

SRI CHANDAN DAS (PAN- ADYPD4077H), son of Late Bejoy Krishna Das, by Faith- Hindu, by Occupation - Retired Person, by Nationality - Indian, residing at A/7/1, H. B. Town, Road No. 4, P.O - Sodepur, P.S - Ghola, District - North 24- Parganas, Kolkata - 700110, hereinafter called and referred to as the "**V E N D O R**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, successors, legal representatives and/or assigns) of the **FIRST PART.**

A N D

" **ETHEREAL ESTATE PVT. LTD** " (PAN- **AAHCE1245P**) A Private Limited Company, having its office at- Udayachal, 6th Lane, 74, P. C. Road, P.O- Ghola Bazar, Police Station- Ghola, North 24 Parganas, Kolkata- 700111, represented by its Directors **1) SMT. POOJA GUPTA (PAN- DQGPG9750Q)** wife of Sri Kush Kumar Halwai **2) SMT. SWATI GUPTA (PAN- DQMPG3680K)** wife of Sri Law Kumar Halwai , both are by faith- Hindu, by Nationality- Indian, by occupation - Business, Residing at - Udayachal, 6th Lane, Prasanna Chatterjee Road, Post Office - Ghola Bazar, Police Station - Ghola, District - North 24 Parganas, Kolkata - 700111, hereinafter jointly and severally called and referred to as the "**PURCHASERS**" (Which term or expression shall unless excluded by or repugnant to the subject or context hereof shall mean and include its successor and successors-in-office, legal representatives, executors, administrators, and assign) on the "**SECOND PART**" ::=

WHEREAS one Smt. Biva Rani Das, wife of Sri Prafulla Chandra Das as purchased a plot of land measuring more or less 5 Cottahs as Scheme Plot No. A/7, lying and situated at Mouza - Natagarh, J.L. No. 15, Touzi No. 155, comprised in Dag Nos. 2019 & 2020 under Khatian Nos. 345 & 160, P.S. Khardah, A.D.S.R.O. Barrackpore, District- North 24 Parganas and within the local limits of Panihati Municipality from Sri Netai Chandra Dey and Sri Pratap Chandra Dey, both sons of Krishna Chandra Dey of 46 Baroda Basak Street, Baranagar, Kolkata, virtue of a Deed of Conveyance, dated 28.01.1959, registered with the office of the Sub-Registrar Office Barrackpore and the said Deed was copied in Book No. I, Volume No. 12, Pages from 118 to 121, Being No. 390 for the year 1959.

AND WHEREAS after purchasing the aforesaid property said Biva Rani Das paid taxes and Govt. rents for the said property to the authority concern regularly and also had been in peaceful possession over the same.

AND WHEREAS Smt. Bani Chakraborty, wife of Dharani Kanta Chakraborty purchased a plot of land, being plot no. A/7, measuring more or less 5 cottahs, lying and situated at Mouza - Natagarh, J.L. No. 15, Touzi No. 155, comprised in Dag Nos. 2019 & 2020 under Khatian Nos. 345 & 160, P.S. Khardah, S.R.O. Barrackpore, District- North 24 Parganas and within the local limits of Panihati Municipality from Smt. Biva Rani Das, wife of Sri Prafulla Chandra Das, by virtue of a registered Deed of Conveyance, dated 28.02.1962, registered with the office of the Sub-Registrar Barrackore and the said Deed was copied in Book No. I, Volume No. 16, Pages from 154 to 157, Being No. 1111 for the year 1962.

AND WHEREAS since the purchase of the said land said Smt. Bani Chakraborty was in possession of the said land as absolute owner.

AND WHEREAS subsequently said Bani Chakraborty died intestate on 08.04.1981 leaving behind her husband namely Sri Dharani Kanta Chakraborty, her son Sri Mrinal Kanta Chakraborty and one daughter namely Ila Chakraborty, wife of Sri Kumud Ranjan Chakraborty, as her legal heirs and survivors and as per provision of law of Hindu Succession Act' 1956 they inherited the said property left by Bani Chakraborty.

AND WHEREAS said Sri Dharani Kanta Chakraborty and Smt. Ila Chakraborty conveyed their 1/3rd undivided individual share collectively 2/3rd share of the said land in favour of the said Sri Mrinal Kanta Chakraborty, son of Sri Dharani Kanta Chakraborty, by virtue of a registered Deed of Gift dated 29.03.1982 in the office of the Sub-Registrar Office at Barrackpore and recorded therein Book No. I, Volume No. 39, Pages from 283 to 287, Being no. 1824 for the year 1982.

AND WHEREAS after obtaining the aforesaid plot of land measuring more or less 5 Cottahs by way of inheritance and by virtue of a Deed of Gift the said Sri Mrinal Kanta Chakraborty, son of Sri Dharani Kanta Chakraborty mutated his name with the Assessment Registrar of Panihati Municipality and has been paying taxes to the authority concern regularly and also has been in peaceful possession over the same.

AND WHEREAS the said Sri Mrinal Kanta Chakraborty, son of Sri Dharani Kanta Chakraborty divided the aforesaid property into two parts being Plot Nos. A/7/1 and A/7/2 measuring more or less 2 Cottahs & Chittacks each.

AND WHEREAS one Smt. Santoshini Das purchased a piece or parcel of land measuring about 2 Cottahs & Chittacks as Scheme Plot A /7/1 OUT OF more or less 5 Cottahs of vacant land, lying and situated at Mouza - Natagarh, J.L. No. 15, Touzi No. 155, comprised in Dag Nos. 2019 & 2020 under Khatian Nos. 345 & 160, P.S. Khardah, A.D.S.R.O. Barrackpore, District North 24 Parganas and within the local limits of Panihati Municipality, being Holding No. 142, Nabarunpalli, Road No. 4, H.B. Town from Sri Mrinal Kanta Chakraborty, son of Sri Dharani Kanta Chakraborty of Muralidharpalli, P.O. Sodepur, P.S. Khardah, District- North 24 Parganas, virtue of a Deed of Conveyance, being No. 2428, dated 25.04.1985, registered with the office of the Sub-Registrar Barrackore and the said Deed was copied in Book No. I, Volume No. 46, Pages from 85 to 96, Being No. 2428 for the year 1985.

AND WHEREAS after purchasing the aforesaid property said Santoshini Das mutated her name with the office of the Panihati Municipality and introduced a Holding in her name vide Holding No. 8 under Ward No. 31, H.B. Town Road, P.S. Khardah, District - North 24-Parganas.

AND WHEREAS after mutated her name in the local Municipal Authority two said Santoshini Das constructed a two storied building measuring about 1670 Sq.ft. (each floor contain more or less 835 Sq.ft.) in or over the said plot.

AND WHEREAS Subsequently said Santoshini Das died intestate on 17/09/1997 leaving behind her husband namely Bejoy Krishna Das, one son namely Chandan Das and one daughter namely, Kum Kum Sen as her legal heirs and survivors and as per provision of law of Hindu Succession Act 1956 they inherited the said property left by Santoshini Das.

AND WHEREAS unfortunately said Bejoy Krishna Das also died intestate on 03/12/2005 leaving behind him his one son namely Sri Chandan Das and the one married daughter namely Kum Kum Sen as his legal heirs and Survivors.

AND WHEREAS after the death of his mother and father the vendor herein and his sister namely Kum Kum Sen became the joint owners of the aforesaid plot of land measuring more or less 2 Cottahs 8 Chittacks togetherwith the building measuring about 1670 Sq.ft.

AND WHEREAS after obtaining the aforesaid plot of land measuring more or less 2 (Two) Cottahs 8 (Eight) Chittacks togetherwith the building measuring about 1670 Sq.ft. by way of inheritance, the vendor herein and his beloved sister namely Smt. Kum Kum Sen, wife of Sri Sajal Sen executed a registered Deed of Partition, vide No. 4177 dated 07.04.2010, registered at A.R.A.-II Kolkata and the said Partition Deed was copied in Book No. I, Volume No. 12, Pages from 1715 to 1729, Being No. 04177 for the year 2010 and according to the said Partition Deed and the sister of the vendor, Smt. Kum Kum Sen obtained more or less 1 Cottah 4 Chittacks of land alongwith the First Floor of the Two Storied Building measuring about 835 Sq.ft. togetherwith the undivided impartible proportionate share of land which is shown and delineated as Lot-B in the Third Schedule of the said registered Partition Deed.

AND WHEREAS after obtaining the aforesaid plot of land measuring more or less 1 Cottah 4 Chittacks alongwith the First Floor of the Two Storied Building measuring about 835 Sq.ft. together with the undivided impartible proportionate share of land the said Smt. Kum Kum Sen therein has been possessing and enjoying the same peacefully, quietly and without interruption of others and the said land with building is free from all sorts of encumbrances, charges and mortgage whatsoever.

AND WHEREAS said Smt. Kum Kum Sen, wife of Sri Sajal Sen, on 09/04/2010 by a registered Deed of Gift ALL THAT plot of land measuring more or less 1 Cottah 4 Chittacks alongwith the First Floor of the Two Storied Building measuring about 835 Sq.ft. together with the undivided impartible proportionate share of land togetherwith all easement right, lying and situated at District- North 24 Parganas, Police Station- Ghola (old Khardah), Mouza- Natagar, J.L. No. 15, Touzi No. 155 of the collector of North 24 Parganas, comprised and contained in Dag Nos. 2019 & 2020, under Khatian Nos. 345 and 160, under A.D.S.R.O. Barrackpore, within the jurisdiction of Panihati Municipality, being Municipal Holding No. 8 of H. B. Town Road, under Ward No. 31, in favour of her beloved brother Sri Chandan Das, son of Late Bejoy Krishna Das. The aforesaid Deed of Gift was registered at the office of the A.D.S.R. Barrackpore and recorded therein in Book No. I, CD Volume No. 12, Pages from 4067 to 4081, Being No. 4265 for the year 2010.

AND WHEREAS having acquired his absolute ownership of the aforesaid property measuring more or less 2 Cottahs 8 Chittacks togetherwith two storied building measuring about 1670 Sq.ft. (each floor contain more or less 835 Sq.ft.), by virtue of the aforesaid registered Deed of Partition and the Deed of Gift the Vendor herein, got his name mutated with the Assessment Register of the Panihati Municipality, having Municipal Holding No. 8 of H.B. Town Road No. 4, under Ward No. 31 and has been paying taxes to the authority concern regularly and also has been in peaceful possession over the same.

AND WHEREAS the Vendor herein being in need of money offered to sell the aforesaid plot of land measuring more or less 2 (Two) Cottahs 8 (Eight) Chittacks togetherwith two storied building measuring about 1670 Sq.ft. (each floor contain more or less 835 Sq. ft.) **standing thereon**, TOGETHERWITH all easement rights, morefully particularly described in the schedule below and shown in the annexed site plan by **RED** bordered boundary line, free from all sorts of encumbrances, lien, charges, demand whatsoever at a total consideration of **Rs. 52,00,000/- (Rupees Fifty two Lakh)** only and the purchaser herein, have agreed to purchase the same at the above price.

NOW THIS INDENTURE OF SALE WITNESSETH AS FOLLOWS:-

1) That in pursuance of the agreement and taking proper inspection of the under mentioned schedule of property by the purchasers duly agreed to purchase and in full and final consideration of the sum of **Rs. 52,00,000/- (Rupees Fifty two Lakh)** only paid to the Vendor by the Purchaser at or before the execution of these presents, the receipt whereof the Vendor do hereby as well as by the receipt hereunder written admit and acknowledge and of and from the payment of the same and every part thereof do hereby acquit, release and forever discharge the purchasers and the aforesaid plot of land measuring more or less 2 Cottahs 8 Chittacks togetherwith two storied building measuring about 1670 Sq.ft. (each floor contain more or less 835 Sq. ft.) **standing thereon** TOGETHERWITH all easement rights appertaining thereto, sold and conveyed hereby and every part thereof, the Vendor do hereby grant, transfer, sell, convey, assigns unto the use of the Purchasers, their heirs, executors, administrators, legal representatives, morefully and particularly described in the schedule hereunder written, shown in the annexed site plan by **RED** bordered boundary line **AND ALL** the estate, right, title and interest, claim, demand whatsoever of the said vendor into or upon the same and every part thereof **TO HAVE AND TO HOLD** the said plot of land **TOGETHERWITH** building hereby sold, transferred, conveyed and granted unto and to the use of the Purchasers, their heirs, executors, administrators, legal representatives and assigns absolutely and forever.

2. THE VENDOR HEREBY COVENANTS WITH THE PURCHASERS AS FOLLOWS:

(a) The said property shall be quietly and peacefully entered into and upon and held and enjoyed by the Purchasers without any lawfully eviction, hinder and interruption, disturbance, claim or demand whatsoever from or by the Vendor.

(b) The interest thereby transferred subsists and the Vendor has absolute power to sell the same.

(c) The property hereby sold is free from all encumbrances, attachments and charges.

(d) The Vendor hereby covenants with the Purchasers that if at any time it transpires that the Vendor have no right, title and interest to the said property hereby sold, transferred, granted and conveyed, the Vendor will be liable and shall be bound to make good the loss that the purchaser, his heirs, executors, administrators, legal representatives and assigns may suffer as a result of any defect in Vendor's title.

(e) The Vendor further covenants that he and any person claiming through him shall keep the purchasers harmless and indemnified of and from or against all former and other estates, liens, encumbrances, attachments whatsoever made done or suffered by the Vendor or any person or persons claiming through him.

(f) That simultaneously with the execution of this indenture of sale, the Vendor will give peaceful and quiet possession of the said plot of land TOGETHERWITH all easements, rights appertaining thereto hereby sold, granted, transferred and conveyed to the purchasers .

(g) The Vendor further declares that the Purchasers shall have absolute right to sell, mortgage, gift, lease or any kind of transfer of the said property.

(h) The Vendor further declare that the Vendor and his legal heirs shall be bound to execute Deed of Rectification and/or Deed of Declaration in case of any mistake and/or error is find out in respect of the sold property mentioned in the schedule below, in future.

Dale

(3) The Vendor hereby further declare that he is 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 purchasers **AND** the purchaser, his 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 him, shall and will from time to time and at all time hereafter at the request and cost of the purchasers, 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.

That no notice of acquisition or requisition has been served upon me and the above mentioned plot is not subject to any restriction of Urban Land (Ceiling and Regulations) Act, 1976 and the same is not under any claim of the other authority.

After registration of the aforesaid property the purchaser shall be entitled to get mutation in his name from the Panihati Municipal and West Bengal Land and Land Revenue Authority concerned and will pay the taxes as may be assessed by the authority directly, for the property mentioned in the schedule below.

That the annexed site plan is part and parcel of this indenture of sale.

SCHEDULE OF PROPERTY ABOVE REFERRED TO

ALL THAT piece and parcel of "**Bastu**" land at **Mouza- Natagarh**, J.L. No. 15, Touzi No. 155 of the collector of North 24 Parganas, comprised and contained in under **R.S & L. R. Dag Nos. 2019 (Two Zero One Nine)** under Khatian Nos. 345, under **L. R Khatian No. 1018, 1230**, ad-measuring an area of more or less **1 (One) Cottahs 12 (Twelve) Sq. Ft** togetherwith **two storied building measuring about 670 Sft. (each floor contain more or less 335 Sft.) AND under R.S & L. R. Dag Nos. 2020 (Two Zero Two Zero)**, and under Khatian Nos. 160, under **L. R. Khatian No. 1016, 1230**. ad-measuring an area of more or less **1 (One) Cottahs 7 (Seven) Chittacks 33 (Thirty three) Sq. Ft** togetherwith **two storied building measuring about 1000 Sft. (each floor contain more or less 500 Sft.)**, totally Land ad-measuring an area of more or less **2 (Two) Cottahs 8 (Eight) Chittacks** togetherwith **Ten years old two storied building Mosaic flooring measuring about 1670 Sft. (each floor contain more or less 835 Sft.)**, within local limits of Panihatil Municipality, being Municipal Holding no. 08 (ID- 53976) of **H. B. Town Road No. 4**, under Ward No. 31, Scheme **Plot A/7/1**, shown in the annexed site plan by **RED** bordered boundary line hereby sold. The property hereby sold is butted and bounded as under:-

- Stake*
- ON THE NORTH : Akash kunj Apartment .
 - ON THE SOUTH : House of Tamal Kumar Das.
 - ON THE EAST : House of Santa Chowdhury.
 - ON THE WEST : **30 feet wide H. B. Town Road No. 4.**

IN WITNESSES WHEREOF the parties have hereunto put their respective signature on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

BY THE PARTIES IN THE PRESENCE OF:

1. ✓ Law K. Lalwari
Kamlachar Lalwari
20 A.P. Devi Road
Titagarh

2. ✓ Abhishek Prajapati
Nand Lal Prajapati
20 A.P. Devi Road
M.B. Line Titagarh

In terms of Documents supplied
by the landowner and Purchasers
drafted and prepared by me

Dibyendu Saha

**(SRI DIBYENDU SAHA)
ADVOCATE
Enrollment no. WB-11/2008
Barrackpore Court**

Chandan Das

.....
SIGNATURE OF THE VENDOR.

ETHEREAL ESTATE PVT. LTD.

✓ Swati Gupta

Director

ETHEREAL ESTATE PVT. LTD.

✓ Pooja Gupta

Director

.....
Directors on behalf of

ETHEREAL ESTATE PVT. LTD

SIGNATURE OF THE PURCHASERS

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchasers namely Smt. Pooja Gupta & Smt. Swati Gupta both are Directors on behalf of **ETHEREAL ESTATE PVT. LTD** the sum of **Rs. 52,00,000=00 (Rupees Fifty two Lakh)** only towards the full & final consideration of the said Property morefully described in the Second Schedule hereinabove as per memo below ::

M E M O

<u>Date</u>	<u>Bank & Branch</u>	<u>Demand Draft No.</u>	<u>Amount</u>
09/03/2023	H.D.F.C Bank Sodepur Br.	001294	Rs. 52,00,000/-

.....
Rs. 52,00,000/-

.....
(Rupees Fifty two Lakh) only

WITNESSESS

1) *Laxmi Khatun*
20 A.P. Devi Road Titagarh
Ram Lakhan Kaluarai






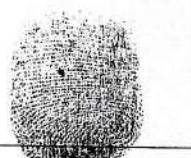




2) *Abhishek Prajapati*
Chand Lal Prajapati
20 A.P. Devi Road
M.B Line Titagarh

Chander Das

.....
Signature of the Vendor.

DISTRICT NORTH 24 PARGANAS
OFFICE OF THE A.D.S.R.O.SODEPUR








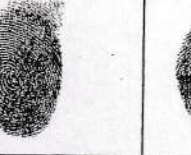

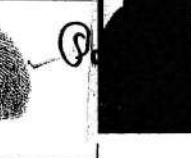
NAM E - SRI CHANDAN DAS .

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



SIGNATURE.....*Chandan Das*.....

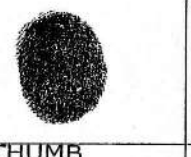









NAME - SMT. POOJA GUPTA .

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



SIGNATURE.....*Pooja Gupta*.....

NAME - SMT. SWATI GUPTA .

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



SIGNATURE.....*Swati Gupta*.....

SITE PLAN OF A LAND WITH STRUCTURE AT MOUZA-NATAGARH, J. L. NO- 15, RE. SA. NO- 101, TOUZI NO- 155, PART OF R. S. & L. R. DAG NO- 2019 & 2020, KHATIAN NO- 160 & 345, L. R. KHATIAN NO- 1016, 1018 & 1230, WARD NO- 31, HOLDING NO- 117, HOLDING NO- 8, H. B. TOWN ROAD NO.- 4, P. S.- KHARDAH, UNDER-PANIHATI MUNICIPALITY, DIST.- 24 PGS.(N).

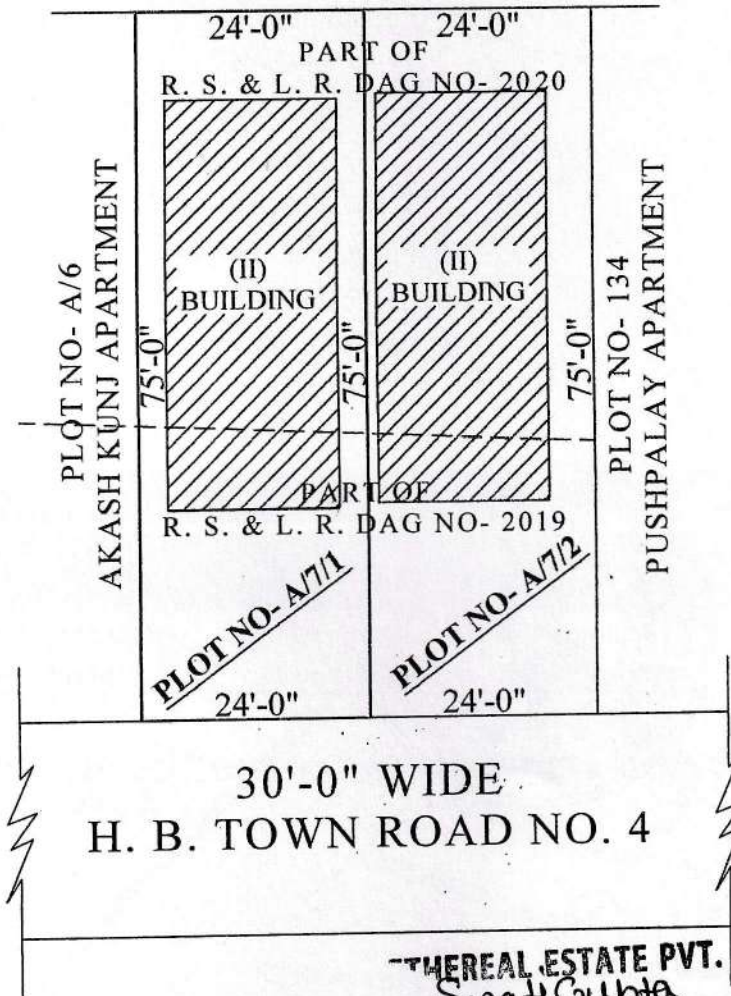
-: AREA STATEMENT :-



SCALE 1"= 20'-0"

PLOT NO	LAND AREA (M/L)						TOTAL LAND AREA			BUILDING (Pucca) AREA SFT. (m/l)		LAND MARKED
	DAG NO- 2019			DAG NO- 2020			KA.	CH.	SFT.	Gr. Floor	1st. Floor	
	KA.	CH.	SFT.	KA.	CH.	SFT.						
A/7/1	01	00	12	01	07	33	02	08	00	835.00	835.00	RED

PLOT NO- A/10



ETHEREAL ESTATE PVT. LTD.
Swati Gupta

Director

-: Copy By :-

ETHEREAL ESTATE PVT. LTD.
Pooja Gupta

Director

CLASSIC PLAN POINT
 Prop. Ezam Gazi
 Planner, Estimator & Surveyor
 Lic. No. 3.2.20
 Date: 5/3/23

Chander Das

SIGNATURE OF VENDOR



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



192022230325686731

GRN Details

GRN: 192022230325686731 Payment Mode: Online Payment
GRN Date: 09/03/2023 16:46:23 Bank/Gateway: AXIS Bank
BRN : 326365916 BRN Date: 09/03/2023 16:47:31
GRIPS Payment ID: 090320232032568672 Payment Init. Date: 09/03/2023 16:46:23
Payment Status: Successful Payment Ref. No: 2000592693/1/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Rahul Rauth
Address: Sodepur
Mobile: 9073158525
Depositor Status: Others
Query No: 2000592693
Applicant's Name: Mr Dibyendu Saha
Identification No: 2000592693/1/2023
Remarks: Sale, Sale Document
Period From (dd/mm/yyyy): 09/03/2023
Period To (dd/mm/yyyy): 09/03/2023

Payment Details

Sl No	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000592693/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	252744
2	2000592693/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	64445

Total 317189

IN WORDS: THREE LAKH SEVENTEEN THOUSAND ONE HUNDRED EIGHTY NINE ONLY.

PAID



पश्चिम बंगाल WEST BENGAL

C 338638



well 3 MAR 2010 / 20
M.R. 8907/23
[Signature]

Registrar of Assurances
[Signature]

9.4.10

Condition: The Document is admitted to registration. The Registrar has verified the contents of the document and the same are correct as shown in this document.

Registrar of Assurances
9.4.10

DEED OF GIFT

THIS DEED OF GIFT is made on this the 9th day of April, 2010 of CHRISTIAN ERA.

BETWEEN

SMT. KUM KUM SEN, wife of Sri Sajal Sen, by faith - Hindu, by Nationality - Indian, by occupation - House-wife, residing at Birpara, P.O. Birapara, District - North 24-Parganas, hereinafter referred to as

the **DONOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

AND

SRI CHANDAN DAS, son of Late Bijoy Krishna Das, by faith - Hindu, by Nationality - Indian, by occupation - *service*, residing at 287/A, H.B. Town Road, No. 6, Sodepur, P.S. Khardah, District - North 24-Parganas, hereinafter referred to as the **DONEE** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART.**

WHEREAS the mother of Donor and Donee herein namely Smt. Santoshini Das purchased a piece or parcel of land measuring about 2 Cottahs 8 Chittacks as Scheme Plot A/ 7/1 out of 5 Cottahs of vacant land lying and situated at Mouza - Natagarh, J.L. No. 15, Touzi No. 155, comprised in Dag Nos. 2019 & 2020 under Khatian Nos. 345 & 160 P.S. Khardah, A.D.S.R.O. Barrackpore, District - North 24-Parganas and within the local limits of Panihati Municipality, being Holding No. 142, Nabarunpalli, Road No. 4, H.B. Town from Sri Mrinal Kanta Chakraborty, son of Sri Dharani Kanta Chakraborty of Muralidharpalli, P.O. Sodepur, P.S. Khardah,

and assings shall and will and for all times to come at the request and cost of the Donee do or execute or caused to be done or executed all such acts, deeds and things whatsoever for further and more perfectly assuring the right, title of the Donee to the said property and every part thereof and if the title to or possession in the property gifted to the Donee be in any way hampered in consequence of any action/deed/fraud performed or done by the Donor and if it is found that the said property gifted hereby is not free from all encumbrances as herein before stated the Donors, his heirs, successors, executors and assigns will be liable to the Donee and will be bound to make good any loss sustained by him. The approximate present market value of the Schedule property is Rs. 5,00,000.00 (Rupees Five Lacs) only.

SCHEDULE "A" ABOVE REFERRED TO

(The Entire Property)

ALL THAT piece and parcel of land meauring about 2 Cottahs 8 Chittacks togetherwith a two storeyed building measuring 1670 Sq.ft (each floor contain 835 Sq.ft.) standing thereon as Scheme Plo No. A/7/1, lying and situated at Mouza - Natagarh, J.L. No. 15, Touzi No. 155, comprised in Dag Nos. 2019 & 2020 under Khatian Nos. 345 & 160,

colour RED. The said plan will be treated as a part of this Deed of Gift.

IN WITNESS WHEREOF the Parties hereto have set and subscribed their respective hands on this Deed of Gift on the day, month and year written, at the outset.

SIGNED AND DELIVERED -
in presence of following
WITNESSES.

1. Bivash Mookherjee
10 090 Post office st
KOL - -
2. Suman Sengupta
P. C. Road
KOLKATA - 111

Kumkum Sen
SIGNATURE OF THE DONOR

Accepted the above donation with full regards.

Chandan Das,
SIGNATURE OF THE DONEE

Drafted by :

Milini Das,
Advocate,
Judges' Court, Barasat
Enl No. WB/429/81

Laser Setter :

Amitava Bose
Kalugift/AB/C:

Major Information of the Deed

Deed No :	I-1524-01603/2023	Date of Registration	10/03/2023
Query No / Year	1524-2000592693/2023	Office where deed is registered	
Query Date	04/03/2023 1:31:55 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Dibyendu Saha Barrackpore Court, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, PIN - 700120, Mobile No. : 9830560641, Status : Advocate		
Transaction	[0101] Sale, Sale Document		
Set Forth value	Rs. 52,00,000/-		
Stamp duty Paid(SD)	Rs. 2,57,744/- (Article:23)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		
	Additional Transaction		
	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
	Market Value		
	Rs. 64,43,110/-		
	Registration Fee Paid		
	Rs. 64,445/- (Article:A(1), E)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: H. B. Town No.04, Mouza: Natagorh, , Ward No: 31, Holding No:8 JI No: 15, Pin Code : 700110

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2019 (RS :-)	LR-1018	Bastu	Bastu	1 Katha 12 Sq Ft	18,00,000/-	21,13,650/-	Width of Approach Road: 30 Ft.,

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: H. B. Town No.04, Mouza: Natagorh, Premises No: A/7/1, , Ward No: 31, Holding No:8 JI No: 15, Pin Code : 700110

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-2020 (RS :-)	LR-1230	Bastu	Bastu	1 Katha 7 Chatak 33 Sq Ft	28,00,000/-	30,83,850/-	Width of Approach Road: 30 Ft.,
Grand Total :					4.125Dec	46,00,000 /-	51,97,500 /-	

Structure Details :



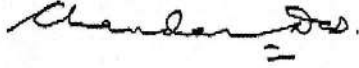
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	670 Sq Ft.	2,00,000/-	4,99,736/-	Structure Type: Structure

Gr. Floor, Area of floor : 335 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor : 335 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete

32	On Land L2	1000 Sq Ft.	4,00,000/-	7,45,874/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1670 sq ft	6,00,000 /-	12,45,610 /-	



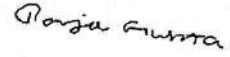


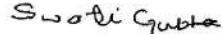
Seller Details :

SI No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Chandan Das (Presentant) Son of Late Bejoy Krishna Das Executed by: Self, Date of Execution: 10/03/2023 , Admitted by: Self, Date of Admission: 10/03/2023 ,Place : Office	 <small>10/03/2023</small>	 <small>LTI 10/03/2023</small>	 <small>10/03/2023</small>
A/7/1, H.b.town, Road No. 4, City:- Panihati, P.O:- Sodepur, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700110 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: adxxxxxx7h, Aadhaar No: 68xxxxxxxx7744, Status :Individual, Executed by: Self, Date of Execution: 10/03/2023 , Admitted by: Self, Date of Admission: 10/03/2023 ,Place : Office				

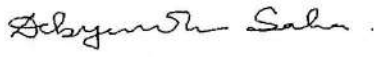
Buyer Details :

SI No	Name, Address, Photo, Finger print and Signature
1	ETHEREAL ESTATE PRIVATE LIMITED Udayachal, 6th Lane, P. C. Road, City:- Panihati, P.O:- Ghola Bazar, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700111 , PAN No.:: aaxxxxxx5p, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mrs Pooja Gupta Wife of Mr Kush Kumar Halwai Date of Execution - 10/03/2023, , Admitted by: Self, Date of Admission: 10/03/2023, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Mar 10 2023 12:36PM</p>	<p>Finger Print</p>  <p>LTI 10/03/2023</p>	<p>Signature</p>  <p>10/03/2023</p>
<p>Udayachal, 6th Lane, P.c. Road, City:- Panihati, P.O:- Ghola Bazar, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700111, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: dqxxxxxx0q, Aadhaar No: 59xxxxxxxx7337 Status : Representative, Representative of : ETHEREAL ESTATE PRIVATE LIMITED (as Director)</p>				
2	<p>Name</p> <p>Mrs Swati Gupta Wife of Mr Law Kumar Halwai Date of Execution - 10/03/2023, , Admitted by: Self, Date of Admission: 10/03/2023, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Mar 10 2023 12:37PM</p>	<p>Finger Print</p>  <p>LTI 10/03/2023</p>	<p>Signature</p>  <p>10/03/2023</p>
<p>Udayachal, 6th Lane, P.c. Road, City:- Panihati, P.O:- Ghola Bazar, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700111, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: dqxxxxxx0k, Aadhaar No: 71xxxxxxxx3335 Status : Representative, Representative of : ETHEREAL ESTATE PRIVATE LIMITED (as Director)</p>				

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr Dibyendu Saha Son of Smt Sabita Saha(Mother) Barrackpore Court, City:- Barrackpore, P.O:- Barrackpore, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120</p>	 <p>10/03/2023</p>	 <p>10/03/2023</p>	 <p>10/03/2023</p>
Identifier Of Shri Chandan Das, Mrs Pooja Gupta, Mrs Swati Gupta			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Chandan Das	ETHEREAL ESTATE PRIVATE LIMITED-1.6775 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri Chandan Das	ETHEREAL ESTATE PRIVATE LIMITED-2.4475 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri Chandan Das	ETHEREAL ESTATE PRIVATE LIMITED-670.00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Shri Chandan Das	ETHEREAL ESTATE PRIVATE LIMITED-1000.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: H. B. Town No.04, Mouza: Natagorh, , Ward No: 31, Holding No:8 JI No: 15, Pin Code : 700110

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2019, LR Khatian No:- 1018	Owner:নিতাই চন্দর দে, Gurdian:কৃষ্ণ চন্দ্র, Address:নিজ , Classification:শালি, Area:0.76000000 Acre,	Seller is not the recorded Owner as per Applicant.

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: H. B. Town No.04, Mouza: Natagorh, Premises No: A/7/1, , Ward No: 31, Holding No:8 JI No: 15, Pin Code : 700110

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 2020, LR Khatian No:- 1230	Owner:প্রতাপ চন্দর দে, Gurdian:কৃষ্ণ চন্দ্র, Address:নিজ , Classification:শালি, Area:0.10250000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 152401603 / 2023

On 10-03-2023

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 : 2 of Indian Stamp Act 1899.

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

Presented for registration at 12:26 hrs on 10-03-2023, at the Office of the A.D.S.R. SODEPUR by Shri Chandan Das ,Executant.

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 64,43,110/-

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

Execution is admitted on 10/03/2023 by Shri Chandan Das, Son of Late Bejoy Krishna Das, A/7/1, H.b.town, Road No. 4, P.O: Sodepur, Thana: Ghola, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession Retired Person

Indetified by Mr Dibyendu Saha, , , Son of Smt Sabita Saha, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , City/Town: 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 10-03-2023 by Mrs Pooja Gupta, Director, ETHEREAL ESTATE PRIVATE LIMITED (Private Limited Company), Udayachal,6th Lane, P. C. Road, City:- Panihati, P.O:- Ghola Bazar, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700111

Indetified by Mr Dibyendu Saha, , , Son of Smt Sabita Saha, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 10-03-2023 by Mrs Swati Gupta, Director, ETHEREAL ESTATE PRIVATE LIMITED (Private Limited Company), Udayachal,6th Lane, P. C. Road, City:- Panihati, P.O:- Ghola Bazar, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700111

Indetified by Mr Dibyendu Saha, , , Son of Smt Sabita Saha, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , City/Town: 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 64,445.00/- (A(1) = Rs 64,431.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 64,445/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/03/2023 4:47PM with Govt. Ref. No: 192022230325686731 on 09-03-2023, Amount Rs: 64,445/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 326365916 on 09-03-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,57,744/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,52,744/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 859, Amount: Rs.5,000.00/-, Date of Purchase: 06/03/2023, Vendor name: M Dutta

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/03/2023 4:47PM with Govt. Ref. No: 192022230325686731 on 09-03-2023, Amount Rs: 2,52,744/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 326365916 on 09-03-2023, Head of Account 0030-02-103-003-02



Debjani Haldar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2023, Page from 71989 to 72017
being No 152401603 for the year 2023.



Debjani Halder

Digitally signed by DEBJANI HALDER
Date: 2023.03.21 13:06:58 +05:30
Reason: Digital Signing of Deed.

(Debjani Halder) 2023/03/21 01:06:58 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

(This document is digitally signed.)

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