
DATED THIS 12th DAY OF MARCH, 2024

BETWEEN

SRI YASH KANSAL VENDOR

AND

SAKHI PALACE L.L.P. PURCHASER

CONVEYANCE

NISHANT KR. SARAF ADVOCATES

8, Old Post Office Street,
2nd Floor, Kolkata 700 001
PH. (033) 2262 3384.

Email: nishantsaraf1976@gmail.com

4019/2024

I-03411/24



1 पश्चिम बंगाल WEST BENGAL
11-52
13/03/24

21652605124 96AB 109412

certified that the Document is admitted to registration The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar
of Assurances-II Kolkata

13 MAR 2024

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this 12th day of MARCH, Two Thousand and Twenty-Four (2024).

BETWEEN

SRI YASH KANSAL (PAN: BARPK5278A & AADHAR : 5717 26079158), son of Sri Sanjay Kansal, by faith Hindu, by occupation Student, by Nationality Indian, residing at 403/1, Dakshindari Road, Alcove Gloria, Tower 2, 9th floor, Flat No. 9H, Post Office - Sreebhumi, Police Station Lake Town, Kolkata 700048, hereinafter jointly called the "VENDOR" (which expression, shall include his heirs, legal representatives, successor or successors-in-interest and assignees) of the ONE PART.

For SAKHI FALACE LLP

Partner

(SANJAY BAGARIA)

Yash

ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA

Direct

Nishant Kr. Sarat. Advocates
8, Old Post Office Street,
2nd Floor Kolkata-700 001

NAME _____
ADD. _____
Rs. _____
- 4 MAR 2024
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, KOL-1

4 MAR 2024

4 MAR 2024



3 MAR 1954



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

13 MAR 2024

ADDITIONAL REQUISITE FOR PARTICIPATION

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



192023240420070658

GRN Details

GRN:	192023240420070658	Payment Mode:	SBI Epay
GRN Date:	12/03/2024 13:46:39	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	6699539836735	BRN Date:	12/03/2024 13:47:40
Gateway Ref ID:	240726197593	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	120320242042007064	Payment Init. Date:	12/03/2024 13:46:39
Payment Status:	Successful	Payment Ref. No:	2000652605/4/2024

[Query No/*/Query Year]

Depositor Details

Depositor's Name: Ms SAKHI PALACE LLP
Address: 200, BANGUR AVENUE, BLOCK A KOLKATA - 700055
Mobile: 9830119195
Email: IFLPL_97@YAHOO.CO.IN
Period From (dd/mm/yyyy): 12/03/2024
Period To (dd/mm/yyyy): 12/03/2024
Payment Ref ID: 2000652605/4/2024
Dept Ref ID/DRN: 2000652605/4/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000652605/4/2024	Property Registration- Stamp duty	0030-02-103-003-02	1055010
2	2000652605/4/2024	Property Registration- Registration Fees	0030-03-104-001-16	211014
Total				1266024

IN WORDS: TWLEVE LAKH SIXT SIX THOUSAND TWENTY FOUR ONLY.

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



120320242042007064

GRIPS Payment Detail

GRIPS Payment ID:	120320242042007064	Payment Init. Date:	12/03/2024 13:46:39
Total Amount:	1266024	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	6699539836735	BRN Date:	12/03/2024 13:47:40
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Ms SAKHI PALACE LLP
Mobile: 9830119195

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240420070658	Directorate of Registration & Stamp Revenue	1266024
Total			1266024

IN WORDS: TWLEVE LAKH SIXTY SIX THOUSAND TWENTY FOUR ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

PAID

AND

SAKHI PALACE LLP, (PAN: AEUFS5218Q), a limited Liability Partnership Firm incorporated under the provisions of the Limited Liability Partnership Act, 2008, having its registered office at Plot 200, Block A, Bangur Avenue, Bangur, Kolkata 700055, Police Station Lake Town and Post Office- Bangur Avenue, represented by its designated partner **MR. SANJAY BAGARIA**, son of Ram Gopal Bagaria, (**PAN: ADVPB4070D**), (**Aadhaar No. 9319 5152 9017**), by Faith Hindu, by Occupation Business, by Nationality- Indian, hereinafter referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors in office, administrators and assigns).

WHEREAS:

A. The **Vendor** has *inter alia* represented to the Purchaser (hereafter the "**Representations**") that:

- 1) By an Indenture dated 9th day of January, 1959 duly registered before Sub Registrar Cossipore Dum Dum and recorded in Book No. I, Volume No. 5, Pages 253 to 259, Being no. 142 for the year 1959, the Amalgamated Development Limited had sold, transferred and conveyed All That the piece and parcel of land measuring about 2 (Two) Cottahs, 12 (Twelve) Chittacks and 2 (Two) Sq. Ft. little more or less lying and situated at being Plot No. 47 of Bangur Avenue, Block - 'A' under Mouza - Krishnapore, J.L. No. 17, R.S. No. 180, Touzi No. 228 and 229, C.S. Plot No. 1278, Khatian No. 852 within the limits of South Dum Dum Municipality, Police Station Dum Dum, now Lake Town, District 24 Parganas now North 24 Parganas to Sri Bijoy Mohan Chowdhury son of Kishori Mohan Chowdhury for the valuable consideration mentioned therein free from all sorts of encumbrances.
- 2) By the above said purchase said Sri Bijoy Mohan Chowdhury became the sole and absolute owner and seized and possessed of/or otherwise well sufficiently entitled to inter-alia All That piece and parcel of land measuring about 2 (two) Cottah, 12 (twelve) Chittacks and 2 (two) Sq. Ft. but as per physical measurement 2 (Two) Cottah, 14 (Fourteen) Chittacks and 2 (Two) Sq. Ft. little more or less lying and situated at being Plot No. 47 of Bangur Avenue, Block - 'A' under Mouza - Krishnapore, J.L. No. 17, R.S. No. 180, Touzi No. 228 and 229, C.S. Plot No. 1278, Khatian No. 852 within the limits of South Dum Dum Municipality, Police Station - Dum Dum, now Lake Town, District 24 Parganas now North 24 Parganas (the **Said Land**) and enjoying the right title and interest thereof free from all sorts of encumbrances.
- 3) Said Bijoy Mohan Chowdhury recorded his name in respect of the Said land before South Dum Dum Municipality and being Holding No. 1050, Bangur

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Avenue, under Ward No. 29, Kolkata - 700055 and paid rates and taxes regularly to the concerned authority and constructed the building in the said land.

- 4) Said Bijoy Mohan Chowdhury died testate on 26.07.1979 by executing a Will dated 03.01.1974 (Said Will) in favour of his daughter-in-law Kundasree Chowdhury wife of Dilip Chowdhury in respect of the said Land & building and after demise of Bijoy Mohan Chowdhury the said Kundasree Chowdhury obtained a Letter of Administration dated 30.11.1998 in respect of the Said Will from the District Judge of North 24 Parganas, Barasat vide Misc Case No. 476 of 1997.
- 5) By the above said manner said Kundasree Chowdhury, wife of Dilip Chowdhury became the sole and absolute owner of **All That** piece or parcel of land measuring about 2 (two) Cottah, 14 (fourteen) Chittacks and 2 (two) Sq. Ft. little more or less along with two buildings one two storied building measuring about 860 Sq. ft. more or less on the ground floor and 860 sq. ft. more or less on the first floor totaling 1720 Sq. Ft. and another Four storied building measuring about 393 Sq. ft. more or less on the ground floor and 382 sq. ft. more or less on the first floor and 1082 sq. ft. more or less on the second floor and 393 sq. ft. more or less on the third floor totaling measuring 2250 Sq. Ft. lying and situated at being Plot No. 47 of Bangur Avenue, Block -'A' under Mouza - Shyamnagar, J.L. No. 32/20, (formerly Mouza - Krishnapur, J.L. No 17) R.S. No. 180, Touzi No. 228 and 229, C.S. Plot No. 1278, Khatian No. 852 and 850, being municipal Holding no. 1050, Bangur Avenue, under Ward No. 29 within the limits of South Dum Dum Municipality, Police Station Dum Dum, now Lake Town, District North 24 Parganas, and enjoying the right, title and interest thereof free from all sorts of encumbrances, herein after referred to as the "**Said Property**" more fully and particularly described in the **Schedule** hereto.
- 6) Said Kundasree Chowdhury recorded her name in respect of the **Said Property** before South Dum Dum Municipality under Municipal Holding no. 1884, Bangur Avenue, under Ward No. 29 within the limits of South Dum Dum Municipality, Police Station - Dum Dum, now Lake Town, District North 24 Parganas, Kolkata - 700 055 and pay rates and taxes regularly before the concern authority.
- 7) By a registered Deed of Conveyance dated 18.07.2023, which was registered before the A.D.S.R Bidhannagar and recorded in Book No. I, Volume No. 1504-2023, Pages from 73102 to 73131, Being No. 1816 for the year 2023, the said Kundasree Chowdhury sold, transferred and conveyed **All That** the **Said Property** more fully and particularly described in the **Schedule** hereto, in favour of the **Yash Kansal** the **Vendor** herein, for the consideration mentioned therein, free from all encumbrances.

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- 8) That by the above said Purchase the **Vendor** herein become the absolute owner of the **Said Property** more fully and particularly described in the **Schedule** hereto and mutated his name in the record of South Dum Dum Municipality under Municipal Holding no. 1884, in respect of the **Said Property** and the Vendor has obtained a building sanction plan **vide No. 1207** Dated 09.01.2024, From the South Dum Dum Municipality in respect of the **Said Property**.
- 9) That the entirety of the **Said Property** is in khas and vacant possession of the **Vendor** and no person or persons other than the **Vendor** has any right of occupancy, easement or otherwise on the **Said Property** or any part thereof.
- 10) The **Said Property** is free from all encumbrances of every nature and kind.
- 11) The **Said Property** or any part thereof is not the subject matter of any mortgage, attachment, charge, lien, security and/or guarantee of any nature whatsoever.
- 12) The **Said Property** is not the subject matter of any HUF and that no part thereof is owned by any minor and/or no minor has any right, title and claim over the **Said Property**;
- 13) No notices have been issued by the Income-tax Authority nor are any proceedings pending within the meaning of Section 281 of Income-tax Act, 1961 and there is no prohibitory order upon the **Vendor** from selling and/or dealing with the **Said Property**.
- 14) No prohibitory orders have been issued by any other taxing or revenue authorities prohibiting the Vendor from selling and/or dealing with the **Said Property**.
- 15) There are no suits and/or proceedings and/or litigations pending in any Court of Law in respect of the **Said Property** nor are there any orders of attachment in respect thereof.
- 16) The **Said Property** or any part thereof is at present not affected by any requisition or acquisition or any alignment by any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the **Vendor**.
- 17) There is no excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act 1976 comprised in the "**Said Property**".

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- 18) There is no water body in the **Said Property** and there is no case pending against the **Vendor** nor have the **Vendor** received notice of any such claim or proceeding.
 - 19) The **Vendor** has not entered into any agreement and/or writings with any person or persons nor he has received any deposit and/or earnest money or token money from any person or persons under any arrangement whatsoever in respect of the **Said Property** or any part thereof.
 - 20) The **Vendor** has not done any act or executed any document or papers or knows any fact whereby the sale of the **Said Property** by the **Vendor** to the **Purchasers**, free from all encumbrances and with vacant possession, can be obstructed or the enjoyment thereof by the **Purchasers** may be defeated, delayed or prejudiced in any manner.
 - 21) The **Vendor** has full power and absolute authority to sell and transfer the **Said Property**.
- B. Relying on the above said representations of the **Vendor**, the **Purchaser** herein has agreed to purchase and acquire the **Said Property** more fully described in the **Schedule** hereunder along with the benefit of the said building sanction plan vide No. 1207 Dated 09.01.2024, on the terms and conditions as mutually agreed by and between the parties herein.
- C. Representing the above, **Vendor** agrees to sell and the **Purchaser** agrees to purchase the **Said Property** more fully described in the **Schedule** hereunder along with the benefit of the building sanction plan vide No. 1207 Dated 09.01.2024, (the **Said Plan**) at or for the total consideration of Rs. 2,11,00,000/- (**Rupees Two Crore and Eleven Lacs**) Only.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-

I. In the premises as aforesaid and in the terms and conditions mutually agreed and in total consideration of the sum of **Rs. 2,11,00,000/- (Rupees Two Crore and Eleven Lacs) Only** paid to the **Vendor** by the **Purchaser** at or before the execution of these presents (the receipt whereof the **Vendor** doth hereby and by the Memo of Consideration written herein below admit and acknowledge and of and from the same and every part thereof do hereby acquit release and forever discharge the **Purchaser** and the **Said Property** hereby conveyed and transferred) the **Vendor** doth hereby grant sell convey transfer assign and assure unto the **Purchaser** free from all encumbrances whatsoever **All That** the piece or parcel of the **Said Property** more fully and particularly described in the **SCHEDULE** hereunder written along with the benefit of the **Said Plan** and bordered in "Red" in the annexed **Plan OR HOWSOEVER OTHERWISE** the **Said Property** or any part thereof now is or was at any time or times heretofore was situated butted bounded called known numbered

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described or distinguished **TOGETHER WITH** all yards, courtyards, compounds, gardens and all other advantages of ancient or other lights, pits, areas, fences, sewers, drains, ditches, water, water-courses, ways, paths, passages, trees, shrubs and all manner of rights, liberties, easements, privileges, advantages, appendages and appurtenances whatsoever to the **Said Property** or any part or portion thereof belonging or in anywise appertaining or which with the same or any part or portion thereof now is or was at any time or times heretofore were or was held, used, occupied, enjoyed or reputed to belong or be appurtenant thereto **AND** all the rents, issues and profits of the **Said Property** and every part thereof **AND** all the legal incidents thereof **AND** all the estates, rights, title, interests, inheritance, uses, possessions, claims and/or demands whatsoever both at law or in equity of the Vendor into, upon or in respect of the **Said Property** and every part or portion thereof **AND** all deeds, pattahs, muniments, writings and evidence of title which in anywise exclusively relate to the **Said Property** or any part or portion thereof and which now are may hereafter be in the possession, power or custody of the Vendor or any person or persons from whom the Vendor may procure the same without any action or suit **AND TO HAVE AND TO HOLD** the **Said Property AND ALL AND SINGULAR OTHER THE SAID PROPERTY** **HEREBY** granted, conveyed, sold, transferred, assigned and assured or expressed or intended so to be unto and to the use of the Purchasers absolutely, forever and free from all encumbrances and liabilities whatsoever.

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

- (i) The **Vendor** is absolutely seized and possessed of or otherwise well and sufficiently entitled to the **Said Property** free from all encumbrances whatsoever and has good right full power, absolute authority and indefeasible title to grant sell convey and transfer the **Said Property** hereby granted sold conveyed and transferred or expressed so to be and every part thereof unto and the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents;
- (ii) The Purchaser shall and may from time to time and at all times hereafter peaceably and quietly enter into hold possess and enjoy the **Said Property** and every part thereof and receive and take the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or his predecessor-in-title or any person or persons having or lawfully rightfully or equitably claiming from under or in trust for the Vendor;
- (iii) The **Said Property** is free and clear and freely and clearly and absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved, defended, kept harmless and indemnified of from and against all former and other estates, charges, liens, debts attachments, executions liabilities and encumbrances whatsoever;

JK

- (iv) The Vendor and all persons having or lawfully or equitably claiming any estate, right title or interest whatsoever in the **Said Property** or any part thereof from through under or in trust for the Vendor 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 or executed all such acts deeds and things whatsoever for further, better and more perfectly and effectually granting and assuring the **Said Property** and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.
- (v) The Vendor hereby indemnify and agrees to keep the Purchaser saved, harmless and indemnified against all action, proceedings claims, demands, cost and expenses relation to the period till the date hereof that the Purchaser may suffer or incur hereafter by virtue of any claims of any nature whatsoever in respect of any liabilities arising in connection with the **Said Property**, statutory or contractual, and the Vendor hereby further undertake and covenant to forthwith pay, reimburse and/or make good such losses, expenses or cost incurred by the Purchasers.
- III. The Purchaser doth hereby confirm having received vacant and peaceful possession of the **Said Property**.

SCHEDULE
(Subject matter of Sale)
[The Said Property]

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All That piece or parcel of land measuring about **2 (Two) Cottahs, 14 (Fourteen) Chittacks and 2 (Two) Sq. Ft.** little more or less along with two buildings one Two storied building measuring about 860 Sq. Ft. more or less on the ground floor and 860 Sq. Ft. more or less on the first floor, totaling 1720 Sq. Ft. And another four storied building measuring about 393 Sq. ft. more or less on the ground floor and 382 Sq. ft. more or less on the first floor and 1082 sq. ft. more or less on the second floor and 393 sq. ft. more or less on the third floor total measuring 2250 Sq. Ft. lying and situated at being Plot No. 47 of Bangur Avenue, Block -'A', being Municipal Holding no. 1884, under Ward No. 29 within the limits of South Dum Dum Municipality, under Mouza - Shyamnagar, J.L. No. 32/20, (formerly Mouza - Krishnapur, J.L. No. 17) R.S. No. 180, Touzi No. 228 and 229, C.S. Plot No. 1278, Khatian No. 852 and 850, Police Station Dum Dum, now Lake Town, District North 24 Parganas, West Bengal, Pin- 700055, which is shown in the plan annexed hereto and demarcated with colour "**RED**", along with the benefit of the building sanction plan **vide No. 1207** Dated 09.01.2024, which is butted and bounded in the manner following:

residential with cemented flooring

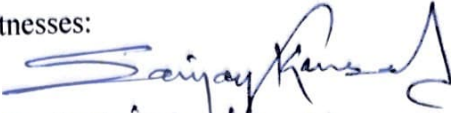
On the North : By Land of Other Plot;
On the South : By 20 ft. wide Road;
On the East : By Land of Other Plot;
On the West : By Land of Other Plot;

JK

IN WITNESSES WHERE OF the parties hereto has executed and delivered these presents on the day month and year first above written.

EXECUTED AND DELIVERED by the
VENDOR hereto at **Kolkata** in the presence
of:

Witnesses:

1. 
Dakshinadai Road.
2. Nehal Tulgiani

EXECUTED AND DELIVERED by the
PURCHASER hereto at **Kolkata** in the
presence of:

Witnesses:

1. Nehal Tulgiani
Ultadanga, Kolkata - 700067
2. 

For SAKHI PALACE LLP


Partner
(SANJAY BAHARIA)

Drafted by me, 
Mr. Nishant Kr. Saraf, Advocate (Enrolment No. F-314/2002)
High Court, Calcutta
Nishant Kr. Saraf Advocates
8, Old Post Office Street, 2nd Floor, Kolkata 700 001.
Phone : 033 22623384/9830235574,
Email: nishantsaraf1976@gmail.com



RECEIPT AND MEMO OF CONSIDERATION

RECEIVED from with the named Purchaser the within mentioned sum of **Rs. 2,11,00,000/- (Rupees Two Crore and Eleven Lacs) Only** being the full and final amount of consideration against the Said Property as per memo below :-

Paid by Various RTGS and Online
Transfer on Different dates

Rs. 2,08,89,000/-

T.D.S : 1% of Rs. 2,11,00,000/-

2,11,000/-

TOTAL

2,11,00,000/-

(Rupees Two Crore and Eleven Lacs) Only

WITNESSES:-

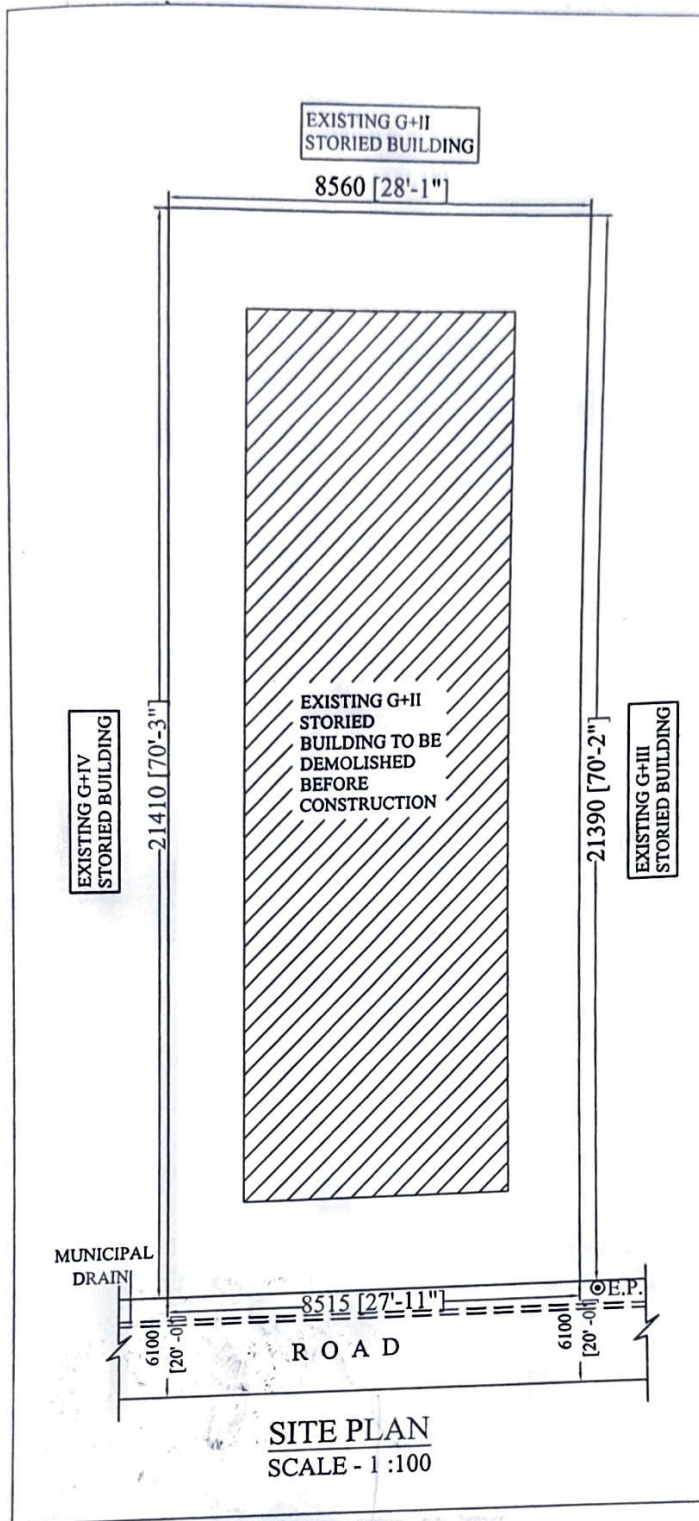
1.



2. Nehal To Gyan



Signature of the Vendor



Yard.
Yard.

For SAKHI PALACE LLP

Partner

(SANJAY BAGARIA)

SPECIMEN FORM FOR TEN FINGERPRINTS



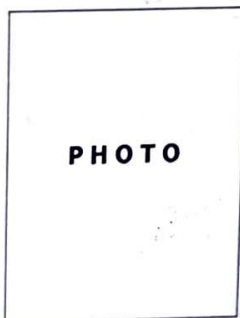
Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Yond



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

SANJAY DASHARIA



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Major Information of the Deed

Deed No :	I-1902-03411/2024	Date of Registration	13/03/2024
Query No / Year	1902-2000652605/2024	Office where deed is registered	
Query Date	08/03/2024 1:41:23 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SANTOSH RAUT NISHANT KR. SARAF ADVOCATES, 8,old Post Office Street, Kolkata,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8240280324, Status :Solicitor firm		
Transaction			
[0101] Sale, Sale Document	Additional Transaction		
Set Forth value	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Rs. 2,11,00,000/-	Market Value		
Stampduty Paid(SD)	Rs. 2,11,00,000/-		
Rs. 10,55,020/- (Article:23)	Registration Fee Paid		
Remarks	Rs. 2,11,098/- (Article:A(1), E)		
	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Bangur Avenue, Block-A, Mouza: ShyamNagar, Premises No: 47, , Ward No: 029 JI No: 32, Pin Code : 700055

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-47 (RS :-)	LR-852	Bastu	Bastu	2 Katha 14 Chatak 2 Sq Ft	1,51,00,000/-	1,51,00,000/-	Width of Approach Road: 20 Ft., ,Last Reference Deed No :1504-I -01816-2023
Grand Total :					4.7483Dec	151,00,000 /-	151,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1720 Sq Ft.	20,00,000/-	20,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 860 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 860 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					

S2	On Land L1	2250 Sq Ft.	40,00,000/-	40,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 393 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 382 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 1082 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 3, Area of floor : 393 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3970 sq ft	60,00,000 /-	60,00,000 /-	

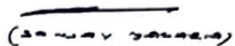
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Yash Kansal Son of Mr Sanjay Kansal Executed by: Self, Date of Execution: 12/03/2024 , Admitted by: Self, Date of Admission: 13/03/2024 ,Place : Office	 13/03/2024	 LTI 13/03/2024	 13/03/2024
403/1, Dakshindari Road, Alcove Gloria, Tower 2, 9th Floor, Flat No: 9H, City:- Not Specified, P.O:- Sreebhum, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.: baxxxxxx8a, Aadhaar No: 57xxxxxxxx9158, Status :Individual, Executed by: Self, Date of Execution: 12/03/2024 , Admitted by: Self, Date of Admission: 13/03/2024 ,Place : Office				

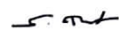
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SAKHI PALACE LLP Plot 200, Block A, Bangur Avenue, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 , PAN No.: aexxxxxx8q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Sanjay Bagaria (Presentant) Son of Ram Gopal Bagaria Date of Execution - 12/03/2024, , Admitted by: Self, Date of Admission: 13/03/2024, Place of Admission of Execution: Office	Photo  Mar 13 2024 5:41PM	Finger Print  Captured LTI 13/03/2024	Signature  13/03/2024
Plot 200, Block A, Bangur Avenue, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No::: adxxxxxx0d, Aadhaar No: 93xxxxxxxx9017 Status : Representative, Representative of : SAKHI PALACE LLP (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Santosh Raut Son of Mr A Raut 8, Old Post Office Street, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001	 13/03/2024	 Captured 13/03/2024	 13/03/2024
Identifier Of Mr Yash Kansal, Mr Sanjay Bagaria			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Yash Kansal	SAKHI PALACE LLP-4.74833 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Yash Kansal	SAKHI PALACE LLP-1720.00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Mr Yash Kansal	SAKHI PALACE LLP-2250.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Bangur Avenue, Block-A, Mouza: ShyamNagar, Premises No: 47, , Ward No: 029 JI No: 32, Pin Code : 700055

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 47, LR Khatian No:- 852		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 190203411 / 2024

On 13-03-2024

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 11:52 hrs on 13-03-2024, at the Office of the A.R.A. - II KOLKATA by Mr Sanjay Bagaria

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 2,11,00,000/-

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

Execution is admitted on 13/03/2024 by Mr Yash Kansal, Son of Mr Sanjay Kansal, 403/1, Dakshindari Road, Alcove Gloria, Tower 2, 9th Floor, Flat No: 9H, P.O: Sreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Student

Indetified by Mr Santosh Raut, , Son of Mr A Raut, 8, Old Post Office Street, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

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

Execution is admitted on 13-03-2024 by Mr Sanjay Bagaria, Partner, SAKHI PALACE LLP, Plot 200, Block A, Bangur Avenue, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Indetified by Mr Santosh Raut, , Son of Mr A Raut, 8, Old Post Office Street, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,11,098.00/- (A(1) = Rs 2,11,000.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 2,11,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/03/2024 1:47PM with Govt. Ref. No: 192023240420070658 on 12-03-2024, Amount Rs: 2,11,014/-, Bank: SBI EPay (SBlePay), Ref. No. 6699539836735 on 12-03-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,55,020/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 10,55,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 275988, Amount: Rs.10.00/-, Date of Purchase: 04/03/2024, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/03/2024 1:47PM with Govt. Ref. No: 192023240420070658 on 12-03-2024, Amount Rs: 10,55,010/-, Bank: SBI EPay (SBlePay), Ref. No. 6699539836735 on 12-03-2024, Head of Account 0030-02-103-003-02



Satyajit Biswas

**ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA**

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2024, Page from 142159 to 142178
being No 190203411 for the year 2024.



Signature

Digitally signed by SATYAJIT BISWAS
Date: 2024.03.27 18:48:15 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 27/03/2024

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.