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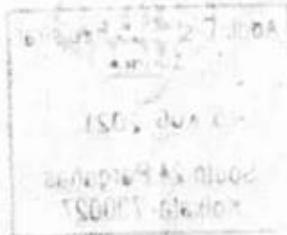
Addl. Dist Sub-Registrar
 Alipore, South 24 Parganas

18 AUG 2021

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 05th day of August, in the year 2021 (Two Thousand and Twenty One)
 A.D.

BETWEEN



5.8.2021
 12:20
 2001262739/2021

নং ২৭৬৬ তার ১৭/৮/২০২১

স্বাক্ষর - জয়নগর এ.ডি. এস. অফিস
জেলা-৯৪ ২৪ পরগণা

খরিদার A. Mandel

সাক্ষর ১০.০০ Adv - Alipur Juges Court
মূল্য Kal-২৭

ভেণ্ডার - শ্রী সুদীপ কুমার তট্টাচার্য
স্বাক্ষর

অস্বাভাবিক হারে মূল্য নির্ধারণ করা হয়েছে
এবং এটি স্বাভাবিক হারে মূল্য নির্ধারণের
সম্মত নয়।



Addl. Dist. Sub-Registrar
Alipore
- 5 AUG 2021
South 24 Parganas
Kolkata- 700027

I identified by me
Ajit Mandal
Advocate
Alipur Juges Court
Kolkata - 700027

(1) HASI CHAUDHURI, (PAN NO. AEZPC2597M) Daughter of Late Deb Kumar Chaudhuri, By Occupation-Business, Residing at 23, Manick Bandhopadhyay Sarani (previously known as Moore Avenue), Post Office-Regent Park, Police Station-Regent Park, Kolkata-700040, (2) SWAPNA CHAUDHURI, (PAN NO. ACNPC5557B) Wife of Late Deb Kumar Chaudhuri, By Occupation- House wife, Residing at 23, Manick Bandhopadhyay Sarani (previously known as Moore Avenue), Post Office-Regent Park, Police Station-Regent Park, Kolkata-700040, (1 and 2 hereinafter jointly referred to as the "VENDORS", which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representative and assigns) of the FIRST PART.

AND

(1)ALPIC BUILDERS PRIVATE LIMITED (PAN AAECA4977D), a Company incorporated under the Companies Act, 1956, having its registered office at 24, Hemant Basu Sarani, 5th Floor, Room No.507, Police Station-Hare Street, Post Office-R N Mukherjee Road, Kolkata-700001, represented by its Authorised Signatory, ABHIJIT BISWAL (PAN BOJPB9673Q) son of Sarat Biswal, by faith Hindu, by Occupation-Service, working for gain at 24, Hemant Basu Sarani, 5th Floor, Room No.507, Police Station-Hare Street, Post Office-R N Mukherjee Road, Kolkata-700001 and (2) GOLDBURN DEALCOMM PRIVATE LIMITED (PAN AABCG0129L), a Company incorporated under the Companies Act, 1956, having its registered office at 24, Hemant Basu Sarani, 5th Floor, Room No.507, Police Station-Hare

Street, Post Office-R N Mukherjee Road, Kolkata-700001, represented by its Authorised Signatory, **DILIP KUMAR GHOSH ALIAS DILIP KR GHOSH (PAN AVIPG8507D)**, son of Amal Krishna Ghosh, by faith Hindu, by Occupation-Service, working for gain at 24, Hemant Basu Sarani, 5th Floor, Room No.507, Police Station-Hare Street, Post Office-R N Mukherjee Road, Kolkata-700001, hereinafter referred to as the **PURCHASERS** which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the **SECOND PART**.

AND

Amundalen

SUPREMUS PROJECTS LLP, (PAN No. ACNFS0917M) a limited liability partnership formed under the provisions of the Limited Liability Partnership Act, 2008, having its principal place of business at 37C, Hindustan Road, Police Station-Gariahat, Post Office-Gariahat Complex, Kolkata - 700 029, Represented by its **Authorised Signatory, JHANTU GARU, (PAN No. AXTPG9586H)** Son of ^{Bijoy} Binoy Krishna Garu, by faith Hindu, By Occupation-Service, working for gains at 37C, Hindustan Road, Police Station-Gariahat, Post Office-Gariahat Complex, Kolkata - 700 029, hereinafter referred to as the **CONFIRMING PARTY** which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the **THIRD PART**.

WHEREAS

The Vendors has represented and guaranteed to the Purchasers as follows:-

- A.** One Sarajubala Chaudhuri was absolutely seized and possessed of all that the land measuring 35 (Thirty Five) Cottahs 4 (Four) Chittaks more or less at Premises No. 23, Moore Avenue, P.S. Regent Park, Kolkata – 700 040, Presently Ward No 97 within the limits of Kolkata Municipal Corporation, morefully described in the Schedule herein below (hereinafter referred to as the **Said Property**) free from all encumbrances and/or alienation whatsoever.
- B.** The said Sarajubala Chaudhuri died intestate on 26.05.1981 leaving behind her 6 (six) daughters i.e. (1) Bani Chaudhuri, (2) Alo Chaudhuri, (3) Rupa Sen, (4) Shyamali Bhalotia, (5) Piku Ghosh, (6) Chinu Gupta and 2 (two) sons (1) Shakti Chaudhuri and (2) Deb Kumar Chaudhuri and each of them inherited 1/8th share in the said Property.
- C.** Be it mentioned that Babu Narendra Nath Chaudhuri, husband of said Sarajubala Chaudhuri, pre-deceased Sarajubala Chaudhuri and died intestate on 26.02.1973.
- D.** Dr. Miss Bani Chaudhuri was the eldest daughter of Late Sarajubala Chaudhuri and she died unmarried on 29.04.1997 at London leaving behind a Will wherein she bequeathed all her shares in the Said Property and also her self-acquired properties in accordance with the said Will.
- E.** As per the said last Will of Late Dr. Miss Bani Chaudhuri, she bequeathed all her properties in favour of her brothers and sisters wherein she had bequeath 2/9th portion of undivided share in all her

properties in favour of the Miss Alo Chaudhuri and also 2/9th share of all her properties in favour of Shyamali Bhalotia and rest 5/9th share to her remaining brothers and sisters in equal proportion and appointed Sri Swapan Sen and Smt Rupa Sen as Executors of the same and further made provision that in case of the death of the Beneficiaries, the property shall vest to the living child or children having attained the age of 18 years.

F. The Probate of the said will of Bani Chaudhuri was obtained from High Court at Calcutta on 25th September, 1998.

G. The said Shakti Chaudhuri, son of Late Sarajubala Chaudhuri and Narendra Nath Chaudhuri died intestate on 27.12.1997 leaving behind his wife Madhuri Chaudhuri, his son Somnath Chaudhuri, his daughter Ankhi Patra and Rajashree Chakraborty.

H. The said Madhuri Chaudhuri, wife of Shakti Chaudhuri died intestate on 27.04.2005 leaving behind her son Somnath Chaudhuri and 2 daughters Ankhi Patra and Rajashree Chakraborty, as her sole legal heir and heiress of the said deceased.

I. The said Deb Kumar Chaudhuri, son of Late Sarajubala Chaudhuri and Narendra Nath Chaudhuri died on 31.05.2005 leaving behind a will dated 26th November, 2004 wherein he bequeathed his share in the said property jointly and equally to his wife Swapna Chaudhuri and daughter Hansi Chaudhuri, as the only legal heirs and heiress of the said

deceased and appointed his wife Swapna Chaudhuri as sole executrix/
trustee of the said will. That the Probate of the said will was obtained on
23rd March, 2006 from the court of the L'D District Delegate at Alipore
being Act No 39 Case No 77/2005 (P).

J. The said Piku Ghosh died on 03.10.2008 and her husband Dilip Ghosh
also expired on 02.01.2008 leaving behind their only daughter Paroma
Ghosh as the legal heiress of the said deceased.

K. Shyamali Bhalotia (nee Chaudhuri), daughter of said Sarajubala
Chaudhuri and Narendra Nath Chaudhuri died intestate on 19.02.2009
leaving behind his son Indrajit Bhalotia as the only legal heirs of the said
deceased.

L. The said Smt Chinu Gupta during the tenure of her Matrimonial Life and
due to deterioration of relationship with her husband the Matrimonial tie
was dissolved on 25.02.1975 vide Mat Suit No. 10 of 1975 in the 12th
Additional District Judge at Alipore but she was the custodian of her
only son Sri Kusal Gupta and the said Smt Chinu Gupta died intestate
on 25.5.1985 leaving behind his only son Sri Kusal Gupta as her only
heir and legal representative.

M. Thus, the present owners are the decedents of the said Late Sarajubala
Chaudhuri and Late Bani Chowdury and the individual share in their
property are as follows :-

Name	Share of late Sarajubala Chaudhuri,	Share of late Bani Chaudhuri	Total Share in the Property
ALO CHAUDHURI	1/8 th	2/72	11/72
RUPA SEN	1/8 th	1/72	10/72
SOMNATH CHAUDHURI	1/24 th	1/216	3.34/72
ANKHI PATRA	1/24 th	1/216	3.33/72
RAJASHREE CHAKRABORTY	1/24 th	1/216	3.33/72
SWAPNA CHAUDHURI	1/16 th	-	4.5/72
HANSI CHAUDHURI	1/16 th	1/72	5.5/72
PAROMA GHOSH	1/8 th	1/72	10/72
KUSAL GUPTA	1/8 th	1/72	10/72
INDRAJIT BHALOTIA	1/8 th	2/72	11/72

N. By a registered Deed dated 30th June, 2014 and registered with Additional District Sub-Registrar at Alipore and recorded in Book No.1, CD Volume No.22, Page from 1240 to 1262, being No.05241 for the year 2014, the Vendors executed Joint Development Agreement with SUPREMUS PROJECTS LLP, therein referred to as the Developer and herein referred to as the Confirming Party herein on the certain terms and conditions contained therein in respect of the Said Property.

O. By a registered Development Power of Attorney dated 23rd July, 2014 and registered with Additional District Sub-Registrar at Alipore and recorded in Book No.1, CD Volume No.23, Page from 2497 to 2506, being No.05536 for the year 2014, the Vendors herein executed and granted Development Power of Attorney with SUPREMUS PROJECTS LLP, the Confirming Party herein.

P. By a registered Deed dated 5th August, 2021 and registered with Additional District Sub-Registrar, Alipore, South 24 Parganas and recorded in Book No.1, Being No.....1748 for the year 2021, the said Vendors executed cancellation agreement for cancellation of the Joint Development Agreement dated 30 June, 2014 being Deed No.05241 for the year 2014.

Q. By a registered Deed dated 5th August, 2021 and registered with Additional District Sub-Registrar, Alipore, South 24 Parganas and recorded in Book No.1, Being No.....231 for the year 2021, the said Vendors executed revocation of Power of Attorney dated 23rd July, 2014 being Deed No.05536 for the year 2014.

R. That after the registered cancellation of the registered Joint Venture Agreement being Deed No.05241 for the year 2014 and registered revocation of Power of Attorney being Deed No.05536 for the year 2014, the said SUPREMUS PROJECTS LLP has been made party herein for this conveyance for better perfection of the title.

Alipore Ghosh.
A. Biswas
Ananda Chatterjee

Alipore Ghosh.
A. Biswas
Ananda Chatterjee

Hari Chandan
Ananda Chatterjee

Hari Chandan
Ananda Chatterjee

S. The Vendors herein offered to sell and the Purchasers agreed to purchase 10/72 undivided and un-demarcated share in **ALL THAT** piece and parcel of land admeasuring 35(Thirty Five) Cottahs 4(Four) Chittaks equivalent to 4 (Four) Cottahs 14 (Fourteen) Chittaks 15 Square Feet, be little more or less together with Structures measuring 300 (Three Hundred) Square feet at Premises No. 23, Moore Avenue Kolkata -700 040, Ward No 97 within the limits of Kolkata Municipal Corporation) more fully described in the schedule hereunder for a total consideration of **Rs.1,02,00,000 /- (Rupees One Crore Two Lakhs Only).**

II NOW THIS INDENTURE WITNESSTH that in pursuance of the said agreement and in consideration of the sum of Rs. 84,00,000/- (Rupees Eighty Four Lakhs Only) paid by the PURCHASERS to the VENDORS simultaneously and the sum of Rs. 18,00,000/- (Rupees Eighteen Lakhs Only) paid by the PURCHASERS to the Confirming Party on or before the execution of these presents the receipt whereof the VENDORS hereby admits and acknowledge of and from the same releases and discharges the PURCHASERS and the said VENDORS as owner does hereby grant , convey , sell, transfer , assign and assure and the Confirming Party confirm and assure all his rights title and interest unto and to the use of the said Purchasers free from all encumbrances **ALL THAT** the 10/72 undivided and un-demarcated share in **ALL THAT** the piece and parcel of land admeasuring 35 Cottahs- 4 Chittaks equivalent to 4 (Four) Cottahs 14 (Fourteen) Chittaks 15 (Fifteen Square Feet, be little more or less more or less together with Structures measuring 300 (Three Hundred) Square feet at

Premises No. 23, Manick Bandopadhyaya Sarani (previously known as Moore Avenue) Kolkata -700 040, ward No 97 Police Station Regent Park under Kolkata Municipality Corporation Dist. 24 Parganas (South), more fully described in the Schedule hereunder written and particularly delineated and colored red in map /plan annexed hereto and hereinafter for the sake of brevity to as the said property or any part thereof now are or is or at any times hereto described or distinguished together with other rights liberties, privileges, appendages and appurtenances whatsoever to the said property now is or at any times hereto was or were held used occupied or enjoyed therewith or reputed to belong to or be appurtenant thereto and like share in the estate right title interest property claims or demands whatsoever of the Vendors into or upon the said property hereinbefore granted and conveyed or otherwise expressed or intended so to be and every part thereof which now or at any times hereafter shall or may be in the possession , custody or control of the Vendors or any other person or person. **TO HAVE AND HOLD** the said property hereby granted, sold, conveyed, transferred, assured and assigned or expressed or intended so to be unto and to the use of the Purchasers herein absolutely and forever **WITH ALL** rights and benefits free from all encumbrances and liabilities whatsoever .

AND All the estate, right, interest, claim and demand whatsoever of the Vendors into or upon the same and every part thereof in law and equity **TO ENTER UPON AND HOLD OWN** and possess the same unto and to the use of the Purchasers, absolutely and for ever together with title deed, writings,

muniments and other evidences of title, AND THE Vendors does hereby covenant with the Purchasers, that notwithstanding any acts, deeds, things heretofore done, executed or knowingly suffered to the contrary the Vendors is now lawfully seized and possessed of the said property free from all encumbrances , attachments or defects in title whatsoever and that the Vendors has full power and absolute authority to sell the said property in manner aforesaid .

AND the PURCHASERS shall hereafter peaceably and quietly hold, possess and enjoy the said property in khas or through tenants without any claim or demand whatsoever from the VENDORS or any person claiming through or under them .

AND the Purchasers and its respective heirs, executors, administrators, representatives and assigns shall and may at all times hereafter peaceably and quietly enter into hold , possess and enjoy the said property and every part thereof and receive rents, issues, and profits thereof without any lawful eviction, hinder, interruption claims demand whatsoever from or by Vendors or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for them from under any of their ancestors or predecessor/s title.

AND further the Vendors covenant with the Purchasers to save harmless , indemnify and keep indemnified the Purchasers from or against all claims, charges , liens, debts, attachments, and encumbrances whatsoever made or suffered by the Vendors or any of the ancestors or predecessors in title or any person/s lawfully or equitably claiming as aforesaid .

AND that the Said Property is not effected by any attachment including attachment under any certificate case or any proceedings stated at the instances of Income Tax Authorities or Estate Duty authorities or Government Authorities under Public Demands, Recovery Act or any other Acts or otherwise whatsoever and the Said Property is not effected by any notice or scheme of any Development Authority of Government or any other Public Body or Authority.

AND no declaration has been made or published for acquisition of the said property or any part thereof under the Land Acquisition Act or any other Acts for the time being in force and that the said property or any part thereof is not effected by any notice of acquisition or requisition under the Act or rules framed there under or any other Acts of enactment's whatsoever.

AND That the Vendors have not, at any time, done or executed or suffered or been party or privy to any act, deed, matter or thing whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title in any manner whatsoever.

AND The Vendors has not entered into any Agreement or Agreement for sale, or any Development Agreement, in respect of the Said Property or any portion thereof.

AND The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property absolutely to the Purchasers.

AND That there is no case any nature whatsoever pending and /or no order of any Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Property or any part thereof.

AND No mortgage or charge any bank and/or any financial institution is presently subsisting in respect of the Said Property or any part thereof.

AND The Vendors declares that the Purchasers shall be fully entitled to mutate the Purchaser's names before the Kolkata Municipal Corporation and / or in all public and statutory records and the Vendors hereby expressly consent to the same.

AND the Vendors further covenants that the Vendors shall at the request and cost of the Purchasers, their heirs, executors, administrators or assigns do or execute or cause to be done or executed all such lawful acts, deeds, and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in manner aforesaid according to the true intent and meaning of this deed. The Vendors herein handed over in favour of the Purchasers the original papers of the schedule below property, Mutation Certificate, Tax Receipts etc related to the said property which is under the power and custody of the Vendors in respect of the said Property.

THE SCHEDULE ABOVE REFERRED TO:

(SAID PROPERTY)

ALL THAT the 10/72 undivided and un-demarcated share in the piece and parcel of Land measuring 35 (Thirty Five) Cottahs 04 (Four) Chittacks

equivalent to 4 (Four) Cottahs 14 (Fourteen) Chittaks 15 (Fifteen) Square Feet be little more or less together with Structures measuring 300 (Three Hundred) Square feet approx at No. 23, Manick Bandopadhyaya Sarani (previously known as Moore Avenue), Police Station- Regent Park, Kolkata - 700 040, Presently Ward No 97 within the limits of Kolkata Municipal Corporation, and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and is butted and bounded as follows:

On The North	BY PREMISES NO.40/21, 43A, 42/1 & 43 MANICK BANDHOPADHYAY SARANI
On The South	MANICK BANDHOPADHYAY SARANI
On The East	BY PREMISES NO. 61/25/1 MANICK BANDHOPADHYAY SARANI & OTHER PREMISES
On The West	BY PREMISES NO 23/2E MANICK BANDHOPADHYAY SARANI & KMC ROAD

Together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature of the Vendor

IN WITNESSES WHEREOF the parties hereto have set and subscribed their respective hands and seal on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

By the said **VENDORS** at Kolkata in the

Presence of:

1. Anand Nath Chatterjee
S/o, Bijay Nath Chatterjee
Adarsh Nagar
Bana Bazar
Hooghly, W.B. - 712246
2. *[Signature]*
90 Swarn Agorant
362, M.G. Road
Kolkata - 700104

Hasi Chaudhuri
[Signature]

[SIGNATURE OF VENDORS]

SIGNED, SEALED AND DELIVERED

By the said **PURCHASERS and CONFIRMING**

PARTY at Kolkata in

the presence of:

1. Anand Nath Chatterjee
2. *[Signature]*

Alpic Builders Pvt. Ltd.

Abhijit Bishal
Director / Authorised Signatory

GOLDBURN DEALCOM PVT. LTD.

[Signature]
Director/Authorised Signatory

[SIGNATURE OF PURCHASERS]

SUPREMUS PROJECTS LLP

[Signature]
Director/Authorised Signatory

JHANTU GARU

[SIGNATURE OF CONFIRMING PARTY]

Drafted by me
Abhijit Mondal
Advocate
Alipore Juggi Road
Kolkata - 700027
F - 189/2007

RECEIPT AND MEMO OF CONSIDERATION

The Vendors mentioned herein above have received from the within named Purchasers the within mentioned sum of Rs. 84,00,000/- (Rupees Eighty Four Lakhs only) by Bank Draft/on line transfer, ^{on different dates} towards full and final payment of the Consideration for sale of the Said Property from the Purchasers described in the **Schedule** above, in the following manner:

*A. Rajuwal
D. Singh
Amulya Beary*

Witnesses:

- 1. *Anand Nath Choudhary* *Harsi Chaudhary*
Susprakash
- 2. *[Signature]* **[SIGNATURE OF THE VENDORS]**

RECEIPT AND MEMO OF CONSIDERATION

The Confirming Party mentioned herein above have received from the within named Purchasers the within mentioned sum of Rs. 18,00,000/- (Rupees Eighteen Lakhs only) by on line transfer ^{on different dates} towards full and final payment of the Consideration for sale of the Said Property from the Purchasers described in the **Schedule** above, in the following manner:

Phani. B.
A. Rajesh
Director/Authorised Signatory
Phani. B.

SUPREMUS PROJECTS LLP

Phani. B.
Director/Authorised Signatory

[SIGNATURE OF THE CONFIRMING PARTY]

Witnesses:

1. *Anand Nath Chatterjee*

2. *Gasul*

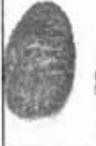
Specimen Form For Ten Fingerprints



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

SIGNATURE : *Hasi Chaudhuri*



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

SIGNATURE : *Srispina Chaudhuri*



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

SIGNATURE : *Ashjit Bhatnagar*

Specimen Form For Ten Fingerprints



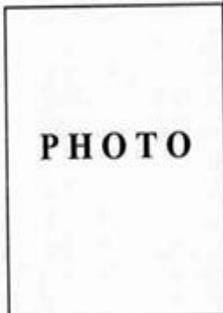
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LEFT HAND					
RIGHT HAND					

SIGNATURE : *Silipkherh...*



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

SIGNATURE : *Minister G...*



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LEFT HAND					
RIGHT HAND					

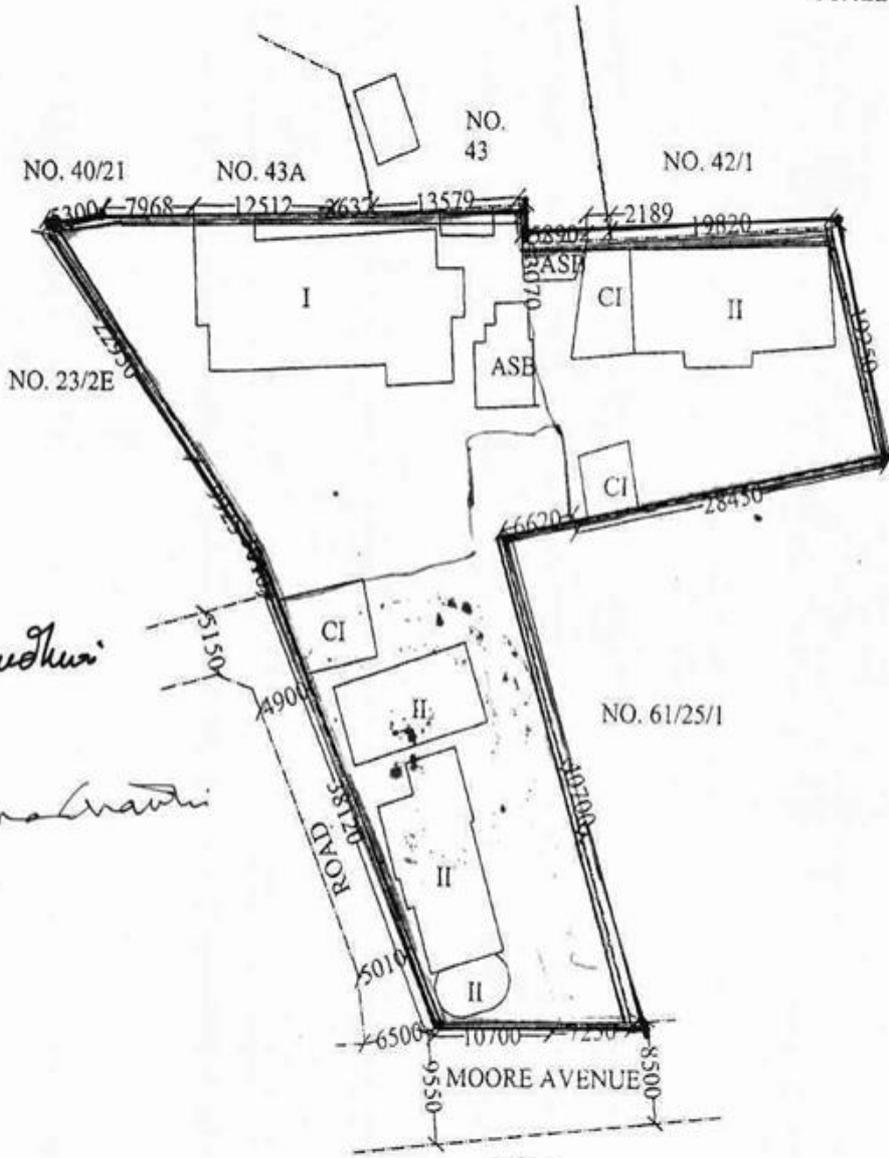
SIGNATURE :

DEED PLAN OF PRE. NO.- 23 . WARD NO.-97,
P.S. - REGENT PARK, MOORE AVENUE, KOLKATA- 700040

AREA OF LAND =35 K.-04CH.



SCALE 1:600



Hasi Chaudhuri
Susarna Chaudhuri

SUPREMUS PROJECTS LLP
Ananta Choudhary
Director/Authorised Signatory

Alpic Builders Pvt. Ltd.
Abhijit Biswal
Director / Authorised Signatory

GOLDBURN DEALCOM PVT. LTD.
Silip Singh
Director/Authorised Signatory



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

GRN Details

GRN: 192021220044281421 Payment Mode: Online Payment
GRN Date: 04/08/2021 18:10:04 Bank/Gateway: ICICI Bank
BRN : 65405477 BRN Date: 04/08/2021 18:08:58
Payment Status: Successful Payment Ref. No: 2001262739/5/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: ALPIC BUILDERS PRIVATE LIMITED
Address: 24, HEMANT BASU SARANI KOLKATA 700001
Mobile: 9475749605
Depositor Status: Buyer/Claimants
Query No: 2001262739
Applicant's Name: Mr Avijit Mondal
Identification No: 2001262739/5/2021
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001262739/5/2021	Property Registration- Stamp duty	0030-02-103-003-02	559181
2	2001262739/5/2021	Property Registration- Registration Fees	0030-03-104-001-16	129846
Total				689027

IN WORDS: SIX LAKH EIGHTY NINE THOUSAND TWENTY SEVEN ONLY.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

HASI CHAUDHURI
DEB KUMAR CHAUDHURI
08/11/1978
Permanent Account Number
AEZPC2597M



Hasni Chaudhuri
Signature

Hasni Chaudhuri

जानकी नथ गिान | भारत सरकार
भारत
GOVERNMENT OF INDIA
SWAPNA CHAUDHARI
JANAKI NATH GHOSH
03/03/1942
Payment Account Number
ACHFC5557B
Signature



Swapna Chaudhary



Alpic Builders Pvt. Ltd.
Abhijit Bishwal
Director / Authorised Signatory



Abhijit Biswal



Silipurghod,

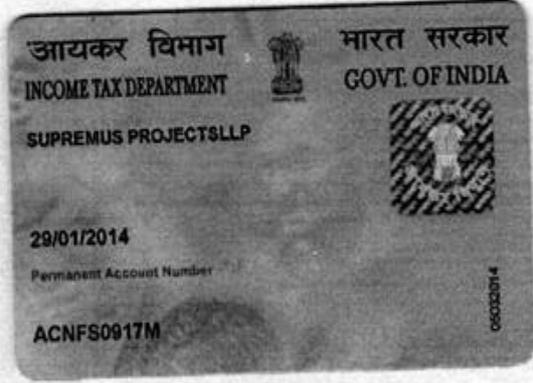
आयकर विभाग
INCOME TAX DEPARTMENT
DILIP KUMAR GHOSH
AMAL KRISHNA GHOSH
15/12/1973
Permanent Account Number
AVIPG8507D
Signature

भारत सरकार
GOVT. OF INDIA



30072010

Dilip Kumar Ghosh



Amrita Chauhan

भारत सरकार
GOVT OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

JHANTU GARU
BIJOY KRISHNA GARU
28/08/1970

Permanent Account Number
AXTPG9586H



Amrita Bose



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No.: 0650/10184/05423

To
Jhantu Garu
S/O Bijoy Krishna Garu
160F BAKUL BAGAN ROAD
Bhawanipore
Bhawanipore
Circus Avenue Kolkata
West Bengal 700025
9748224030
123072791
ME230727910FH



आपका आधार क्रमांक / Your Aadhaar No. :

6579 0923 6170

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Jhantu Garu
Father : BIJOY KRISHNA GARU
DOB : 28/08/1970
Male



6579 0923 6170

मेरा आधार, मेरी पहचान

Jhantu Garu



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1213/30105/00044

09/11/2017

To
Abhijit Biswal
অভিজিৎ বিশওয়াল
S/O: Sarat Biswal
23/2
M L B ROAD
NEAR MYLOVE CLUB
Bally (m)
Bally, Haora, Howrah,
West Bengal - 711201
9903315084



KA397813286FH

39781328



Abhijit Biswal

আপনার আধার সংখ্যা / Your Aadhaar No. :

8126 5338 0414

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India



অভিজিৎ বিশওয়াল,
Abhijit Biswal
পিতা : শরৎ বিশওয়াল
Father : Sarat Biswal

জন্মতারিখ / DOB: 04/02/1982

পুরুষ / Male

8126 5338 0414



আমার আধার, আমার পরিচয়



भारत सरकार
GOVERNMENT OF INDIA



হাসি চৌধুরী
Hasi Chaudhuri
পিতা : দেবকুমার চৌধুরী
Father : DEBKUMAR CHAUDHURI
জন্ম তারিখ / Year of Birth : 1975
মহিলা / Female



2794 0584 4714

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
২৩, মুর এভিনিউ, রিজেন্ট পার্ক,
রিজেন্ট পার্ক, কোলকাতা, পশ্চিমবঙ্গ,
700040

Address:
23, MOORE AVENUE,
REGENT PARK, Regent
Park S.O, Regent Park,
Kolkata, West Bengal,
700040

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

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

Hasi Chaudhuri



भारत सरकार
GOVERNMENT OF INDIA



স্বপ্না চৌধুরী
Swapna Choudhuri
পতি : দেবকুমার চৌধুরী
Husband : DEBKUMAR CHAUDHURI
জন্ম বর্ষ / Year of Birth : 1947
মহিলা / Female



4150 0568 7503

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিনয়িত পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
২৩, মুর এভিনিউ, রিজেন্ট পার্ক,
রিজেন্ট পার্ক, কোলকাতা, পশ্চিমবঙ্গ,
700040

Address:
23, MOORE AVENUE,
REGENT PARK, Regent
Park S.O, Regent Park,
Kolkata, West Bengal,
700040

1947
1800 180 1947

help@uidai.gov.in

www
www.uidai.gov.in

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

Swapna Choudhuri



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1111/23810/02711

13/03/2014

To
Dilip Kumar Ghosh
দিলীপ কুমার ঘোষ
EAST BARISHAL NAGAR
North Dumdum (m)
Nimta, North 24 Parganas
West Bengal - 700049



KL816923883FT

81692388



আপনার আধার সংখ্যা / Your Aadhaar No. :

6348 4970 7180

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



দিলীপ কুমার ঘোষ
Dilip Kumar Ghosh
পিতা : অমল কৃষ্ণ ঘোষ
Father : Amal Krishna Ghosh

জন্মতারিখ/DOB: 15/12/1973
পুরুষ / Male



6348 4970 7180

আধার - সাধারণ মানুষের অধিকার

Dilip Kumar Ghosh

IDENTITY CARD
ALIPORE BAR ASSOCIATION
(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)
KOLKATA - 700 027
PHONE : CIVIL : 2479-9335/7330, CRIMINAL : 2479-1477

Card No. IC/867

Name AVIJIT MONDAL Advocate
Father's/Husband's name Mrinmoy kumar mondal

Address Majilpur Circus Math, P.O- Joynagar Majilpur,
P.S- Joynagar, South 24pgs.

Ph. No. 94757 49605

W.B. Bar Council Enrolment No. F/189/2007 *Sankar Banerjee*
SECRETARY

Sankar Banerjee

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

JHANTU GARU
BIJOY KRISHNA GARU
26/08/1970

Permanent Account Number
AXTPG9566H



Signature

Abhinav Kumar

SUPREMUS PROJECTS LLP

37C, Hindustan Road, Kolkata-700 029

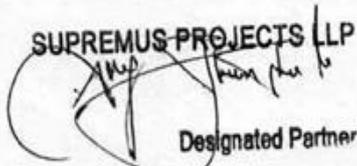
Ref: **ALL THAT** piece and parcel of land 4 (Four) Cottahs 14 (Fourteen) Chittacks 15 (Fifteen) Square Feet together with one and half storied building at No. 23, Manick Bandopadhya Sarani (previously known as Moore Avenue), Police Station- Regent Park, Kolkata - 700040 (**Said Property**).

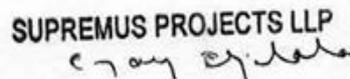
RESOLUTION

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE DESIGNATED PARTNERS OF THE FIRM, **SUPREMUS PROJECTS LLP**, AN EXISITING LIMITED PARTNERSHIP FIRM INCORPORATED UNDER THE LIMITED PARTNERSHIP ACT, 2008, HAVING ITS REGISTERED OFFICE AT 37C, HINDUSTAN ROAD, KOLKATA-700029 ON 04.08.2021.

RESOLVED THAT, we the Directors of the above mentioned Company (1) **ANURAG JHUNJHUNWALA**, son of Deepak Jhunjhunwala, (2) **SANJAY JHUNJHUNWALA**, son of Kashi Prosad Jhunjhunwala, both are working for gain at 37C, Hindustan Road, Kolkata-700029, all are Nationality Indian, by faith Hindu, by occupation Business, are authorizing **JHANTU GARU**, son of Bijoy Krishna Garu, working for gain at 37C, Hindustan Road, Kolkata-700029, as the **AUTHORISED SIGNATORY** of the Firm who is authorized to sign and execute registered Deed of Conveyance, Cancellation of Development Agreement and Revocation of Power of Attorney and any other documents and appear before any competent registration office, if required in connection with the Said Property as and when required on behalf of the Firm.

RESOLVED ALSO THAT, certified true copy of this resolution be filed with the proper authority, duly certified by the Designated Partners of the Firm.

SUPREMUS PROJECTS LLP

Designated Partner
A J

SUPREMUS PROJECTS LLP

Designated Partner
S J

Major Information of the Deed

Deed No :	I-1605-01991/2021	Date of Registration	18/08/2021
Query No / Year	1605-2001262739/2021	Office where deed is registered	
Query Date	27/07/2021 10:17:39 AM	1605-2001262739/2021	
Applicant Name, Address & Other Details	Avijit Mondal Alipore Judges Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9475749605, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 18,00,000/-]		
Set Forth value	Market Value		
Rs. 1,02,00,000/-	Rs. 1,11,83,197/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,59,231/- (Article:23)	Rs. 1,29,846/- (Article:A(1), E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

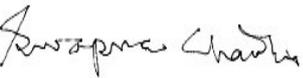
District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Manik Bandopadhyay Sarani (Moore Avenue), , Premises No: 23, , Ward No: 097 Pin Code : 700040

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 14 Chatak 15 Sq Ft	1,00,40,000/-	1,10,15,628/-	Property is on Road
Grand Total :				8.0781Dec	100,40,000 /-	110,15,628 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	1,60,000/-	1,67,569/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 33 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		300 sq ft	1,60,000 /-	1,67,569 /-	

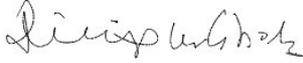
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Hasi Chaudhuri Daughter of Late Deb Kumar Chaudhuri Executed by: Self, Date of Execution: 05/08/2021 , Admitted by: Self, Date of Admission: 05/08/2021 ,Place : Office	 05/08/2021	 LTI 05/08/2021	 05/08/2021
23, Manick Bandopadhyay Sarani, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx7M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/08/2021 , Admitted by: Self, Date of Admission: 05/08/2021 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mrs Swapna Chaudhuri Wife of Late Deb Kumar Chaudhuri Executed by: Self, Date of Execution: 05/08/2021 , Admitted by: Self, Date of Admission: 05/08/2021 ,Place : Office	 05/08/2021	 LTI 05/08/2021	 05/08/2021
23, Manick Bandopadhyay Sarani, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACxxxxxx7B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/08/2021 , Admitted by: Self, Date of Admission: 05/08/2021 ,Place : Office				
3	SUPREMUS PROJECTS LLP 37C, Hindustan Road, City:- , P.O:- Gariahat Complex, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.:: ACxxxxxx7M,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative			

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ALPIC BUILDERS PRIVATE LIMITED 24, Hemant Basu Sarani, 5th Floor, Room No.507, City:- Kolkata, , P.O:- Regent Park, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx7D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	GOLDBURN DEALCOMM PRIVATE LIMITED 24, Hemant Basu Sarani, 5th Floor, Room No.507, City:- Kolkata, , P.O:- R N Mukherjee Road, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx9L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Abhijit Biswal Son of Mr Sarat Biswal Date of Execution - 05/08/2021, , Admitted by: Self, Date of Admission: 05/08/2021, Place of Admission of Execution: Office			
		Aug 5 2021 1:17PM	LTI 05/08/2021	05/08/2021
24, Hemant Basu Sarani, 5th Floor, Room No.507, City:- Kolkata, , P.O:- R N Mukherjee Road, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: BOxxxxxx3Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ALPIC BUILDERS PRIVATE LIMITED (as Authorised Signatory)				
2	Name Mr Dilip Kumar Ghosh, (Alias Name: Mr Dilip Kr Ghosh) Son of Late Amal Krishna Ghosh Date of Execution - 05/08/2021, , Admitted by: Self, Date of Admission: 05/08/2021, Place of Admission of Execution: Office			
		Aug 5 2021 1:18PM	LTI 05/08/2021	05/08/2021
24, Hemant Basu Sarani, 5th Floor, Room No.507, City:- Kolkata, , P.O:- R N Mukherjee Road, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AVxxxxxx7D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : GOLDBURN DEALCOMM PRIVATE LIMITED (as Authorised Signatory)				
3	Name Mr Jhantu Garu (Presentant) Son of Mr Bijoy Krishna Garu Date of Execution - 05/08/2021, , Admitted by: Self, Date of Admission: 05/08/2021, Place of Admission of Execution: Office			
		Aug 5 2021 1:19PM	LTI 05/08/2021	05/08/2021
37C, Hindustan Road, City:- , P.O:- Gariahat Complex, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AXxxxxxx6H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SUPREMUS PROJECTS LLP				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Avijit Mondal Son of Mr Mrinmoy Mondal Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027			
	05/08/2021	05/08/2021	05/08/2021
Identifier Of Mrs Hasi Chaudhuri, Mrs Swapna Chaudhuri, Mr Abhijit Biswal, Mr Dilip Kumar Ghosh, Mr Jhantu Garu			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Hasi Chaudhuri	ALPIC BUILDERS PRIVATE LIMITED-2.01953 Dec,GOLDBURN DEALCOMM PRIVATE LIMITED-2.01953 Dec
2	Mrs Swapna Chaudhuri	ALPIC BUILDERS PRIVATE LIMITED-2.01953 Dec,GOLDBURN DEALCOMM PRIVATE LIMITED-2.01953 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Hasi Chaudhuri	ALPIC BUILDERS PRIVATE LIMITED-75.00000000 Sq Ft,GOLDBURN DEALCOMM PRIVATE LIMITED-75.00000000 Sq Ft
2	Mrs Swapna Chaudhuri	ALPIC BUILDERS PRIVATE LIMITED-75.00000000 Sq Ft,GOLDBURN DEALCOMM PRIVATE LIMITED-75.00000000 Sq Ft

Endorsement For Deed Number : I - 160501991 / 2021

On 05-08-2021

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

Presented for registration at 12:20 hrs on 05-08-2021, at the Office of the A.D.S.R. ALIPORE by Mr Jhantu Garu ,.

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 1,11,83,197/-

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

Execution is admitted on 05/08/2021 by 1. Mrs Hasi Chaudhuri, Daughter of Late Deb Kumar Chaudhuri, 23, Manick Bandopadhyay Sarani, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession Business, 2. Mrs Swapna Chaudhuri, Wife of Late Deb Kumar Chaudhuri, 23, Manick Bandopadhyay Sarani, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession House wife

Indetified by Mr Avijit Mondal, , , Son of Mr Mrinmoy Mondal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 05-08-2021 by Mr Abhijit Biswal, Authorised Signatory, ALPIC BUILDERS PRIVATE LIMITED (Private Limited Company), 24, Hemant Basu Sarani, 5th Floor, Room No.507, City:- Kolkata, , P.O:- Regent Park, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr Avijit Mondal, , , Son of Mr Mrinmoy Mondal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 05-08-2021 by Mr Dilip Kumar Ghosh, , Mr Dilip Kr Ghosh Authorised Signatory, GOLDBURN DEALCOMM PRIVATE LIMITED (Private Limited Company), 24, Hemant Basu Sarani, 5th Floor, Room No.507, City:- Kolkata, , P.O:- R N Mukherjee Road, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr Avijit Mondal, , , Son of Mr Mrinmoy Mondal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 05-08-2021 by Mr Jhantu Garu, Authorised Signatory, SUPREMUS PROJECTS LLP (LLP), 37C, Hindustan Road, City:- , P.O:- Gariahat Complex, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Indetified by Mr Avijit Mondal, , , Son of Mr Mrinmoy Mondal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,29,846/- (A(1) = Rs 1,11,832/- ,B = Rs 18,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,29,846/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/08/2021 6:10PM with Govt. Ref. No: 192021220044281421 on 04-08-2021, Amount Rs: 1,29,846/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 65405477 on 04-08-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,59,181/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 5,59,181/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2966, Amount: Rs.50/-, Date of Purchase: 19/02/2021, Vendor name: P K BHATTACHARYA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/08/2021 6:10PM with Govt. Ref. No: 192021220044281421 on 04-08-2021, Amount Rs: 5,59,181/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 65405477 on 04-08-2021, Head of Account 0030-02-103-003-02



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 18-08-2021

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.



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2021, Page from 85032 to 85076

being No 160501991 for the year 2021.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR
Date: 2021.08.24 12:17:21 +05:30
Reason: Digital Signing of Deed.

**(Sukanya Talukdar) 2021/08/24 12:17:21 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.**

(This document is digitally signed.)