature in black ink, partially overlapping the portrait and the fingerprint grid.

Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

Finger prints of the executant



Handwritten signature in black ink, overlapping the portrait and the fingerprint grid.

Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little



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

GRN Details

GRN: 192021220170035691 Payment Mode: Online Payment
GRN Date: 25/01/2022 14:36:51 Bank/Gateway: HDFC Bank
BRN : 1692738696 BRN Date: 25/01/2022 14:01:06
Payment Status: Successful Payment Ref. No: 2000274520/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Shreepuram Parks LLP
Address: 20 Ballygunge Circular Road
Mobile: 9831550683
Contact No: 09831550683
Depositor Status: Buyer/Claimants
Query No: 2000274520
Applicant's Name: Mr Subhendu Chatterjee
Identification No: 2000274520/1/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000274520/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	360020
2	2000274520/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	90014
			Total	450034

IN WORDS: FOUR LAKH FIFTY THOUSAND THIRTY FOUR ONLY.





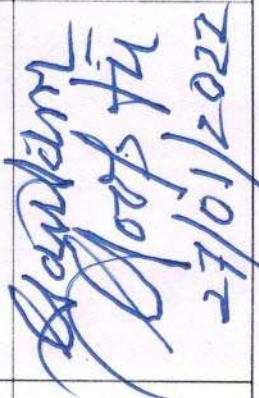


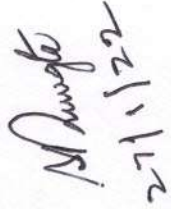
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue


OFFICE OF THE A.R.A. - III KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19032000274520/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	GAUTAM GOOPTU Flat No.702, Middleton Court, 4/2, Middleton Street, City:- Kolkata, P.O:- Middleton Row, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071	Seller		 672	 27/01/2022
2	Santosh Kumar Rungta 20, Ballygunge Circular Road, City:- , P.O:- Ballygunge, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Represent ative of Buyer [SHREEP URAM PARKS LIMITED LIABILITY PARTNER SHIP]		 671	 27/1/22

SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print 673	Signature with date
1	Subhendu Chatterjee Son of Amalendu Chatterjee Gita Bhaban, Kona Roadr, Flat No: 302, 3rd Floor, City:- Howrah, P.O:- Santragachi, P.S:- JAGACHHA, District:-Howrah, West Bengal, India, PIN:- 711104	GAUTAM GOOPTU, Santosh Kumar Rungta			


 (Probir Kumar Golder)
 ADDITIONAL REGISTRAR
 OF ASSURANCE
 OFFICE OF THE A.R.A. -
 III KOLKATA
 Kolkata, West Bengal

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ACYPG4193Q

नाम /NAME
GAUTAM GOPTU

पिता का नाम /FATHER'S NAME
SATYANARAYAN PROSAD GOPTU

जन्म तिथि /DATE OF BIRTH
13-03-1946

हस्ताक्षर /SIGNATURE
Gautam Goptu

आयकर आयुक्त, प.बं.-11
COMMISSIONER OF INCOME-TAX, W.B. - II

Gautam Goptu



ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/20045/05785

To
গৌতম গুপ্ত
Gautam Gooptu
17 P.N.M. RD
Kalighat S.O
Kalighat Kolkata
West Bengal 700026

19167651



MN191676516DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

4953 0218 0057

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



গৌতম গুপ্ত
Gautam Gooptu
পিতা : এস পি গুপ্ত
Father : S P GPOOPTU
জন্ম সাল / Year of Birth : 1946
পুরুষ / Male



4953 0218 0057

আধার - সাধারণ মানুষের অধিকার

Gautam Gooptu

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SHREEPURAM PARKS LIMITED
LIABILITY PARTNERSHIP



07/10/2010

Permanent Account Number

ABZFS2872E

10092011

For, SHREE PURAM PARKS LLP

DESIGNATED PARTNER

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADAPR3669P



नाम /NAME
SANTOSH KUMAR RUNGTA

पिता का नाम /FATHER'S NAME
TRIBENI PRASAD RUNGTA

जन्म तिथि /DATE OF BIRTH
17-09-1947

हस्ताक्षर /SIGNATURE

आयकर अधिकारी, प.सं. XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

भारत सरकार
GOVERNMENT OF INDIA

संतोष कुमार रूंगटा
Santosh Kumar Rungta
पिता : त्रिबेनी प्रसाद रूंगटा
Father : TRIBENI PRASAD RUNGTA
जन्म साल / Year of Birth : 1947
पुरुष / Male

5169 2321 4311

आधार - साधारण मानुषेअर अडिकार

S. Rungta



ठिकाणः
२०, बालिगुंज सर्कुलर रोड,
बालिगुंज, कोलकाता,
पश्चिमबंग, 700019

भारतीय विशिष्ट पहिचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
20, BALLYGUNGE
CIRCULAR ROAD,
BALLYGUNGE, Ballygunge
S.O, Ballygunge, Kolkata,
West Bengal, 700019

1817
1800 180 1817

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1917,
Ballygunge-700 001



भारत सरकार
GOVERNMENT OF INDIA



Subhendu
Chatterjee
DOB: 20/01/1975
MALE



5422 9948 1298

আধার-সাধারণ মানুষের অধিকার



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

S/O: Sri Amalendu Chatterjee, GITA
BHABAN, FLAT NO 302, 3RD FLOOR, KONA
ROAD, SASTHITALA, 58 RAKHAL DAS BAUL
SARANI, BEHIND SANTRAGACHI CO- OPERATIVE
BANK, RAMRAJATALA, Bally Jagachha, Howrah,
West Bengal - 711104

5422 9948 1298



1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

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

Subhendu Chatterjee

Major Information of the Deed

Deed No :	I-1903-02149/2022	Date of Registration	07/02/2022
Query No / Year	1903-2000274520/2022	Office where deed is registered	
Query Date	25/01/2022 12:47:51 PM	1903-2000274520/2022	
Applicant Name, Address & Other Details	Subhendu Chatterjee 20, Ballygunge Circular Road, Kolkata 700019, Thana : Ballygunge Circular, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9831034766, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 90,00,000/-	Rs. 90,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,60,030/- (Article:23)	Rs. 90,098/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Bhawanipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Priyanath Mallick Road, , Premises No: 17, , Ward No: 072 Pin Code : 700026

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	15 Chatak 42.3 Sq Ft	85,14,000/-	85,14,000/-	Property is on Road
Grand Total :				1.6438Dec	85,14,000 /-	85,14,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1200 Sq Ft.	4,86,000/-	4,86,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 450 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 90 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 450 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 90 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 90 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		1200 sq ft	4,86,000 /-	4,86,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	GAUTAM GOOPTU Son of Late Satyanarayan Prosad Goptu Flat No.702, Middleton Court, 4/2, Middleton Street, City:- Kolkata, P.O:- Middleton Row, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ACxxxxxx3Q, Aadhaar No: 49xxxxxxxx0057, Status :Individual, Executed by: Self, Date of Execution: 27/01/2022 , Admitted by: Self, Date of Admission: 27/01/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/01/2022 , Admitted by: Self, Date of Admission: 27/01/2022 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SHREEPURAM PARKS LIMITED LIABILITY PARTNERSHIP 20, Ballygunge Circular Road, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: ABxxxxxx2E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Santosh Kumar Rungta (Presentant) Son of Late Tribeni Prasad Rungta 20, Ballygunge Circular Road, City:- , P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx9P, Aadhaar No: 51xxxxxxxx4311 Status : Representative, Representative of : SHREEPURAM PARKS LIMITED LIABILITY PARTNERSHIP (as Designated Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Subhendu Chatterjee Son of Amalendu Chatterjee Gita Bhaban, Kona Roadr, Flat No: 302, 3rd Floor, City:- Howrah, P.O:- Santragachi, P.S:-JAGACHHA, District:- Howrah, West Bengal, India, PIN:- 711104			

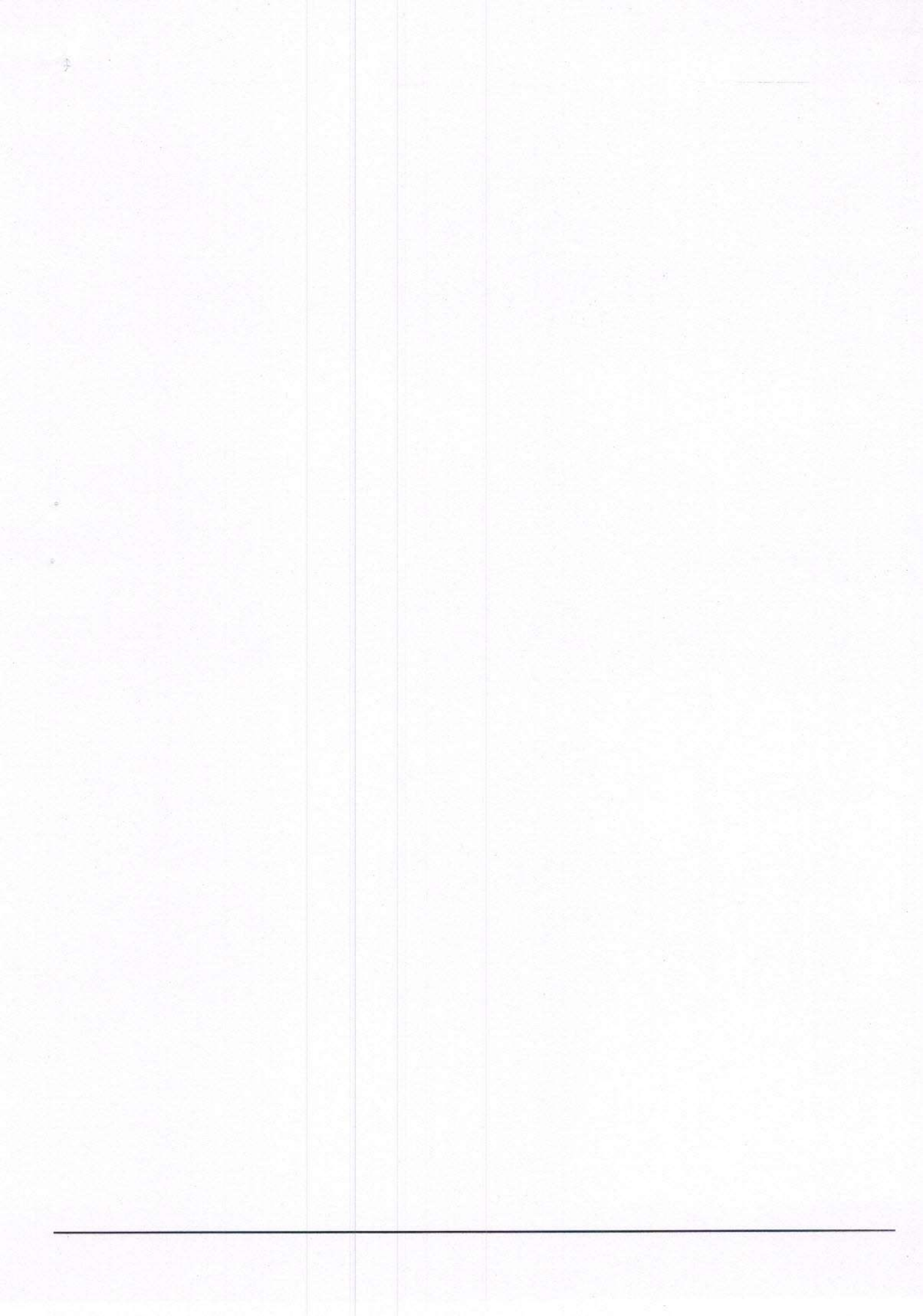
Identifier Of GAUTAM GOOPTU, Santosh Kumar Rungta

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	GAUTAM GOOPTU	SHREEPURAM PARKS LIMITED LIABILITY PARTNERSHIP-1.64381 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	GAUTAM GOOPTU	SHREEPURAM PARKS LIMITED LIABILITY PARTNERSHIP-1200.00000000 Sq Ft



On 27-01-2022

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

Presented for registration at 19:50 hrs on 27-01-2022, at the Private residence by Santosh Kumar Rungta ,.

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 90,00,000/-

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

Execution is admitted on 27/01/2022 by GAUTAM GOOPTU, Son of Late Satyanarayan Prosad Goptu, Flat No.702, Middleton Court, 4/2, Middleton Street, P.O: Middleton Row, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700071, by caste Hindu, by Profession Others

Identified by Subhendu Chatterjee, , Son of Amalendu Chatterjee, Gita Bhaban, Kona Roadr, Flat No: 302, 3rd Floor, P.O: Santragachi, Thana: JAGACHHA, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711104, by caste Hindu, by profession Private Service

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

Execution is admitted on 27-01-2022 by Santosh Kumar Rungta, Designated Partner, SHREEPURAM PARKS LIMITED LIABILITY PARTNERSHIP (LLP), 20, Ballygunge Circular Road, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Identified by Subhendu Chatterjee, , Son of Amalendu Chatterjee, Gita Bhaban, Kona Roadr, Flat No: 302, 3rd Floor, P.O: Santragachi, Thana: JAGACHHA, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711104, by caste Hindu, by profession Private Service



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

On 03-02-2022

Payment of Fees

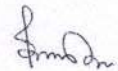
Certified that required Registration Fees payable for this document is Rs 90,098/- (A(1) = Rs 90,000/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 90,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/01/2022 2:37PM with Govt. Ref. No: 192021220170035691 on 25-01-2022, Amount Rs: 90,014/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1692738696 on 25-01-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,60,020/- and Stamp Duty paid by by online = Rs 3,60,020/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/01/2022 2:37PM with Govt. Ref. No: 192021220170035691 on 25-01-2022, Amount Rs: 3,60,020/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1692738696 on 25-01-2022, Head of Account 0030-02-103-003-02



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

On 07-02-2022

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

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

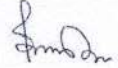
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 90,098/- (A(1) = Rs 90,000/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,60,020/- and Stamp Duty paid by Stamp Rs 10/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 135415, Amount: Rs.10/-, Date of Purchase: 17/12/2021, Vendor name: Suranjan Mukherjee



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2022, Page from 138939 to 138966

being No 190302149 for the year 2022.



Sa

Digitally signed by Samar kumar
pramanick
Date: 2022.02.23 15:24:49 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2022/02/23 03:24:49 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)
