

11964/2023

12081/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

82AB 341432



1539
17/8
93.0406 do
2/08/23
2082426/23
9000000

Certified that the Document is admitted of Registration. The Signature Sheet and the endorsement sheets attached to this document are the part this Documents

[Signature]
Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

24 AUG 2023

DEED OF CONVEYANCE

1. Date: 17th of August 2023
2. Nature of Document: DEED OF SALE

32493

K. G. TRIPATHI
Advocate
High Court Calcutta

SOLD TO.....
OF.....
RS.....
JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE
LICENSED STAMP VENDOR
NO 351RS2018

23 JUN 2023

23 JUN 2023



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
17 AUG 2023



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



192023240173080288

GRN Details

GRN:	192023240173080288	Payment Mode:	SBI Epay
GRN Date:	17/08/2023 10:18:18	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	1952500986712	BRN Date:	17/08/2023 10:19:04
Gateway Ref ID:	0	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	170820232017308027	Payment Init. Date:	17/08/2023 10:18:18
Payment Status:	Successful	Payment Ref. No:	2002082426/5/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr Ravi Khaitan
Address:	1,NS Road Kolkata 700001
Mobile:	9830339883
Period From (dd/mm/yyyy):	17/08/2023
Period To (dd/mm/yyyy):	17/08/2023
Payment Ref ID:	2002082426/5/2023
Dept Ref ID/DRN:	2002082426/5/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002082426/5/2023	Property Registration- Stamp duty	0030-02-103-003-02	269990
2	2002082426/5/2023	Property Registration- Registration Fees	0030-03-104-001-16	90000
3	2002082426/5/2023	Mutation/Conversion -Receipt	0029-00-800-028-27	277

Total 360267

IN WORDS: THREE LAKH SIXTY THOUSAND TWO HUNDRED SIXTY SEVEN ONLY.

PAID



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



170820232017308027

GRIPS Payment Detail

GRIPS Payment ID:	170820232017308027	Payment Init. Date:	17/08/2023 10:18:18
Total Amount:	360267	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	1952500986712	BRN Date:	17/08/2023 10:19:04
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr Ravi Khaitan
Mobile: 9830339883

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240173080288	Directorate of Registration & Stamp Revenue	360267
Total			360267

IN WORDS: **THREE LAKH SIXTY THOUSAND TWO HUNDRED SIXTY SEVEN ONLY.**
DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

PAID

3. Parties:

3.1 Vendor: Sanat Kumar Ghosh alias **Sanat Kumar Bangal (AADHAR No. 8106 3062 5452) (PAN-ANXPG0629D)**, S/O Late Bimal Kumar Ghosh, aged about- years, by faith-Hindu, By occupation- Service, residing at Kirtipur Thakurtala, P.O- Kirtipur, P.S- Rajarhat (Previously Barasat), District- North 24 Parganas, West Bengal-700128 ; hereinafter referred to as "**VENDOR**" (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest, legal representatives and assigns) of the **First Part**.

AND

3.2 Purchaser East Commercial Private Limited,[PAN- AABCE0617M], a company registered under the Companies Act, 1956, having its registered office at 1,Netaji Subhash Road,Kolkata-700001, being represented by its Authorized Signatory- Mr. Jitendra Kumar Singh, S/o Late Ramchabila Singh, [PAN - ENOPS1448K], [Aadhar - 4353 4807 0521], resident of 2, Dakshinpara 3rd Lane, P.O - Morepukur, P.S - Rishra, Dist - Hooghly, Pincode - 712250 hereinafter referred to and called as the "**PURCHASER / VENDEE**" (The expression wherever they occur in the body shall mean and include them, their legal heirs, successors, legal representatives, administrators, executors, transferee(s), beneficiary(ies), assignee(s) of the **Second Part**.

AND

4. Subject Matter of Sale:

All that piece and parcel of land measuring more or less **93.0404 Decimal** in various dag numbers under L.R. Khatian No. 1046, 1061, 1062 and 222 lying and situated at Mouza: Kamduni, J.L. no. 188 under Police Station-Rajarhat (Previously Barasat), District - 24 Paraganas (North) hereinafter referred to as



Handwritten mark

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
17 AUG 2023

"The Said Property" and more fully described in the schedule mentioned here under and also demarcated with **'RED'** mark in the plan annexed herewith.

5. Background:

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

WHEREAS one Bimal Kumar Bangal was the absolute owner and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in possession of all that land admeasuring 276 Decimal in various dag numbers as mentioned in the schedule herein below.

AND WHEREAS said Bimal Kumar Bangal out of nature love and affection gifted land admeasuring 93.0404 Decimal out 276 Decimals in various dag numbers morefully described in the schedule herein below to his youngest son Mr. Sanat Bangal by virtue of a Gift Deed dated 18.06.1999 registered with the office of Additional District Sub- Registrar at Barasat, in Book No-I, Volume No-77, pages from 38-49, being deed no. 2787 for the year of 1999.

AND WHEREAS by the Gift Deed No. 2787 of 1999 Mr. Sanat Kumar Bangal, became the absolute owner of 93.0404 decimal in various numbers morefully described in the schedule herein below and thereafter he mutated his name in the record of Block Land and Land Reforms Office under Khatian No-1046, 1061, 1062.

AND WHEREAS That the Vendor hereïn is now desirous of selling of All that land measuring more or less 93.0404 Decimal in various numbers morefully described in the schedule herein below to the Purchaser **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and reputed so to be the

easement right in respect of the said Property for ingress and egress and for laying telephone, water and electric connection, through under or over the said paths and passages together with all sorts of easement rights and all right appertaining thereto, vacant from all encumbrances.

- 5.1.1 The Said Property or any part thereof is not the subject matter of any mortgage, charge, lien, security and/or guarantee of any nature whatsoever.
- 5.1.2 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 or any part thereof.
- 5.1.3 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.
- 5.1.4 The Said Property and/or the Said Land 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.
- 5.1.5 No part of the Said Property and/or the Said Land has been or is liable to be acquired and/or vested under the West Bengal Land Reforms Act, 1955 and/or under any other law and no proceedings have been initiated or are pending in respect thereof.
- 5.2 Relying on the aforesaid Representations of the Vendor and believing the same to be true and correct, the Purchaser has agreed to purchase the

Said Property and this Deed of Conveyance is now being executed to give effect to the transfer of the Said Property by the Vendor to the Purchaser.

5.3 That the Purchaser had approached the Vendor for purchasing the said Property for a consideration of Rs.90,00,000/- (Rupees Ninety Lakh) only and the Vendor have agreed to it.

6 NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.90,00,000/- (Rupees Ninety Lakh) only, paid to the Vendor from the Purchaser at or immediately before the execution of these presents (the receipt whereof the Vendor do hereby admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the Purchaser, its successors and assigns and every one of them and also the said "Property"), the Vendor as beneficial Owner do by these presents indefeasibly grant, sell, convey, and transfer, assign and assure unto the Purchaser and/or its successors and assigns vacant, free from encumbrances, attachment and other defects in title **ALL THAT** "the said Property" **HOWSOEVER** otherwise "the said Property" now or heretofore were or was situate, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** the land or ground whereupon or on part whereof the same is erected and built **TOGETHER FURTHER WITH** all houses, outhouses or other buildings, erections, fixtures, walls, yards, courtyards and benefit and advantages of ancient and other lights, liberties, easements, privileges, appendages and appurtenances whatsoever to "the said Property" or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendor into and upon "the said Property" or every

part thereof AND all deeds, pattas, muniments, writings and evidences of title which in any wise relate to the said land or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendor, his heirs, executors, administrators, legal representatives and assigns or any persons from whom he or they can or may procure the same without action or suit at law or in equity **TO ENTER INTO AND HAVEHOLD, POSSESS AND ENJOY** the said land and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenances unto and to the use of the Purchaser, its successors and assigns forever freed and discharged from or otherwise by the Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens, etc. whatsoever created or suffered by the Vendor from to these presents **AND** the Vendor do hereby for himself, his heirs, executors, administrators, legal representatives and assigns covenant with the Purchaser, its successors and assigns, **THAT** notwithstanding any act, deed or thing whatsoever, by the Vendor or by any of its predecessors and ancestors in title, done or executed or knowingly suffered to the contrary, they the Vendor had at all material times heretofore and now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said land hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser, its successors and assigns in the manner aforesaid **AND THAT** the Purchaser, its successors and assigns shall and may at all times hereafter, peaceably and quietly enter into hold, possess and enjoy the said land and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, hinder and interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for them or from or under any of its ancestors or predecessors in title **AND THAT** free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs

and expenses of the Vendor well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any of his ancestors or predecessors in title or any person or persons and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for them, the Vendor or from or under any of his predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser, its successors and assigns do and execute, or cause to be done and executed perfectly assuring the said land and every part thereof unto and to the use of the Purchaser, its successors and assigns according to the true intent and meaning of these presents as shall or may be reasonably required **AND FURTHER THAT** the Vendor and his heirs, executors, administrators, legal representatives and assigns shall at all times hereafter indemnify and keep indemnified the Purchaser, its successors and assigns against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendor to the said land or any breach of the covenants hereunder contained.

7 THE SAID VENDOR HEREBY COVENANTS WITH THE SAID PURCHASER AS FOLLOWS :-

- a) The Vendor are otherwise well and sufficiently entitled to **'The Said Property'** described in the **SCHEDULE** of the said property hereunder written and the same is his self-acquired property. Its title to **The Said Property'** is free and marketable;
- b) No other person except the Vendor have any right, claim or demand in respect of **'The Said Property'** or any part thereof;
- c) The Vendor have not created any sale, gift, mortgage, charge, lien, lease or any other adverse right or any other encumbrance whatsoever or howsoever

on **The Said Property'** and **The Said Property'** is not subject to any claim or demand, encumbrance, attachment or any process issued by any Court or Authority and the Vendor hereby declare that they shall hereafter not create any third party rights or whatsoever nature in respect of **The Said Property'**;

d) The Vendor have not entered into any agreement or arrangement, oral or written with regard to the sale of **The Said Property'**;

e) There are no proceedings instituted by or against the Vendor in respect of **The Said Property'** and pending in any Court or before any authority and **The Said Property'** is not under any lis pendens;

f) The Vendor have not received any notice of acquisition or requisition from the Government of West Bengal or any authority or authorities in respect of **The Said Property'**; and

g) The Vendor hereby covenant with the Purchaser, its successors, persons/successors-in-office and assigns to save, harmless, indemnify and keep indemnified the Purchaser, its successors, persons/successors-in-office and assigns from or against all encumbrances, charges and equities whatsoever; and

h) The Vendor shall at the request and costs of the Purchaser, its successors, persons/successors-in-office and 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 the aforesaid manner.

**SCHEDULE ABOVE REFERRED TO
[THE SAID PROPERTY]**

All that vacant land, in various dag numbers morefully described in the table/list herein below, admeasuring **93.0404 Decimal** of L.R. Khatian no. 1046, 1061, 1062 and 222 lying and situated at Mouza: Kamduni, J.L. no. 188 under Police Station-Rajarhat (Previously Barasat), District - 24 Paraganas (North) and marked with '**Red**' border in the plan annexed herewith **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances.

Dag No.	L.R. Khatian No.	Area Sold (Decimal)
832	1061	0.7497
833	1061	0.6109
834	1061	0.5553
835	1061	0.6386
879	1061	4.0539
880	1046	2.86
881	1046	8.8298
882	1062	1.1384
884	1062	69
886	1046	0.0693
886/1032	1046	0.0833
886/1034	1046	0.5553
884/1044	1046	0.0278
884/1045	1046	0.2777
880/1050	1046	0.0278

Saraf Kumar Ghosh

No road facility.

880/1051	1046	0.1111
879/1053	1046	0.1944
830/1102	222	1.4167
831/1103	1061	0.6667
884/1041	1062	0.3333
882/1046	1062	0.0555
882/1047	1062	0.1666
881/1049	1046	0.1944
286/1066	1061	0.0083
108/1021	1061	0.0381
286	1061	0.0173
423	1061	0.0104
488	1061	0.3498
		93.0404

And butted and bounded by in the manner as follows:-

Dag No.	North (Dag No.)	South (Dag No.)	East (Dag No.)	West (Dag No.)
832	813	884	832(P)	880
833	884	884	884	880
834	836	880	880	835
835	838	880	834	839
879	857	880	835	878
880	879	881	884	877
881	880	882	882	876

Sanet Kumar Ghosh

882	881	884	884	881
884	832	884	GP Road	833
886	884	4295/5212	GP Road	886/1034
886/1032	884	4295	886/1033	4292/5211
886/1034	884	4295	886/1033	884
884/1044	884/1043	884/1041	884	875
884/1045	882/1046	884/1044	884	875
880/1050	878	876	880	877
880/1051	878	876	880/1050	877
879/1053	880/1054	880	879	878
830/1102	830	829	829	831/1103
831/1103	831	832	830/1102	814
884/1041	884/1042	884/1040	884	875
882/1046	876	875	882	887
882/1047	881	882	881	876
881/1049	881	882	881	876
286/1066	286/1067	286/1065	286	286
108/1021	108/1020	108/1029	108	108/1022
286	285	288	939	286/1066
423	422	424	1033	433
488	487	489	484	501

— Sanat Kumar Shesh.

IN WITNESS WHEREOF the parties hereto have executed these presents on this 17th day of August, 2023 first mentioned above.

Executed and Delivered by the **Vendor and Purchaser** at Kolkata in the presence of:

G. Venkatesh Choudhary
6 NS Road, Kolkata-1

Santosh Aggarwal
1. N. S. Road Kolkata-1

Sauat Kumar Ghosh.

Signature of the Vendor

EAST COMMERCIAL PVT. LTD.

Jitendra Kr Singh
Authorized Signatory,

Signature of the Purchaser

Drafted By Me:

Drafted by me

Soham Basu.

SOHAM BASU, Advocate
Enrolment No.-F/2388/2031/2019
Allpore Judges Court

RECEIPT AND MEMO OF CONSIDERATION

The Vendor Sanat Kumar Ghosh alias Sanat Kumar Bangal confirms having received from the Purchaser the sum of Rs. 90,00,000/- (Rupees Ninety Lakh) only towards full consideration for Sale of the Said Property in the manner following:

Date	Demand Draft No.	In favour of	Bank	Amount (Rs.)
16.08.2023	506940	Sanat Kumar Ghosh	ICICI Bank	Rs.90,00,000/-
				Rs.90,00,000/-

(Rupees Ninety Lakh) only

Witnesses:

1. Moumita Ghosh Roy
Po. + Po. Madhyamgram, Kol-929
2. Salawati Malik
Vill + Po. Matengraha
P.S. Rajarhat- 24 P.S.

Sanat Kumar Ghosh.

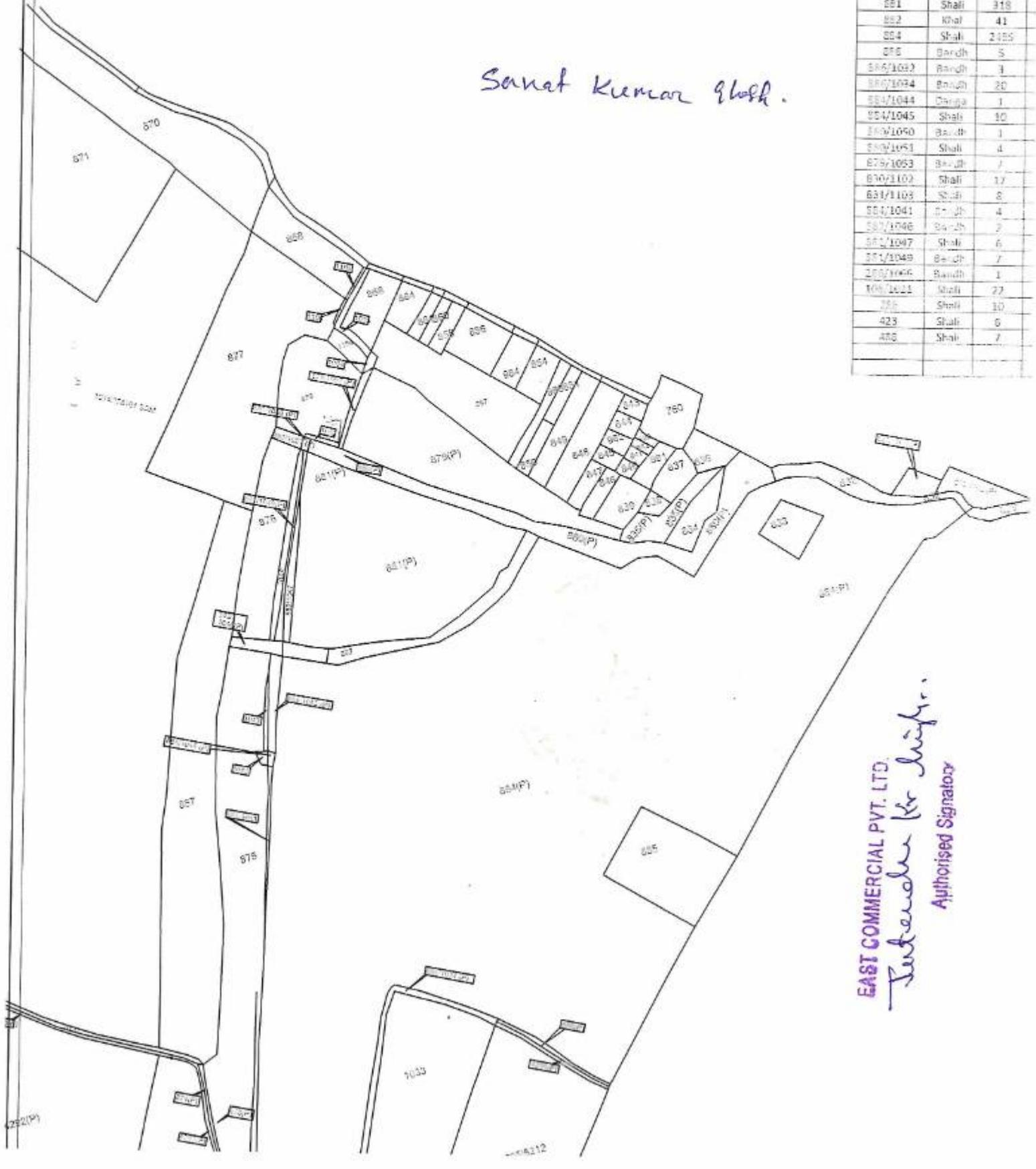
Signature of Vendor

SITE PLAN OF DAG, MOUZA KAMDUNI J.L - 188, P.S - RAJARHAT GRAM PANCH KIRTIPUR 2, NORTH 24 PARGANAS .

**OWNER NAME EAST COMMERCIAL PVT.LTD.
TOTAL AREA - 94.03 SATAK.**

Dag No.	Classification	Dag Area (Satak)
832	Khal	27
833	Shali	22
834	Shali	20
835	Khal	23
879	Shali	146
880	Khal	103
881	Shali	318
882	Khal	41
884	Shali	2185
885	Bandh	5
886/1032	Bandh	1
887/1034	Bandh	20
887/1044	Darga	1
887/1045	Shali	10
887/1050	Bandh	1
887/1051	Shali	4
879/1053	Bandh	7
879/1103	Shali	17
881/1103	Shali	8
881/1041	Shali	4
881/1046	Bandh	2
881/1047	Shali	6
881/1048	Bandh	7
200/1000	Bandh	1
100/1021	Shali	27
750	Shali	10
423	Shali	6
480	Shali	7

Sanat Kumar Ghosh.



EAST COMMERCIAL PVT. LTD.
Sutender Kr Singh
Authorised Signatory

SPECIMEN FORM FOR TEN FINGER PRINTS



Tufender Kr Singh

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



Sandeep Kumar Goshh

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



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



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

Major Information of the Deed

Deed No :	I-1904-12081/2023	Date of Registration	24/08/2023
Query No / Year	1904-2002082426/2023	Office where deed is registered	
Query Date	14/08/2023 6:33:18 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	BIDISHA DAS HIGH COURT CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8668417875, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 90,00,000/-	Rs. 90,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 2,70,000/- (Article:23)	Rs. 90,084/- (Article:A(1), M(a), M(b), I)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Kamduni, Pin Code : 700135

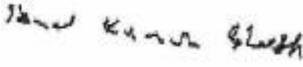
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-832 (RS :-)	LR-1061	Bastu	Khal	0.7497 Dec	72,518/-	72,518/-	Width of Approach Road: 20 Ft.,

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Kamduni, JI No: 188, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-884 (RS :-)	LR-1062	Bastu	Shali	69.0002 Dec	66,74,370/-	66,74,370/-	Width of Approach Road: 20 Ft.,
L3	LR-833 (RS :-)	LR-1061	Bastu	Shali	0.6109 Dec	59,092/-	59,092/-	Width of Approach Road: 20 Ft.,
L4	LR-834 (RS :-)	LR-1061	Bastu	Shali	0.5553 Dec	53,714/-	53,714/-	Width of Approach Road: 20 Ft.,
L5	LR-835 (RS :-)	LR-1061	Bastu	Khal	0.6386 Dec	61,771/-	61,771/-	Width of Approach Road: 20 Ft.,
L6	LR-879 (RS :-)	LR-1061	Bastu	Shali	4.0539 Dec	3,92,133/-	3,92,133/-	Width of Approach Road: 20 Ft.,
L7	LR-880 (RS :-)	LR-1046	Bastu	Khal	2.86 Dec	2,76,647/-	2,76,647/-	Width of Approach Road: 20 Ft.,
L8	LR-881 (RS :-)	LR-1046	Bastu	Shali	8.8298 Dec	8,54,106/-	8,54,106/-	Width of Approach Road: 20 Ft.,
L9	LR-882 (RS :-)	LR-1062	Bastu	Khal	1.1384 Dec	1,10,117/-	1,10,117/-	Width of Approach Road: 20 Ft.,
L10	LR-886 (RS :-)	LR-1046	Bastu	Baluband h	0.0693 Dec	6,703/-	6,703/-	Width of Approach Road: 20 Ft.,
L11	LR-886/1032 (RS :-)	LR-1046	Bastu	Baluband h	0.0833 Dec	8,057/-	8,057/-	Width of Approach Road: 20 Ft.,
L13	LR-886/1034 (RS :-)	LR-1046	Bastu	Baluband h	0.5553 Dec	53,714/-	53,714/-	Width of Approach Road: 20 Ft.,

L14	LR-884/1044 (RS :-)	LR-1046	Bastu	Baluband h	0.0278 Dec	2,689/-	2,689/-	Width of Approach Road: 20 Ft.,
L15	LR-884/1045 (RS :-)	LR-1046	Bastu	Shali	0.2777 Dec	26,861/-	26,861/-	Width of Approach Road: 20 Ft.,
L16	LR-880/1050 (RS :-)	LR-1046	Bastu	Baluband h	0.0278 Dec	2,689/-	2,689/-	Width of Approach Road: 20 Ft.,
L17	LR-880/1051 (RS :-)	LR-1046	Bastu	Shali	0.1111 Dec	10,746/-	10,746/-	Width of Approach Road: 20 Ft.,
L18	LR-879/1053 (RS :-)	LR-1046	Bastu	Baluband h	0.1944 Dec	18,804/-	18,804/-	Width of Approach Road: 20 Ft.,
L19	LR-830/1102 (RS :-)	LR-222	Bastu	Shali	1.4167 Dec	1,37,037/-	1,37,037/-	Width of Approach Road: 20 Ft.,
L20	LR-831/1103 (RS :-)	LR-1061	Bastu	Shali	0.6667 Dec	64,489/-	64,489/-	Width of Approach Road: 20 Ft.,
L21	LR-884/1041 (RS :-)	LR-1062	Bastu	Baluband h	0.3333 Dec	32,240/-	32,240/-	Width of Approach Road: 20 Ft.,
L22	LR-882/1046 (RS :-)	LR-1062	Bastu	Baluband h	0.0555 Dec	5,368/-	5,368/-	Width of Approach Road: 20 Ft.,
L23	LR-882/1047 (RS :-)	LR-1062	Bastu	Shali	0.1666 Dec	16,115/-	16,115/-	Width of Approach Road: 20 Ft.,
L24	LR-881/1049 (RS :-)	LR-1046	Bastu	Baluband h	0.1944 Dec	18,804/-	18,804/-	Width of Approach Road: 20 Ft.,
L26	LR-286/1066 (RS :-)	LR-1061	Bastu	Baluband h	0.0083 Dec	1,017/-	1,017/-	Width of Approach Road: 20 Ft.,
L27	LR-108/1021 (RS :-)	LR-1061	Bastu	Shali	0.0381 Dec	3,685/-	3,685/-	Width of Approach Road: 20 Ft.,
L28	LR-286 (RS :-)	LR-1061	Bastu	Shali	0.0173 Dec	1,673/-	1,673/-	Width of Approach Road: 20 Ft.,
L29	LR-423 (RS :-)	LR-1061	Bastu	Shali	0.0104 Dec	1,005/-	1,005/-	
L30	LR-488 (RS :-)	LR-1061	Bastu	Shali	0.3498 Dec	33,836/-	33,836/-	Width of Approach Road: 20 Ft.,
		TOTAL :			92.2909Dec	89,27,482 /-	89,27,482 /-	
		Grand Total :			93.0406Dec	90,00,000 /-	90,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Sanat Kumar Ghosh, (Alias: Mr Sanat Kumar Bangal) Son of Mr Bimal Kumar Ghosh Executed by: Self, Date of Execution: 17/08/2023 , Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	17/08/2023	LTI 17/08/2023		17/08/2023
Kirttipur, Block/Sector: Thakur Tala, City:- Not Specified, P.O:- Badu, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700128 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: anxxxxxx9d, Aadhaar No: 81xxxxxxxx5452, Status :Individual, Executed by: Self, Date of Execution: 17/08/2023 , Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	East Commercial Private Limited 1, N.S Road, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx7M,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 Jitendra Kumar Singh (Presentant) Son of Late Ram Chabila Singh Date of Execution - 17/08/2023, , Admitted by: Self, Date of Admission: 17/08/2023, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Aug 17 2023 5:48PM	LTI 17/08/2023		17/08/2023
City:- Rishra, P.O:- MOREPUKUR, P.S:-Rishra, District:-Hooghly, West Bengal, India, PIN:- 712250, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: enxxxxxx8k, Aadhaar No: 43xxxxxxxx0521 Status : Representative, Representative of : East Commercial Private Limited (as REPRESENTATIVE)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Lakshmikanta Halder Son of Mr Madhu Halder Motilal Gupta Road, City:- Not Specified, P.O:- Borisha, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700008			
	17/08/2023	17/08/2023	17/08/2023

Identifier Of Mr Sanat Kumar Ghosh, Mr Jitendra Kumar Singh

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Sanat Kumar Ghosh	East Commercial Private Limited-0.7497 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	Mr Sanat Kumar Ghosh	East Commercial Private Limited-0.0693 Dec

Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
1	Mr Sanat Kumar Ghosh	East Commercial Private Limited-0.0833 Dec

Transfer of property for L13

Sl.No	From	To. with area (Name-Area)
1	Mr Sanat Kumar Ghosh	East Commercial Private Limited-0.5553 Dec

Transfer of property for L14

Sl.No	From	To. with area (Name-Area)
1	Mr Sanat Kumar Ghosh	East Commercial Private Limited-0.0278 Dec

Transfer of property for L15

Sl.No	From	To. with area (Name-Area)
1	Mr Sanat Kumar Ghosh	East Commercial Private Limited-0.2777 Dec

Transfer of property for L16

Sl.No	From	To. with area (Name-Area)
1	Mr Sanat Kumar Ghosh	East Commercial Private Limited-0.0278 Dec

Transfer of property for L17

Sl.No	From	To. with area (Name-Area)
1	Mr Sanat Kumar Ghosh	East Commercial Private Limited-0.1111 Dec

Transfer of property for L18

Sl.No	From	To. with area (Name-Area)
1	Mr Sanat Kumar Ghosh	East Commercial Private Limited-0.1944 Dec

Transfer of property for L19

Sl.No	From	To. with area (Name-Area)
1	Mr Sanat Kumar Ghosh	East Commercial Private Limited-1.4167 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Sanat Kumar Ghosh	East Commercial Private Limited-69.0002 Dec

Transfer of property for L20		
Sl.No	From	To. with area (Name-Area)
1	Mr Sanat Kumar Ghosh	East Commercial Private Limited-0.6667 Dec
Transfer of property for L21		
Sl.No	From	To. with area (Name-Area)
1	Mr Sanat Kumar Ghosh	East Commercial Private Limited-0.3333 Dec
Transfer of property for L22		
Sl.No	From	To. with area (Name-Area)
1	Mr Sanat Kumar Ghosh	East Commercial Private Limited-0.0555 Dec
Transfer of property for L23		
Sl.No	From	To. with area (Name-Area)
1	Mr Sanat Kumar Ghosh	East Commercial Private Limited-0.1666 Dec
Transfer of property for L24		
Sl.No	From	To. with area (Name-Area)
1	Mr Sanat Kumar Ghosh	East Commercial Private Limited-0.1944 Dec
Transfer of property for L26		
Sl.No	From	To. with area (Name-Area)
1	Mr Sanat Kumar Ghosh	East Commercial Private Limited-0.0083 Dec
Transfer of property for L27		
Sl.No	From	To. with area (Name-Area)
1	Mr Sanat Kumar Ghosh	East Commercial Private Limited-0.0381 Dec
Transfer of property for L28		
Sl.No	From	To. with area (Name-Area)
1	Mr Sanat Kumar Ghosh	East Commercial Private Limited-0.0173 Dec
Transfer of property for L29		
Sl.No	From	To. with area (Name-Area)
1	Mr Sanat Kumar Ghosh	East Commercial Private Limited-0.0104 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Sanat Kumar Ghosh	East Commercial Private Limited-0.6109 Dec
Transfer of property for L30		
Sl.No	From	To. with area (Name-Area)
1	Mr Sanat Kumar Ghosh	East Commercial Private Limited-0.3498 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr Sanat Kumar Ghosh	East Commercial Private Limited-0.5553 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr Sanat Kumar Ghosh	East Commercial Private Limited-0.6386 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr Sanat Kumar Ghosh	East Commercial Private Limited-4.0539 Dec

Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mr Sanat Kumar Ghosh	East Commercial Private Limited-2.86 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mr Sanat Kumar Ghosh	East Commercial Private Limited-8.8298 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Mr Sanat Kumar Ghosh	East Commercial Private Limited-1,1384 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Kamduni, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 832, LR Khatian No:- 1061	Owner:সনত কুমার বাঙ্গাল, Gurdian:বিমল কুমার বাঙ্গাল, Address:নিজ , Classification:খাল,	Mr Sanat Kumar Ghosh

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Kamduni, JI No: 188, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 884, LR Khatian No:- 1062	Owner:সনত কুমার বাঙ্গাল, Gurdian:বিমল কুমার বাঙ্গাল, Address:নিজ , Classification:শালি, Area:0.69000000 Acre,	Mr Sanat Kumar Ghosh
L3	LR Plot No:- 833, LR Khatian No:- 1061	Owner:সনত কুমার বাঙ্গাল, Gurdian:বিমল কুমার বাঙ্গাল, Address:নিজ , Classification:শালি, Area:0.00330000 Acre,	Mr Sanat Kumar Ghosh
L4	LR Plot No:- 834, LR Khatian No:- 1061	Owner:সনত কুমার বাঙ্গাল, Gurdian:বিমল কুমার বাঙ্গাল, Address:নিজ , Classification:শালি, Area:0.00660000 Acre,	Mr Sanat Kumar Ghosh
L5	LR Plot No:- 835, LR Khatian No:- 1061	Owner:সনত কুমার বাঙ্গাল, Gurdian:বিমল কুমার বাঙ্গাল, Address:নিজ , Classification:খাল, Area:0.00660000 Acre,	Mr Sanat Kumar Ghosh
L6	LR Plot No:- 879, LR Khatian No:- 1061	Owner:সনত কুমার বাঙ্গাল, Gurdian:বিমল কুমার বাঙ্গাল, Address:নিজ , Classification:শালি, Area:0.04000000 Acre,	Mr Sanat Kumar Ghosh
L7	LR Plot No:- 880, LR Khatian No:- 1046	Owner:সনত কুমার বাঙ্গাল, Gurdian:BIMAL KUMAR BANGAL, Address:VILL AND P.O KIRITIPUR P.S MADHYAMGRAM , Classification:খাল, Area:0.02660000 Acre,	Mr Sanat Kumar Ghosh

L8	LR Plot No:- 881, LR Khatian No:- 1046	Owner:সনত্ কুমার বাঙ্গাল, Gurdian:BIMAL KUMAR BANGAL, Address:VILL AND P.O KIRTIPUR P.S MADHYAMGRAM , Classification:শালি, Area:0.09000000 Acre,	Mr Sanat Kumar Ghosh
L9	LR Plot No:- 882, LR Khatian No:- 1062	Owner:সনত্ কুমার বাঙ্গাল, Gurdian:বিমল কুমার বাঙ্গাল, Address:নিজ , Classification:খাল, Area:0.01000000 Acre,	Mr Sanat Kumar Ghosh
L10	LR Plot No:- 886, LR Khatian No:- 1046	Owner:সনত্ কুমার বাঙ্গাল, Gurdian:BIMAL KUMAR BANGAL, Address:VILL AND P.O KIRTIPUR P.S MADHYAMGRAM , Classification:বাঁধ,	Mr Sanat Kumar Ghosh
L11	LR Plot No:- 886/1032, LR Khatian No:- 1046	Owner:সনত্ কুমার বাঙ্গাল, Gurdian:BIMAL KUMAR BANGAL, Address:VILL AND P.O KIRTIPUR P.S MADHYAMGRAM , Classification:বাঁধ,	Mr Sanat Kumar Ghosh
L13	LR Plot No:- 886/1034, LR Khatian No:- 1046	Owner:সনত্ কুমার বাঙ্গাল, Gurdian:BIMAL KUMAR BANGAL, Address:VILL AND P.O KIRTIPUR P.S MADHYAMGRAM , Classification:বাঁধ, Area:0.00660000 Acre,	Mr Sanat Kumar Ghosh
L14	LR Plot No:- 884/1044, LR Khatian No:- 1046	Owner:সনত্ কুমার বাঙ্গাল, Gurdian:BIMAL KUMAR BANGAL, Address:VILL AND P.O KIRTIPUR P.S MADHYAMGRAM , Classification:ডাঙ্গা,	Mr Sanat Kumar Ghosh
L15	LR Plot No:- 884/1045, LR Khatian No:- 1046	Owner:সনত্ কুমার বাঙ্গাল, Gurdian:BIMAL KUMAR BANGAL, Address:VILL AND P.O KIRTIPUR P.S MADHYAMGRAM , Classification:শালি, Area:0.00330000 Acre,	Mr Sanat Kumar Ghosh
L16	LR Plot No:- 880/1050, LR Khatian No:- 1046	Owner:সনত্ কুমার বাঙ্গাল, Gurdian:BIMAL KUMAR BANGAL, Address:VILL AND P.O KIRTIPUR P.S MADHYAMGRAM , Classification:বাঁধ,	Mr Sanat Kumar Ghosh
L17	LR Plot No:- 880/1051, LR Khatian No:- 1046	Owner:সনত্ কুমার বাঙ্গাল, Gurdian:BIMAL KUMAR BANGAL, Address:VILL AND P.O KIRTIPUR P.S MADHYAMGRAM , Classification:শালি,	Mr Sanat Kumar Ghosh
L18	LR Plot No:- 879/1053, LR Khatian No:- 1046	Owner:সনত্ কুমার বাঙ্গাল, Gurdian:BIMAL KUMAR BANGAL, Address:VILL AND P.O KIRTIPUR P.S MADHYAMGRAM , Classification:বাঁধ,	Mr Sanat Kumar Ghosh

L19	LR Plot No:- 830/1102, LR Khatian No:- 222	Owner:বিমল কুমার বাঙ্গাল, Gurdian:বঙ্কিম বিহারী, Address:কির্তিপুর , Classification:শালি, Area:0.01340000 Acre,	Seller is not the recorded Owner as per Applicant.
L20	LR Plot No:- 831/1103, LR Khatian No:- 1061	Owner:সনত কুমার বাঙ্গাল, Gurdian:বিমল কুমার বাঙ্গাল, Address:নিজ , Classification:শালি, Area:0.00660000 Acre,	Mr Sanat Kumar Ghosh
L21	LR Plot No:- 884/1041, LR Khatian No:- 1062	Owner:সনত কুমার বাঙ্গাল, Gurdian:বিমল কুমার বাঙ্গাল, Address:নিজ , Classification:বাঁধ, Area:0.01000000 Acre,	Mr Sanat Kumar Ghosh
L22	LR Plot No:- 882/1046, LR Khatian No:- 1062	Owner:সনত কুমার বাঙ্গাল, Gurdian:বিমল কুমার বাঙ্গাল, Address:নিজ , Classification:বাঁধ,	Mr Sanat Kumar Ghosh
L23	LR Plot No:- 882/1047, LR Khatian No:- 1062	Owner:সনত কুমার বাঙ্গাল, Gurdian:বিমল কুমার বাঙ্গাল, Address:নিজ , Classification:শালি,	Mr Sanat Kumar Ghosh
L24	LR Plot No:- 881/1049, LR Khatian No:- 1046	Owner:সনত কুমার বাঙ্গাল, Gurdian:BIMAL KUMAR BANGAL, Address:VILL AND P.O KIRTIPUR P.S MADHYAMGRAM , Classification:বাঁধ, Area:0.00330000 Acre,	Mr Sanat Kumar Ghosh
L26	LR Plot No:- 286/1066, LR Khatian No:- 1061	Owner:সনত কুমার বাঙ্গাল, Gurdian:বিমল কুমার বাঙ্গাল, Address:নিজ , Classification:বাঁধ,	Mr Sanat Kumar Ghosh
L27	LR Plot No:- 108/1021, LR Khatian No:- 1061		Seller is not the recorded Owner as per Applicant.
L28	LR Plot No:- 286, LR Khatian No:- 1061	Owner:সনত কুমার বাঙ্গাল, Gurdian:বিমল কুমার বাঙ্গাল, Address:নিজ , Classification:শালি,	Mr Sanat Kumar Ghosh
L29	LR Plot No:- 423, LR Khatian No:- 1061	Owner:সনত কুমার বাঙ্গাল, Gurdian:বিমল কুমার বাঙ্গাল, Address:নিজ , Classification:শালি,	Mr Sanat Kumar Ghosh
L30	LR Plot No:- 488, LR Khatian No:- 1061	Owner:সনত কুমার বাঙ্গাল, Gurdian:বিমল কুমার বাঙ্গাল, Address:নিজ , Classification:শালি, Area:0.00330000 Acre,	Mr Sanat Kumar Ghosh

On 17-08-2023

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

Presented for registration at 15:33 hrs on 17-08-2023, at the Office of the A.R.A. - IV KOLKATA by Mr Jitendra Kumar Singh .,

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 90,00,000/-

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

Execution is admitted on 17/08/2023 by Mr Sanat Kumar Ghosh, Alias Mr Sanat Kumar Bangal, Son of Mr Bimal Kumar Ghosh, Kirtipur, Sector: Thakur Tala, P.O: Badu, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700128, by caste Hindu, by Profession Business

Identified by Mr Lakshmikanta Halder, , Son of Mr Madhu Halder, Road: Motilal Gupta Road, , P.O: Borisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Service

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

Execution is admitted on 17-08-2023 by Mr Jitendra Kumar Singh, REPRESENTATIVE, East Commercial Private Limited (Private Limited Company), 1, N.S Road, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Identified by Mr Lakshmikanta Halder, , Son of Mr Madhu Halder, Road: Motilal Gupta Road, , P.O: Borisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 90,084.00/- (A(1) = Rs 90,000.00/- ,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 90,000/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/08/2023 10:19AM with Govt. Ref. No: 192023240173080288 on 17-08-2023, Amount Rs: 90,000/-, Bank: SBI EPay (SBlePay), Ref. No. 1952500986712 on 17-08-2023, Head of Account 0030-03-104-001-16

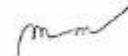
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,70,000/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 2,69,990/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 32493, Amount: Rs.10.00/-, Date of Purchase: 23/06/2023, Vendor name: J CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/08/2023 10:19AM with Govt. Ref. No: 192023240173080288 on 17-08-2023, Amount Rs: 2,69,990/-, Bank: SBI EPay (SBlePay), Ref. No. 1952500986712 on 17-08-2023, Head of Account 0030-02-103-003-02

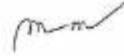


Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 24-08-2023

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

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



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2023, Page from 583131 to 583161
being No 190412081 for the year 2023.



mm

Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2023.08.31 13:59:24 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2023/08/31 01:59:24 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)