

443/21

I-440/21



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

H 918220

CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 24th day of January, Two Thousand Twenty One

BETWEEN

Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this documents are the part of this document.

4441 District Sub-Registrar
Bidhannagar, (Salt Lake City)

10 FEB 2021

নং- 4046

21 JAN 2021

507

জাতীয়

জেলার নাম ও পান

ষ্টাম্প ডেভার স্বাক্ষর

বিধান নগর (সল্টলেক সিটি) এ ডি এস আর

মোট ষ্টাম্প ক্রয় তাঃ

চালান নং মোট কত টাকা বরিদ

একাদারী-বারাকপুর, ডেভার-মিতা দত্ত

AB-7-02

14 JAN 2021

308000



Duplex Paper
Spelt Kaykunnar Chupla
Lamapuri, Shyamnagar.
R.O+PS Jagaddal.
C4-743124

addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

10 FEB 2021

MR. APURBA KUMAR SENAPATI (having **PAN: BBEPS2477P & AADHAAR NO. 5408 5012 1152**), son of Late Anil Kumar Senapati, by Occupation: Business, by Nationality: Indian, by Faith: Hindu, residing at 7/1A, Satkari Mitra Lane, P.O: Kankurgachi S.O., P.S: Manicktala, Kolkata – 700 054., hereinafter referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his successors, executors, administrator, representatives and assigns and nominee or nominees) of the **FIRST PART**;

A N D

M/S. PUSHAPDHAM APPARTMENT PVT. LTD. (having **PAN: AAHCP4803A**) a Company incorporated under Companies Act, 1956 having its registered office at AB-9, Salt Lake City, Sector-1, P.O: Bidhannagar, P.S: Bidhannagar (North), Kolkata – 700 064, being represented by it's authorised signatory **MR. SANJEEB GUPTA** (having **PAN: ADUPG1777F & AADHAAR NO. 5353 7491 8356**) son of Mr. Gopal Prasad Gupta, by Faith: Hindu, by Occupation: Business, by Nationality: Indian, residing at BA-17, Sector-1, Salt Lake City, P.O: Bidhannagar, P.S: Bidhannagar (North), Kolkata – 700 064, hereinafter referred to as the '**PURCHASER**' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include it's successor or successors at office, administrators, executors, legal representatives, and assigns) of the **SECOND PART**;

WHEREAS:

A. One Abdul Rahman Molla and Abdul Karim Molla were the rayoti owners of amongst other properties All That Sali Land measuring 0.52 acres comprised in R.S. Dag No.57 in Mouza: Gouripur, under P.S. Dum Dum at present under Airport P.S., in the District of 24-Parganas (Now North 24-Parganas) under the State Government at the Annual Rent of Rs.5.19p. to the then Collectorate 24-Parganas and had been absolutely seized and possessed thereof without being interrupted by any person or from any corner whatsoever;

B. By a Bengali Deed of Conveyance dated 29.12.1952 duly registered on 30.12.1952 at the Office of the Sub-Registrar Cossipore Dum Dum, Being No. 6701 for the year 1952 at the valuable consideration mentioned thereunder the said Owners Abdul Rahman Molla and Abdul Karim Molla therein referred to as the Vendors jointly sold, conveyed and transferred free from all encumbrances All That the entire aforesaid Sali Land comprised in Mouza Gouripur, J.L. No.6, under P.S. Dum Dum at present P.S. Airport, within the municipal limit of North Dum Dum Municipality, in the District of 24-Parganas now North 24-Parganas morefully described in the Schedule thereunder written unto and in favour of Smt. Basanti Rani Das wife of Sri Sibapada Das the Purchaser therein absolutely and forever;

C) Since after the said purchase while thus absolutely seized and possessed thereof and after duly recorded her name under R.S. Khatian No. 190, by a Bengali Deed of Conveyance dated 18th June, 1974 duly registered at the Office of the A.D.R. Barasat 24-Parganas now North 24-Parganas and Recorded in Book No. 1, Volume No.10, Pages 194 to 196, Being No. 629 for the year 1974 and at the valuable consideration mentioned thereunder the said Owner Smt. Basanti Rani Das therein referred to as the Vendor sold, conveyed and transferred free from all encumbrances All That the aforesaid Sali Land measuring 0.52 acres comprised in R.S. Dag No.57 under R.S. Khatian No. 190 in Mouza: Gouripur, under P.S: Dum Dum at present under Airport P.S., in the District of 24-Parganas (now North 24-Parganas) under the State Government at an Annual Rent of Rs.5.19p. to the then Collectorate 24-Parganas, morefully described in the Schedule thereunder written unto and in favour of Sri Bimal Kumar Ghosh son of Late Sambhu Nath Ghosh therein referred to as the Purchaser absolutely and forever;

D After the said purchase the said Bimal Kumar Ghosh recorded his name with the Office of the B.L & L.R.O. Sodepur, Barrackpore – II, under Hal /L.R. Khatian No. 655 as the recorded rayoti owner of the entire Sali Land measuring 0.52 acres equivalent to **1 Bigha 11 cottahs 8 chittaks 09** sq. ft. a little more or less comprised in R.S. Dag No.57 in Mouza Gouripur, under P.S. Dum Dum at present under Airport P.S., within the municipal limit of North Dum Dum Municipality in the District of 24-Parganas (now North 24-Parganas) under the State Government and had been paying rates and taxes to the Collectorate 24-Parganas now North 24-Parganas and while thus absolutely seized and possessed thereof, the said Bimal Ghosh by or way of some respective Regd. Deed of

Conveyances time to time sold, transferred and conveyed out of the aforesaid properties some portions demarcated in some Plots of different sizes togetherwith common easement rights in common passages as shown in the different respective site plans annexed to the said respective Deed of Conveyances unto and in favour of the different respective purchasers respectively;

E. By a Bengali Deed of Sale Dated 18.06.2002. duly registered with the office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, recorded in Book No. 1, Volume No. 271, Pages from 89 to 101, Being No. 04926 for the year 2002, the said Sri Bimal Ghosh therein referred to and called as the Vendor thereby sold, transferred and conveyed a demarcated plot under the said Master's Scheme Plan bearing Plot No. **13** measuring **1 cottahs, 12 chittacks, 06 sq. ft.** be the same a little more or less comprised in part of R.S. as well L.R. Dag No. 57, under R.S. Khatian No.190 corresponding to L.R. Khatian No. 655 in **Mouza: Gouripur**, J.L. No. 6, R.S. No. 121, with common easement rights in all common passages provided in the said Scheme Plan abutting the Said Land under BL&LRO, Sodepur, Barrackpore-II, 24-Parganas (N) under P.S: Airport, paying rates and taxes to the Collectorate, 24-Parganas (North), morefully described in the Schedule hereunder written unto and in favour of the said Sri Apurba Kumar Senapati the First Party herein therein referred to and called as the Purchaser absolutely and forever free from all encumbrances whatsoever;

F. Since then after the said purchase by dint of the said registered Sale Deed Being No. 04926 for the year 2002 the First Party herein have thus become seized and possessed of the said **Plot No. 13** measuring **1 cottah, 12 chittacks, 06 sq. ft.** be the same a little more or less in part of R.S. as well L.R. Dag No.57 under R.S. Khatian No. 190 corresponding to L.R. Khatian No. 655 at Mouza: Gouripur, P.S: Airport, District: North 24-Parganas, morefully described hereunder written (hereinafter referred to as the Said Land/Said Plot') without being interrupted by any person whomsoever and or from any corner whatever and free from any charge, claim, demand, mortgage, lien, lispendences, and also free from any acquisition or requisition under any development scheme of local body, municipality and or of and from any Government Department and free from any sorts of encumbrances whatsoever, and the name of the Vendor have been recorded in Land Settlement Record of Rights as the absolute owners thereof under L.R. Khatian Nos. **2291** and the First Party is paying Rent or Khazna in B.L. & L.R.O. Sodepur, BKP-II.

AND WHEREAS being in need of money, the Vendor herein has decided to sell his said Plot of Land being **Plot No. 13** of a Master Scheme Plan measuring an area of **1 cottah, 12 chittacks, 06 sq. ft.** be the same a little more or less together with **100 sq. ft.** tile shaded kancha structure standing thereon, lying and situated at **Mouza: Gouripur (Mahajati, Block-4)**, J.L. No. 6, R.S. No. 121, Touzi No.172, comprised in R.S. as well L.R. Dag No. 57, R.S Khatian No.190 corresponding to L.R. Khatian No. 655 subsequently recorded in the name of the Vendors under **L.R. Khatian No. 2291**, Police Station: Airport, in the District of North 24-Parganas within the municipal limit of North Dum Dum Municipality, morefully and particularly described in the Schedule hereunder written and hereinafter for the sake of brevity referred to as the '**Said Plot**' / '**Said Land**' and the Purchaser herein also agreed to purchase the same free from all encumbrances, at and for a lump sum price or total consideration of **Rs. 16,00,000/- (Rupees Sixteen Lakh)** only.

AND WHEREAS the Vendor herein do hereby declare and covenant with the Purchaser that the SAID LAND under the Schedule hereto is free from all encumbrances of any nature whatsoever and that the Vendor herein has full right, title and interest in the said DEMISED LAND and is absolutely entitled to sale, assign and transfer the Said Plot of Land under the Schedule hereto as the absolute owner thereof and the Vendor herein further declares that the Vendor has clear marketable title on and over the subject property hereunder sell as the absolute Owner thereof and that the Vendor herein has never encumbered the property under the Schedule hereto howsoever by way of sale, gift, exchange, inheritance, lease, lien or otherwise and that Notwithstanding anything herein contained, any act, deed, matter or thing of whatsoever nature done by the Vendor herein or any person or persons lawfully or equitably claiming by from through or in trust for his, the Vendor has full right, power and absolute authority to sell or transfer to the Purchaser the said DEMISED LAND under the Schedule hereto and his right, title and interest therein and that the Vendor herein has not done or committed or omitted to do any act, deed, matter or thing whereby the ownership, possession and/or occupation of the said DEMISED LAND by the Purchaser may be rendered illegal and/or unauthorized for any reason or on any account whatsoever.

NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS:

That in consideration of the sum of **Rs. 16,00,000/- (Rupees Sixteen Lakh)** only paid on or before execution of these presents, by the Purchaser to the Vendor (the receipt whereof the Vendor hereby as well as by the memo hereunder written acknowledge and admit and discharge, acquit and exonerate the Purchaser from every part thereof) the vendor do hereby grant, convey, sell, transfer and assure unto and in favour of the purchaser, its successors, assigns and administrators-in-interest **ALL THAT** piece and parcel of a demarcated Plot of land being **Plot No. 13** measuring an area of **1 Cottah, 12 chittacks, 06 sq. ft.** be the same a little more or less together with **100 sq. ft.** tiles shaded kancha structure standing thereon, lying and situated at **Mouza: Gouripur (Mahajati, Block – 4)**, R.S. No.121, Touzi No.172, corresponding to R.S. as well L.R. Dag No.57, R.S. Khatian No.190 corresponding to L.R. Khatian No. 655, at present recorded in the name of the Vendor under **L.R. Khatian Nos. 2291**, Police Station: Airport, within the municipal limit of North Dum Dum Municipality in the District of North 24-Parganas and all other easement rights or other rights attached thereto more particularly described in the **SCHEDULE** hereunder written **TOGETHER WITH** all ways, paths, passages, easements, privileges, trees, appurtenances, whatsoever to the said plot or in any way appertaining to the same and/or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed to be so held, used, occupied or enjoyed and all the estate, right, title, interest, claim and demands whatsoever both at law or in equity of the Vendor into or out of the said LAND, hereby granted, conveyed, sold, transferred and assured or otherwise expressed and intended so to be **UNTO AND TO THE** use of the purchaser absolutely forever and absolutely free from all encumbrances, claims, **SUBJECT HOWEVER** to the payment of all rates, taxes, assessments, dues and duties chargeable upon the said plot and payable to the Government or the North Dum Dum Municipality or any other authority in respect thereof and the Vendor do hereby covenant with the purchaser that notwithstanding any act, deed or thing by the Vendor done or executed or knowingly suffered to the contrary, the Vendor now have in themselves good right, full power and absolute authority to grant, convey, sell, transfer and assure the Said LAND under the Schedule hereto and hereby conveyed, assured or expressed and intended so to be unto and to the use of the purchaser in the manner aforesaid and that the purchaser shall and may at all times hereafter peacefully and quietly possess and enjoy the same and receive the rents and

profits thereof without any lawful eviction, interruption, claim and demands whatsoever from or by the Vendor or by any other person or persons lawfully or equitably claiming by, from, under or in trust for the Vendor and that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Vendor well and sufficiently saved, defended or kept harmless and indemnified, from and against all estates, claims, charges, encumbrances whatsoever heretofore made, executed, occasioned or suffered by the Vendor or by any person or persons lawfully claiming or to claim by, from, under or in trust for her and the Vendor, her legal successors and all other persons claiming by from / or under the Vendor shall and will from time to time and at all times hereinafter at the request of the purchaser execute, make or perfect or cause to be executed, made or perfected all such acts, deeds, things and assurances whatsoever for further and more perfectly assuring the Said LAND and every part thereof **UNTO AND TO THE USE** of the Purchaser its assignees, administrators, successors at office as shall or may be reasonably required, **TO HAVE AND TO HOLD** the same unto and to the use and benefit of the Purchaser its assignees, administrators, successors at office absolutely and forever, subject to the payment of all rents, rates, taxes, assessments, dues and duties now chargeable and payable and that may become chargeable and payable from time to time hereafter in respect of the same to the Government or any other public body or local authority in respect thereof.

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

- a. That the entire Said Land under the Schedule hereto and or any portion thereof is not effected by any Development Scheme and is free from any acquisitions or requisitions whatsoever and the Vendor herein did not receive any notice from any authority or authorities effecting the Vendor's property described in the First Schedule written hereunder;
- b. That to the best of the Owner's knowledge, the 'Demised Land' under the Schedule hereto and or any part thereof is not attached in any proceeding including certificate proceeding started by or at the instance of Income Tax, Wealth Tax or Gift Tax Authorities or Department or Departments or under the provisions of the Public Demand Recovery Act or otherwise and that no certificate has been filed in the office of the Certificate Officer under the provisions of the Public Demand Recovery Act and/or no steps have yet been

taken in execution of any certificate at the instance of the Income Tax and/or Wealth Tax and/or Estate Duty Authorities and under any Court Order or under 'SARFAESI';

- c. That there is no Tenant in the said Property;
 - d. That notwithstanding any act, deed or things done or suffered, to be done by the **VENDOR**, the said **VENDOR** herein has full power, absolute authority and good right to sell, grant, convey, transfer, assure and assign the **DEMISED LAND TOGETHER WITH** all rights in the land in the manner aforesaid;
 - e. The **VENDOR** has duly and fully paid all settlement Khazna and all other outgoings and contributions relating to and concerning the **DEMISED LAND** as up to the date hereof on these presents and that if it shall at any time hereafter be found that any amount for the period prior to the date hereof on the aforesaid heads is/are due and payable, the **VENDOR** shall pay and discharge on demand in that behalf such liabilities and keep the **PURCHASER** and the **DEMISED LAND** indemnified, protected and saved harmless against such liabilities;
 - f. The **VENDOR** is not restricted by and or from any statutory restrictions or inability in transferring, selling, assuring and granting the **DEMISED LAND** in favour of the **PURCHASER** in the manner aforesaid and in terms of these presents;
 - g. The **PURCHASER** shall always and at all times hereafter peacefully and quietly hold, occupy and enjoy the **DEMISED LAND** including the SAID LAND without any lawful eviction, interruption, hindrance, disturbance from the **VENDOR** or any person lawfully claiming under them or in trust for the said **VENDOR**;
 - h. The **VENDOR**, his legal successors, administrators shall always and at all times at the request and costs of the **PURCHASER** make, do, execute and cause to be made, done and executed such further acts, deeds and things that shall be required for perfecting and assuring the **DEMISED LAND** according to the intention hereof;
 - i. AND THAT the **VENDOR** and the erstwhile owner has/have not at any time done or executed or knowingly suffered or being a party to any act, deed, matter or
- 

thing whereby and where under the said easement rights and all other equities, benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and every part thereof can or may be impeached, encumbered or affected in title AND;

- j. FURTHER THAT the **VENDOR** hereby hand over peaceful, vacant and khas physical possession of the **DEMISED LAND** unto and in favour of the **PURCHASER** simultaneously with the execution of these present AND;
- k. ALSO THAT the **VENDOR** his legal successors, administrators shall and will from time to time and at all material times hereafter sign and execute any application form for mutation in the name of the **PURCHASER** in the records of The North Dum Dum Municipality and/or any other authority or authorities as occasion shall require;

NOTE:

- i) Singular shall include plural and vice-versa.
- ii) Masculine gender shall include feminine and neuter gender and vice-versa.
- iii) The Vendor shall include his legal successors, administrators, legal representatives and assigns.
- iv) The Purchaser shall include its successor or successor-in-office, administrator and assigns.

**THE SCHEDULE ABOVE REFERRED TO:
(THE DEMISED LAND)**

ALL THAT a plot of bastu land bearing Plot No. 13 of the Master Scheme Plan measuring **1 cottah, 12 chittacks, 06 sq. ft.** be the same a little more or less together with **100 sq. ft.** tiles shaded kuncha structure standing thereon, comprised in part of R.S. as well L.R. Dag No.57, R. S. Khatian No. 190 corresponding to L.R. Khatian No. 655 subsequently recorded in the name of the Vendor under **L.R. Khatian Nos. 2291 in Mouza: Gouripur (Mahajati, Block- 4), J.L. No. 6, R.S. No.121,** with common easement rights in all common passages provided in the said Scheme Plan and abutting the Said Land under BL & LRO BKP-II, under P.S.- Airport within the municipal limit of North Dum Dum Municipality, Sub-Registration Office A.D.S.R. Bidhannagar, Salt Lake City, rents and taxes payable to the Collectorate 24-Pgs. (N).

ON THE NORTH : By Plot No. 12;
 ON THE SOUTH : By Plot No. 14;
 ON THE EAST : By 12' feet Wide Road;
 ON THE WEST : By R.S. Dag No. 56.

IN WITNESS WHEREOF the party hereto have hereunto set and subscribed their respective hand on the day, month and year first above written.

Signed and Delivered at Kolkata,
 In the Presence of:

1. ~~Surek~~ Gupta
 Kamalpur, Gyanmarg
 Kd- 443124

2. Sonali Senapati
 7/1A Sat Kaki Mitralanem
 cak- 54

Aparna K. Senapati.
 SIGNATURE OF THE VENDOR

DRAFTED BY:

Anirban Ghara

Advocate

Bidhan Nagar Court
 F/1240/18

2RECEIPT

RECEIVED from the within named Purchaser the within mentioned sum of Rs. 16,00,000/- (Rupees Sixteen Lakh) only by way of total consideration money as per Memo below:-

MEMO OF CONSIDERATION

<u>Description</u>	<u>Amount</u>
Paid through RTGS: HDFCR52020101652609434 dt. 16.10.2020	3,00,000/-
Paid through RTGS: HDFCR52020111157300486 dt. 11.11.2020	3,00,000/-
Paid through RTGS: HDFCR52020120361198162 dt. 03.12.2020	2,00,000/-
Paid through RTGS: N366201356627480 dt. 31.12.2020	1,00,000/-
Paid through RTGS: HDFCR52021011469292545 dt. 14.01.2021	5,00,000/-
Paid by Ch.No. 000037 dated 27.01.2021 drawn on HDFC Bank, salt Lake Br.	2,00,000/-
TOTAL	Rs. 16,00,000/-

(Rupees Sixteen Lakh Only.)

SIGNATURE OF THE WITNESSES

1. *Dupak Rupn*
2. *Sonali Senapati*

Amrba Ms. Senapati,
SIGNATURE OF THE VENDOR

Amrba Ms. Senapati,



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

GRN Details

GRN: 192020210216023571 Payment Mode: Online Payment
GRN Date: 29/01/2021 10:22:48 Bank/Gateway: HDFC Bank
BRN : 1356062068 BRN Date: 29/01/2021 10:01:00
Payment Status: Successful Payment ID: 2000162212/4/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: Pushapdham Appartment Pvt. Ltd.
Address: AB-9, Sector-1, Salt Lake, Kolkata- 700064
Mobile: 9836843555
Depositor Status: Buyer/Claimants
Query No: 2000162212
On Behalf Of: Org PUSHAPDHAM APPARTMENT PRIVATE LIMITED
Identification No: 2000162212/4/2021
Remarks: Sale, Sale Document Payment No 4

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000162212/4/2021	Property Registration- Stamp duty	0030-02-103-003-02	96270
2	2000162212/4/2021	Property Registration- Registration Fees	0030-03-104-001-16	16139
Total				112409

IN WORDS: ONE LAKH TWLEVE THOUSAND FOUR HUNDRED NINE ONLY.

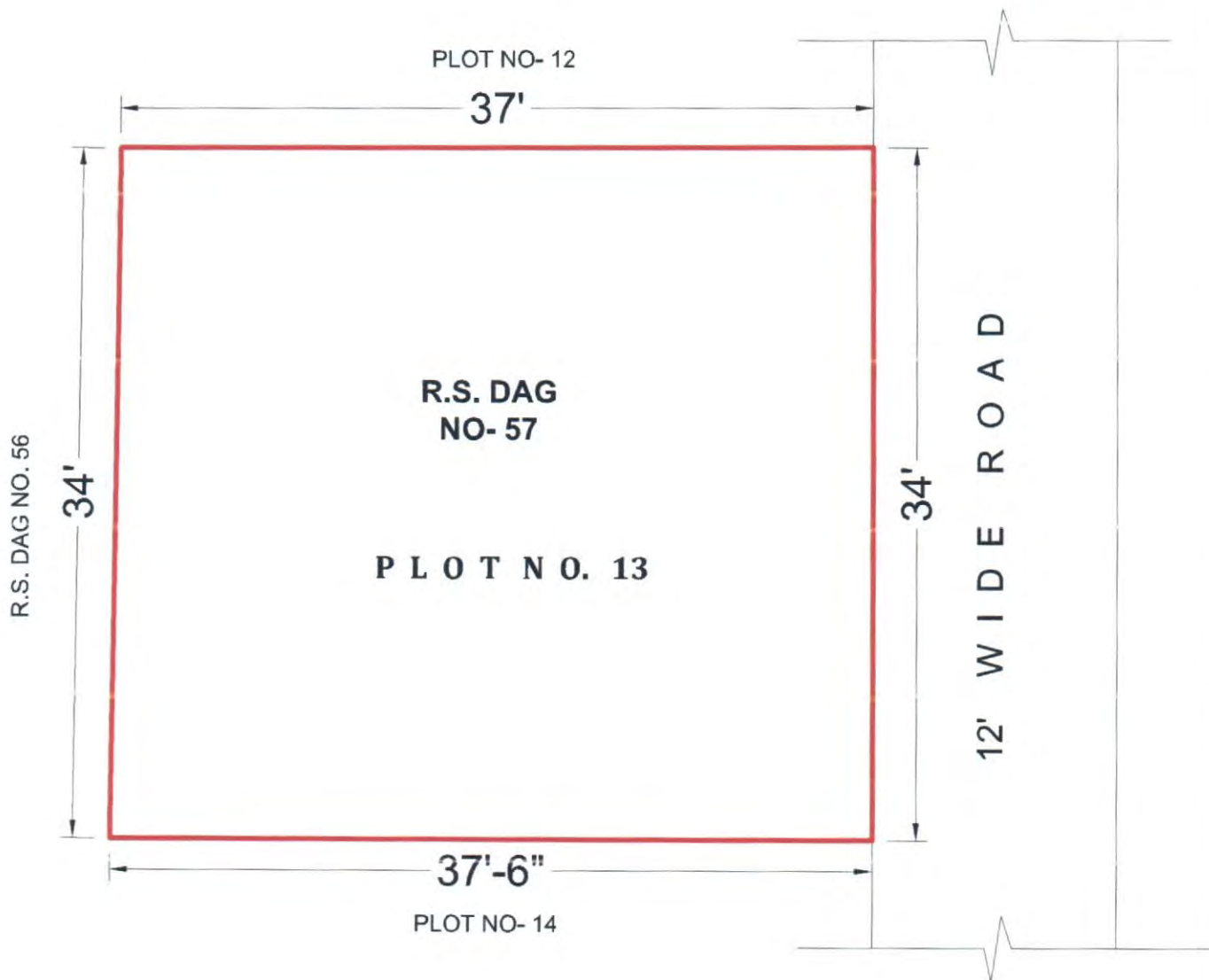


SITE PLAN OF LAND AT MOUZA- GOURIPUR, J.L. NO- 6 UNDER PART OF R.S. DAG NO-57, PLOT NO. 13, R.S. KHATIAN NO.-190 CORRESPONDING TO L.R. KHATIAN NO.-655 AT PRESENT L.R. KHATIAN NO.- 2291, R.S. NO- 121, P.S- AIRPORT, UNDER NORTH DUM DUM MUNICIPALITY, DIST- NORTH 24 PARGANAS.

TOTAL LAND AREA = 1K-12CH-06SQ.FT.

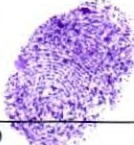
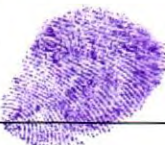
VENDOR : MR. APURBA KUMAR SENAPATI

PURCHASER : PUSHAPDHAM APPARTMENT PVT. LTD.



Apurba K. Senapati.

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/Presentants	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
 Apurba K. Senapati					
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
					
	LEFT HAND				
 Sanjay Gupta					
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
					
	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
	Little	Ring	Middle	Fore	Thumb
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little

Major Information of the Deed

Deed No :	I-1504-00440/2021	Date of Registration	10/02/2021
Query No / Year	1504-2000162212/2021	Office where deed is registered	
Query Date	23/01/2021 10:45:19 AM	1504-2000162212/2021	
Applicant Name, Address & Other Details	PUSHAPDHAM APPARTMENT PRIVATE LIMITED AB-9 Salt Lake City, Sector-1,Thana : North Bidhannagar, District : North 24-Parganas, WEST BENGAL, PIN - 700064, Mobile No. : 9836843555, Status :Buyer/Claimant		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 16,00,000/-		Rs. 16,12,501/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 96,770/- (Article:23)		Rs. 16,139/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

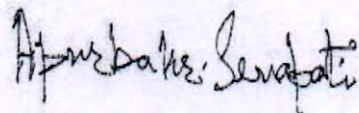
District: North 24-Parganas, P.S:- Airport, Municipality: NORTH DUM DUM, Road: Mahajati Block IV, Mouza: Gouripur, JI No: 6, Pin Code : 700051

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-57	RS-2291	Bastu	Bastu	1 Katha 12 Chatak 6 Sq Ft	15,70,000/-	15,82,501/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :					2.9013Dec	15,70,000 /-	15,82,501 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr APURBA KUMAR SENAPTI (Presentant) Son of Late Anil Kumar Senapati Executed by: Self, Date of Execution: 10/02/2021 , Admitted by: Self, Date of Admission: 10/02/2021 ,Place : Office	Photo 	Finger Print 	Signature 
	10/02/2021	LTI 10/02/2021	10/02/2021	
7/1A, Satkari Mitra Lane, P.O:- Kankurgachi, P.S:- Manicktalla, District:-North 24-Parganas, West Bengal, India, PIN - 700054 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: BBxxxxxx7P, Aadhaar No: 54xxxxxxxx1152, Status :Individual, Executed by: Self, Date of Execution: 10/02/2021 , Admitted by: Self, Date of Admission: 10/02/2021 ,Place : Office				

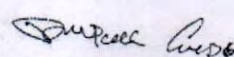
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	PUSHAPDHAM APPARTMENT PRIVATE LIMITED AB-9, Salt Lake City, Sector-1, P.O:- Bidhannagar, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 , PAN No.: AAxxxxxx3A,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr SANJEEB GUPTA Son of Mr Gopal Prasad Gupta BA-17, Sector-1, Salt Lake City, P.O:- Bidhannagar, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADxxxxxx7F, Aadhaar No: 53xxxxxxxx8356 Status : Representative, Representative of : PUSHAPDHAM APPARTMENT PRIVATE LIMITED (as AUTHORISED SIGNATORY)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DIPAK GUPTA Son of Late Raj Kumar Gupta Kamalpur, P.O:- Jagaddal, P.S:- Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN - 743127			
	10/02/2021	10/02/2021	10/02/2021
Identifier Of Mr APURBA KUMAR SENAPTI, Mr SANJEEB GUPTA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr APURBA KUMAR SENAPTI	PUSHAPDHAM APPARTMENT PRIVATE LIMITED-2.90125 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr APURBA KUMAR SENAPTI	PUSHAPDHAM APPARTMENT PRIVATE LIMITED-100.00000000 Sq Ft

On 25-01-2021**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 16,12,501/-



Debajyoti Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

On 10-02-2021**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

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

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

Presented for registration at 12:40 hrs on 10-02-2021, at the Office of the A.D.S.R. BIDHAN NAGAR by Mr APURBA KUMAR SENAPTI ,Executant.

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

Execution is admitted on 10/02/2021 by Mr APURBA KUMAR SENAPTI, Son of Late Anil Kumar Senapati, 7/1A, Satkari Mitra Lane, P.O: Kankurgachi, Thana: Manicktalla, , North 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Others

Indetified by Mr DIPAK GUPTA, , , Son of Late Raj Kumar Gupta, Kamalpur, P.O: Jagadal, Thana: Jagaddal, , North 24 -Parganas, WEST BENGAL, India, PIN - 743127, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 16,139/- (A(1) = Rs 16,125/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 16,139/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/01/2021 10:24AM with Govt. Ref. No: 192020210216023571 on 29-01-2021, Amount Rs: 16,139/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1356062068 on 29-01-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 96,770/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 96,270/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4046, Amount: Rs.500/-, Date of Purchase: 21/01/2021, Vendor name: Mita Dutta
 Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/01/2021 10:24AM with Govt. Ref. No: 192020210216023571 on 29-01-2021, Amount Rs: 96,270/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1356062068 on 29-01-2021, Head of Account 0030-02-103-003-02



Debajyoti Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2021, Page from 19528 to 19560
being No 150400440 for the year 2021.



Digitally signed by DEBAJYOTI
BANDHYOPADHYAY
Date: 2021.02.11 12:39:42 +05:30
Reason: Digital Signing of Deed.

(Debajyoti Bandyopadhyay) 2021/02/11 12:39:42 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BIDHAN NAGAR

West Bengal.

(This document is digitally signed.)
