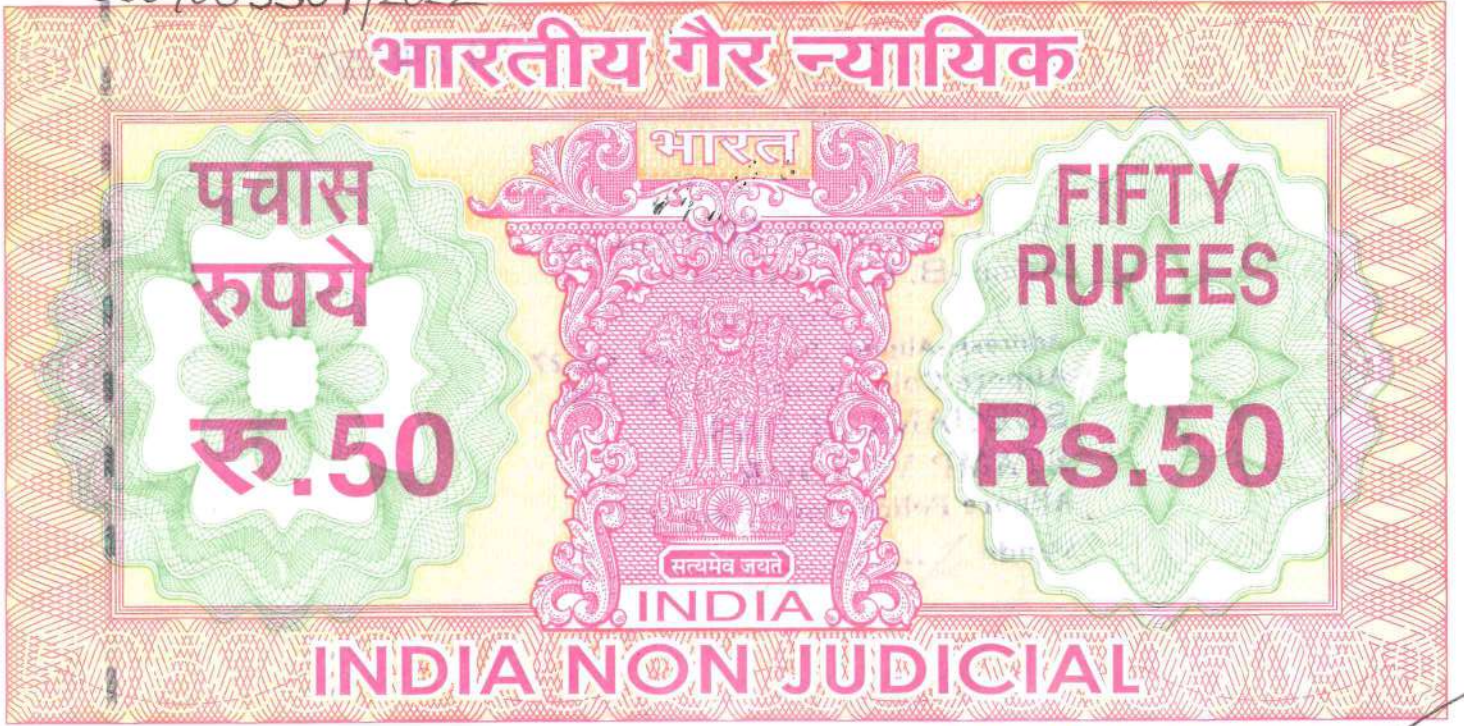


0504003307/2022

2-050403348/2022

भारतीय गैर न्यायिक



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL.

Certified that the document is admitted to registration. The signature sheet(s) and the endorsement sheet(s) attached with this document are the part of this document.

Addl. Dist. Sub-Registrar
Domjur, Howrah

THIS INDENTURE made this day of 18th May 2022 Two Thousand and Twenty Two;

BETWEEN

18 MAY 2022

(1) **DURGA GHOSH** (having INCOME TAX PAN AUXPG0721B and Aadhaar No. 6290 0848 6731), W/O. of Late Amir Ghosh, residing at Paniarah, Panchala Howrah, West Bengal - 711302, (2) **PANKAJ GHOSH** (having INCOME TAX PAN AUXPG1356Q and Aadhaar No. 9324 7059 0079), son of Late Amir Ghosh, residing at Paniarah, Ghosh Para, Howrah, West Bengal - 711302, (3) **SABITA GHOSH** (having INCOME TAX PAN AUGPG4148R and Aadhaar No. 3900 1394 9524), daughter of Late Dulal Chandra Ghosh and Nandarani Ghosh alias Nandabala Ghosh, residing at W/O. Shyam Sundar Ghosh, Jujar Saha, Howrah, West Bengal - 711302, (4) **BABITA POALI** (having INCOME TAX PAN BGEPP9351A and Aadhaar No. 7610 0766 0861), daughter of Late Dulal Chandra Ghosh and Nandarani Ghosh alias Nandabala Ghosh, residing at KG-6, Baguiati, Rajarhat, Gopalpur (M), North 24 Parganas, Aswani Nagar, West Bengal- 700159, (5) **KRISHNA GHOSH** (having INCOME TAX PAN AWFPG6865Q and Aadhaar No. 4289 8000 4650), daughter of Late Dulal Chandra Ghosh and Nandarani Ghosh alias Nandabala Ghosh, residing at Shyampur Mir Para, Uluberia- Howrah., (6) **SUPANTHA GHOSH** (having INCOME TAX PAN AOUPG2497K and Aadhaar No. 3027 4371 6175), son of Late Shikha Ghosh, residing at Islampur, Howrah, West Bengal- 711401,

3313

01 APR 2022

No.....Rs.-50/- Date.....

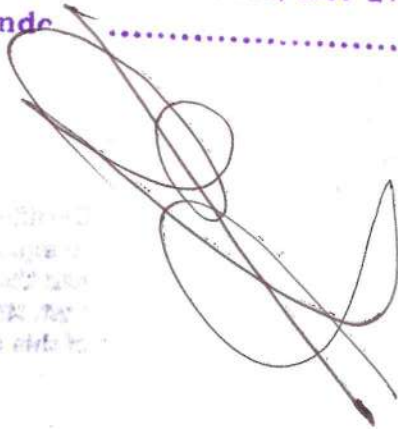
Name:-B. C. LAHIRI
Advocate

Address:-Alipore Judge's Court, Kol-27
Alipore Collectorate, 24 Pgs. (S)

SUBHANKAR DAS
STAMP VENDOR

Alipore Police Court, Kol-27

Vende



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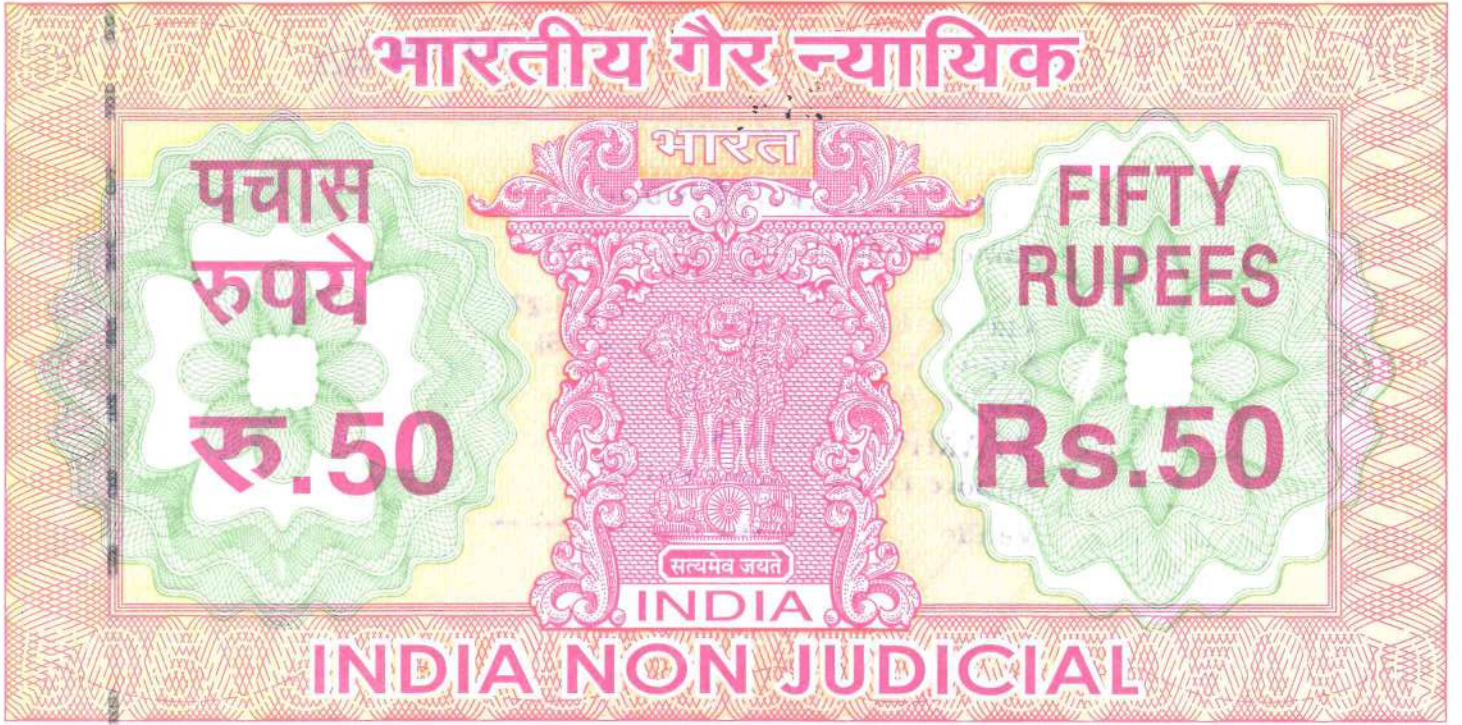
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Amal Karuie
S/o Sontash Karuie
Vill- Makardah
P.O.- Makardah
P.S- Domjur
Dist- Howrah



Adl. Dist. Sub-Registrar
Domjur, Howrah

18 MAY 2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AE 225339

(7) **MADHUMITA BABLU GHOSH** alias **MADHUMITA GHOSH** (having INCOME TAX PAN BYDPG2427F and Aadhaar No. 5448 2770 7953), Daughter of Late Shikha Ghosh, residing at A 402 Shubham Paradise, Shankar Pawshe Road, Sai Baba Nagar, Rikshwa Stand, Samarth Nagar, Kalyan (E), VTC :Kalyan, P.O.- Katemanivali, Sub District – Kalyan, District – Thane, State - Maharashtra, PIN Code – 421306, (8) **ADHIR KUMAR GHOSH** (having INCOME TAX PAN BDFPG0031A and Aadhaar No. 5143 8970 6784), son of Late Dulal Chandra Ghosh and Nandarani Ghosh alias Nandabala Ghosh, residing at Panchla, Ghosh Para, Howrah, West Bengal - 711302, (9) **PRABIR GHOSH** (having INCOME TAX PAN AWHPG8845L and Aadhaar No. 7653 0601 9719), son of Late Dulal Chandra Ghosh and Nandarani Ghosh alias Nandabala Ghosh, residing at Paniarah, Ghosh Para, Howrah, West Bengal - 711302, (10) **SUBIR GHOSH** (having INCOME TAX PAN AXMPG8309B and Aadhaar No. 5749 4643 7604), son of Late Dulal Chandra Ghosh and Nandarani Ghosh alias Nandabala Ghosh, residing at Paniarah, Howrah, West Bengal - 711302, all hereinafter collectively referred to as the **VENDORS** (which expression shall unless excluded by or repugnant to the subject of context be deemed to mean and include their respective heirs successors executors administrators legal representatives and assigns) of the **FIRST PART**;

AND

(1) **KRISHNAKANT GHOSH** (having INCOME TAX PAN AFRPG0840C and Aadhaar No. 4408 1577 9968), son of Late Pulin Behari Ghosh and husband of Late Shikha Ghosh, residing at Islampur, Howrah, West Bengal, 700401, hereinafter referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the subject of context be deemed to mean and include his heirs successors executors administrators legal representatives and assigns) of the **FIRST PART**;

Krishnakant Ghosh

01 APR 2022

3312

No.....Rs.-50/- Date.....

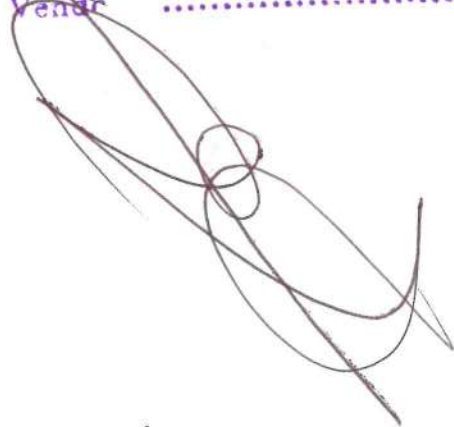
Name:-B. C. LAHIRI
Advocate

Address:-Alipore Judge's Court, Kol-27
Alipore Collectorate, 24 Pgs. (S)

SUBHANKAR DAS
STAMP VENDOR

Alipore Police Court, Kol-27

Vendor



RECEIVED

Adml. Dist. Sub-Registrar
Barrack, Howrah

18 MAY 2022

AND

PRASANA ENCLAVE PRIVATE LIMITED (having INCOME TAX PAN AAGCP4280Q), a Company within the Companies Act 2013 having its registered office at 52/1, Shakespeare Sarani, Police Station- Beniapukur, Post Office- Circus Avenue, Kolkata- 700017, represented by its authorised signatory namely Palash Sengupta (having INCOME TAX PAN DARPS5782R and Aadhaar No. 2266 3002 9336), son of Late Pulin Behari Sengupta, working for gains at 52/1, Shakespeare Sarani, Police Station- Beniapukur, Post Office- Circus Avenue, Kolkata- 700017, hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject of context be deemed to mean and include its successor(s) in interest and assigns) of the

SECOND PART:

WHEREAS:

- A. One Nandarani Ghosh alias Nandabala Ghosh was absolutely seized and possessed of and/ or otherwise well and sufficiently entitled to **ALL THAT** the piece and parcel of land for 32 decimals in L. R. Dag No. 7331 corresponding to RS Dag No. 5830 under LR Khatian No. 2278 and RS Khatian No. 143 comprised in Mouza: Domjur, J.L. No. 033, under Domjur Gram Panchayet, Police Station – Domjur, District – Howrah, West Bengal (hereinafter referred to as the said **ENTIRE PROPERTY**).
- B. The said Nandarani Ghosh alias Nandabala Ghosh died intestate on or about 19th August 2008 leaving behind her 4(four) surviving sons namely Amir Ghosh, Adhir Ghosh, Prabir Ghosh and Subir Ghosh, 3(three) surviving daughters namely Sabita Ghosh, Babita Poyali and Krishna Ghosh, legal heirs of her predeceased son Asit Ghosh namely Maitreyi Ghosh (widow of Late Asit Ghosh), Parthasarathi Ghosh (son of Late Asit Ghosh), Susmita Ghosh (daughter of Late Asit Ghosh), Kuhumita Ghosh (daughter of Late Asit Ghosh), legal heirs of her another predeceased son Samir Ghosh namely Kalpana Ghosh (widow of Late Samir Ghosh), Priyo Ghosh (daughter of Late Samir Ghosh), Priya Ghosh (son of Late Samir Ghosh), Sujit Ghosh (son of Late Samir Ghosh), legal heirs of her predeceased daughter Sikha Ghosh namely Supantha Ghosh (son of Late Sikha Ghosh) and Madhumita Ghosh (daughter of Late Sikha Ghosh) as her only legal heirs to the inherit the said Entire Property as per the provisions of the Hindu Succession Act, 1955.
- C. The husband of the said Nandarani Ghosh namely Dulal Chandra Ghosh had also died on the same date i.e. 19th August 2008.
- D. The said Asit Ghosh had died intestate on or about 01-04-1987.
- E. The said Amir Ghosh had died intestate on or about 10-01-2017 leaving behind his wife Durga Ghosh and son Pankaj Ghosh as his only legal heirs as per the provisions of the Hindu Succession Act, 1955.
- F. The said Samir Ghosh had died intestate on or about 27-05-2006.

Palash Sengupta



Adml. Dist. Sub-Registrar
Domjur, Howrah
18 MAY 2022

- G. The said Sikha Ghosh had died intestate on or about 10-11-2003 and her husband Krishnakant Ghosh did not inherit any share in the properties which would have been devolved upon her in case of death of her mother in terms of the provisions of the Hindu Succession Act, 1955 but the said Krishnakant Ghosh has joined in this deed as ~~a vendor~~ for abundant caution and the said Krishnakant Ghosh has received no amount of consideration under these presents.
- H. In the events recited hereinabove each of the said Adhir Ghosh, Prabir Ghosh, Subir Ghosh, Sabita Ghosh, Babita Poyali Ghosh and Krishna Ghosh became respectively entitled to 1/10th (one-tenth) share and interest in the said Entire Property and each of the said Durga Ghosh and Pankaj Ghosh became respectively entitled to 1/20th (one-twentieth) share and interest in the said Entire Property and each of the said Kalpana Ghosh, Sujit Ghosh, Priyo Ghosh and Priya Ghosh became respectively entitled to 1/40th (one-fortieth) share and interest in the said Entire Property and each of the said Supantha Ghosh and Madhumita Ghosh became respectively entitled to 1/20th (one-twentieth) share and interest in the said Entire Property.
- I. The said Adhir Ghosh, Prabir Ghosh, Subir Ghosh, Sabita Ghosh, Babita Poyali, Ghosh, Krishna Ghosh, Durga Ghosh, Pankaj Ghosh, Supantha Ghosh and Madhumita Ghosh are hereinafter jointly and collectively referred to as the **VENDORS**.
- J. Each of the said Adhir Ghosh, Prabir Ghosh, Subir Ghosh, Sabita Ghosh, Babita Poyali and Krishna Ghosh are respectively holding 1/10th (one-tenth) share and interest in the said Entire Property and their aggregate share and interest in the said Entire Property is 19.20 decimals and each of the said Durga Ghosh, Pankaj Ghosh, Supantha Ghosh and Madhumita Ghosh are respectively holding 1/20th (one-twentieth) share and interest in the said Entire Property and their aggregate share and interest in the said Entire Property is 6.40 decimals.
- K. The Vendors are collectively holding 25.60 decimals of land in the said Entire Property (hereinafter referred to as the **DEMISED PROPERTY** and morefully mentioned and described in the **SCHEDULE** hereunder written).
- L. The Vendors have agreed to sell and transfer and the Purchaser has agreed to purchase and acquire the said Demised Property free from all encumbrances, charges, liens, lis pendences, acquisition, requisition, attachments, trust of whatsoever nature at the consideration of Rs. 20,13,552/- (Rupees Twenty Lakh Thirteen Thousand Five Hundred Fifty Two Only).
- M. At or before execution of these presents, the Vendors and each of them have represented and assured the Purchaser as follows:-
- i) **THAT** the said Demised Property is free from all encumbrances, mortgages, charges, liens, lis pendences, acquisitions, requisitions, attachments, trusts wakfs debuttars barga liabilities and demands;
 - ii) **THAT** the Vendors have the clear marketable title of the said Demised Property and no person has ever claimed any right title interest or

Krishnakant Ghosh



Adel. Dist. Sub-Registrar
Domjur, Howrah

18 MAY 2022

- possession whatsoever in the said Demised Property or any part thereof nor sent any notice in respect thereof and that no person other than the Vendors have any right, title and/or interest, of any nature whatsoever in the said Demised Property or any part thereof;
- iii) **THAT** the Vendor have not dealt with any part or portion of the Demised Property in any manner nor created any third party right or title or interest therein, and has not entered into any agreement, contract etc. in respect thereof, and the said Demised Property is free from any charges and all outgoings including land revenues thereof have been paid in full by the Vendors;
 - iv) **THAT** the Vendors have been and continues to be in vacant, peaceful and physical possession of the said Demised Property and there are no outstanding actions, claims or demanded between the Vendors and any third party;
 - v) **THAT** the said Demised Property is a single block of contiguous plots of lands and no part or portion of the said Demised Property is a ditch or water body of any nature;
 - vi) **THAT** neither the Vendors nor their predecessor(s) in title have at any time held any land in excess of the prescribed ceiling limit under the West Bengal Land Reform Act 1955 and/or the Urban Land Ceiling Act 1976, and/or any other statute, central, state or local;
 - vii) **THAT** no part or portion of the said Demised Property is the subject of any vesting order or acquisition by any government and/or authority, statutory or otherwise;
 - viii) **THAT** there are no legal or other proceedings pending in respect of any part or portion of the said Demised Property and/or against the Vendors and there are no unfulfilled or unsatisfied judgments, injunctions or attachments, court orders, debts, notices etc. against the said Demised Property;
 - ix) **THAT** there is no matter which may adversely or materially affect the value of the said Demised Property or its development, usage or enjoyment or development;
 - x) **THAT** the said Demised Property or any part thereof is not affected by any requisition or acquisition or alignment of any authority or authorities under any law and/or otherwise and no notice or intimation about any such proceedings has been received or come to the notice of the Vendors and the said Demised Property is not attached and/or liable to be attached under any decree or order of any Court of Law or dues of the Income Tax, Revenue or any other Public Demand;
 - xi) **THAT** no suit and/or any other proceedings and/or litigations of material effect are pending against the Vendors or in respect of the said Demised Property or any part thereof and that the said Demised Property is not involved in any civil, criminal or arbitration proceedings and no such proceedings and no claims of any nature (whether relating to, directly or indirectly) are pending or threatened by or against the Vendors in respect of the said Demised Property;
 - xii) **THAT** no public demand or recovery proceedings are pending against the Vendors;



Asst. Dist. Sub-Registrar
Dornjur, Howrah

18 MAY 2022

xiii) **THAT** the Vendors have full right, power and authority to sale and transfer the said Demised Property.

N. Believing upon the said representations, assurances and warranties of the Vendors and acting in true faith thereof the Purchaser became agreed to purchase and acquire the said Demised Property at and for the consideration and under the terms recorded hereunder.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreements and in consideration of the total sum of Rs. 20,13,552/- (Rupees Twenty Lakh Thirteen Thousand Five Hundred Fifty Two Only) of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendors at or before the execution of these presents (the receipt whereof the Vendors do hereby as also by receipt hereunder written admit and acknowledge and on and from the same and every part thereof forever acquit, release and discharge the Purchaser and the said Demised Property) the Vendors with the consent and concurrence of the Confirming Party do hereby grant, transfer, convey, assign and assure **ALL THAT** the piece and parcel of land for 25.60 decimals out of the total plot area of 32 decimals in L. R. Dag No. 7331 corresponding to RS Dag No. 5830 under LR Khatian No. 2278 and RS Khatian No. 143 comprised in Mouza: Domjur, J.L. No. 033, under Domjur Gram Panchayet, Police Station – Domjur, District – Howrah, West Bengal. (hereinafter collectively referred to as the said **DEMISED PROPERTY**) more fully and particularly described in the **SCHEDULE** hereunder written and shown and delineated in the map or plan annexed hereto and bordered in colour Red thereon and entirety of the right title and interest of the Vendors in the said Entire Property unto and in favour of the Purchaser free from all encumbrances mortgages liens charges lis pendences acquisitions requisitions attachments trusts wakfs debutars barga liabilities and demands **TOGETHER WITH** all kinds of easements and quasi-easements thereto including but not limited to laying and/or bringing any cables, wires, conduits etc. for the purpose of electric connection, phone connection and any other facilities or connection and/or any pipe or pipes for water connection, gas connection, sewerage and drainage connection and/or any other utilities **OR HOWSOEVER OTHERWISE** the said Demised Property or any part thereof now is or heretofore was situated, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** all areas sewers drains ditches ancient and other lights, paths, passages and all manner of rights, privileges easements, advantages and appurtenances whatsoever to the said Demised Property or any part thereof belonging to or anywise appertaining or usually held, occupied or enjoyed or reputed known as part parcel and/or member thereof or appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever both at law or in equity of the Vendors into and upon the same or any part thereof **TOGETHER WITH** all deeds, pattahs, muniments of title whatsoever relating to the said Demised Property or any part thereof which now are or at any time hereafter shall or may be in the possession, power or control of the Vendors or any other person or persons from whom they may procure the same without any action or suit **TO HAVE AND TO HOLD** the said Demised Property hereby sold granted, conveyed, transferred assigned and assured or otherwise expressed or intended so to be and every part thereof unto and to the use of the Purchaser absolutely and forever and the Vendors do hereby covenant with the Purchaser **THAT NOTWITHSTANDING** any act, deed or thing by the Vendors or their predecessors-in-title or any of them done or executed



Add. Dist. Sub-Registrar
Domjur, Howrah

18 MAY 2022

or knowingly suffered to the contrary the Vendors hereby granted, transferred and conveyed or expressed or intended so to be and every part thereof without any manner or condition, use, trust or other thing whatsoever to alter, defeat, encumber or make void the same **AND THAT NOTWITHSTANDING** any such act, deed or thing whatsoever as aforesaid the Vendors have now in themselves good right, full power and absolute authority to grant, transfer and convey the said Demised Property hereby granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid **AND** the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said Demised Property and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for them **AND** that the said Demised Property is free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendors or any person or persons lawfully or equitably claiming as aforesaid **AND** further that the Vendors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said Demised Property or any part thereof from under or in trust for them the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said Demised Property and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO :
(the said DEMISED PROPERTY)

ALL THAT the piece and parcel of land for 25.60 decimals out of total plot area of 32 decimals in L. R. Dag No. 7331 corresponding to RS Dag No. 5830 under LR Khatian No. 2278 and RS Khatian No. 143 comprised in Mouza: Domjur, J.L. No. 033, under Domjur Gram Panchayet, Police Station – Domjur, District – Howrah, West Bengal, delineated with **RED** in the plan/ map annexed hereto and butted and bounded as follows:-

<u>ON THE NORTH</u>	:By R.S. Dag No.5828;
<u>ON THE EAST</u>	:By RS. Dag No. 5829
<u>ON THE SOUTH</u>	:By RS. Dag No. 5835(p) and 5836(P)
<u>ON THE WEST</u>	:By R.S. Dag No. 5831(P) and 5832(P)



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Domjur, Howrah

18 MAY 2022

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

IN WITNESS WHEREOF the Vendors have hereunto set and subscribed their respective hands on the day month and year first above written.

SIGNED SEALED AND DELIVERED
by the VENDORS at Domjur in the presence of :

1.

2.

NAME :

SIGNATURE :

1) DURGA GHOSH

: Durga Ghosh

2) PANKAJ GHOSH

: Pankaj Ghosh.

3) SABITA GHOSH

: সবিতা ঘোষ

4) BABITA POALI

: Babita Poali

5) KRISHNA GHOSH

: কৃষ্ণা ঘোষ

6) SUPANTHA GHOSH

: Supantha Ghosh.

7) MADHUMITABABLU GHOSH

: Madhumita Bablu Ghosh

8) ADHIR KUMAR GHOSH

: অধির কুমার ঘোষ

9) PRABIR GHOSH

: Prabir Ghosh

10) SUBIR GHOSH

: সুবির ঘোষ

11) KRISHNAKANT GHOSH.

8 : Krishnakant Ghosh



Adel. Dist. Sub-Registrar
Domjur, Howrah

18 MAY 2022

SIGNED SEALED AND DELIVERED

by the VENDOR at Domjur in the presence of :

Prasanna Kumar Ghosh

SIGNED SEALED AND DELIVERED

by the PURCHASER at Domjur in the presence of :

PRASANA ENCLAVE PVT. LTD.

Palash Sengupta

~~Director~~ Authorised Signatory

IN WITNESS OF :

- 1) *Amal Karui*
Mahardoh-Karui Para.
Mahardoh, Howrah

- 2) *Priyanka Shit*
Domjur Howrah.



Add. Dist. Sub-Registrar
Domjur, Howrah

18 MAY 2022

RECEIPT AND MEMO OF CONSIDERATION

RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rs 20,13,552/- (Rupees Twenty Lakh Thirteen Thousand Five Hundred Fifty Two only) as per details below

DATE	PO/DEMAND DRAFT NO	BANK	AMOUNT
17.05.2022	517142	ICICI Bank	1,00,000/-
17.05.2022	517143	ICICI Bank	1,00,000/-
17.05.2022	517134	ICICI Bank	2,00,000/-
17.05.2022	517135	ICICI Bank	2,00,000/-
17.05.2022	517136	ICICI Bank	2,00,000/-
17.05.2022	517137	ICICI Bank	1,00,000/-
17.05.2022	517138	ICICI Bank	1,00,000/-
17.05.2022	517139	ICICI Bank	2,00,000/-
17.05.2022	517140	ICICI Bank	2,00,000/-
17.05.2022	517141	ICICI Bank	2,00,000/-
	CASH		4,13,552/-
TOTAL			20,13,552/-

NAME :

SIGNATURE :

1) DURGA GHOSH

: Durga Ghosh.

2) PANKAJ GHOSH

: Pankaj Ghosh.

3) SABITA GHOSH

: সাবিতা গোস্বামী

4) BABITA POALI

: Babita Poali

5) KRISHNA GHOSH

: কৃষ্ণা গোস্বামী
Supantha Ghosh.

6) SUPANTHA GHOSH

: Madhumita Bablu Ghosh

7) MADHUMITABABLUGHOSH

: মদুমিতা বাবলু গোস্বামী

8) ADHIR KUMAR GHOSH

: Adhir Ghosh

9) PRABIR GHOSH

: প্রবীর গোস্বামী

10) SUBIR GHOSH

: Krishna Kant Ghosh

11) KRISHNAKANT GHOSH.
IN WITNESS OF :

1) Amal Karuri

makarandh karuri Para -

makarandh

Domjur - Howrah -

10

2) Prityanka Shit
Domjur - Howrah.



Addl. Dist. Sub-Registrar
Gomjur, Howrah

18 MAY 2022

DATED THIS 18th DAY OF May 2022

BETWEEN

- (1) DURGA GHOSH
- (2) PANKAJ GHOSH
- (3) SABITA GHOSH
- (4) BABITA POALI
- (5) KRISHNA GHOSH
- (6) SUPANTHA GHOSH
- (7) MADHUMITA BABLU GHOSH alias
MADHUMITA GHOSH
- (8) ADHIR KUMAR GHOSH
- 9) PRABIR GHOSH
- 10) SUBIR GHOSH

...VENDOR

AND

1) KRISHNAKANT GHOSH

...VENDOR

AND

PRASANA ENCLAVE PRIVATE LIMITED

...PURCHASER

CONVEYANCE

Sumit K. Chakraborty (Adv)
F/1369/1008 dt 2014
SUMIT KUMAR CHAKRABORTY

Advocates

Village – Nibra, Post Office- Nibra,
PS- Domjur, Dist- Howrah - 711409

18/05/2022



Add. Dist. Sub-Registrar
Domjur, Howrah

18 MAY 2022.

Durgachosh.
Pankaj Chosh.

সম্পত্তি
Barbita Pauli

সম্পত্তি
Sudhanta Ghosh.

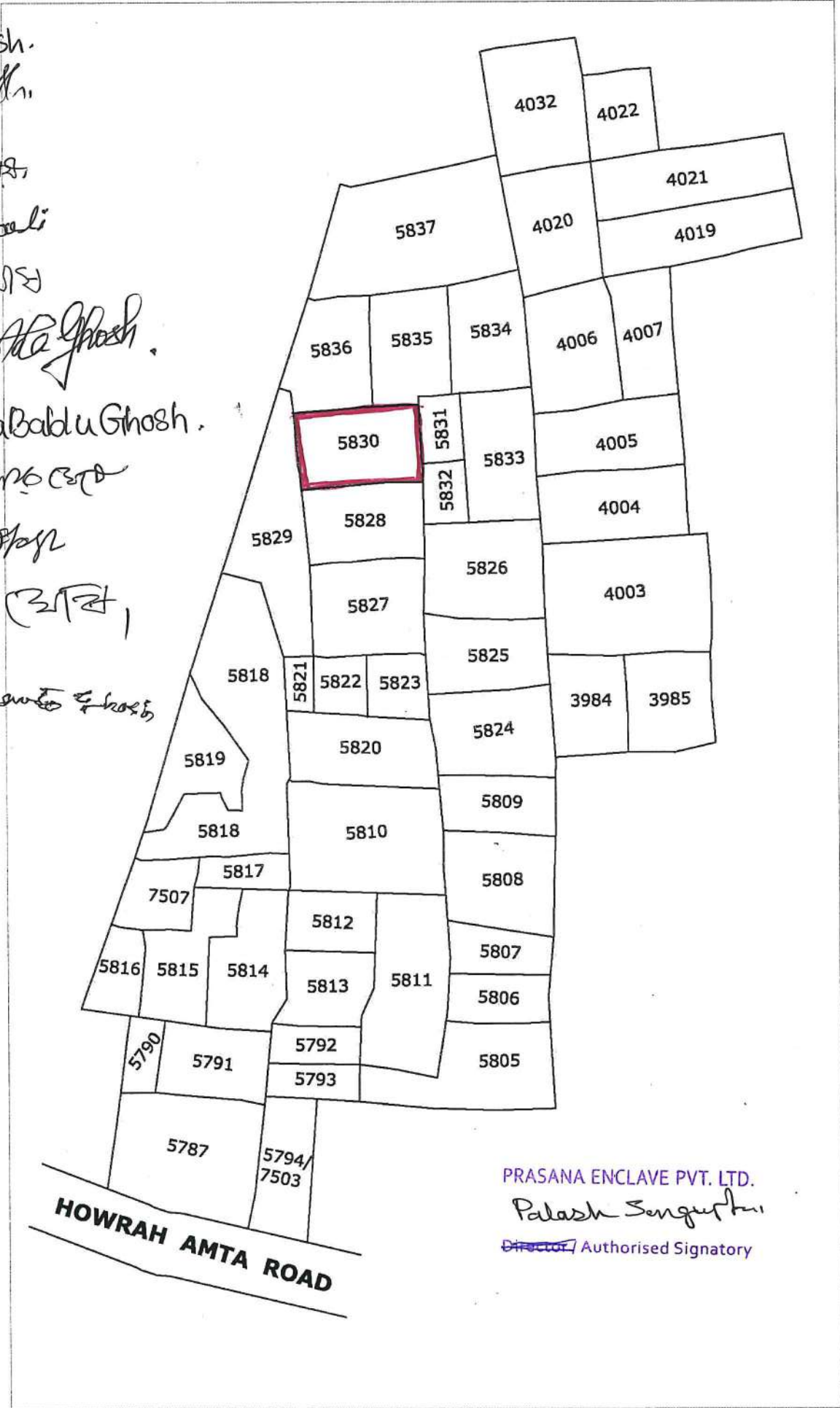
Madhumita Bablu Ghosh.

সম্পত্তি

Prabin Ghosh

সম্পত্তি

Krishna Kumar Ghosh



PRASANA ENCLAVE PVT. LTD.












Palash Sengupta












~~Director~~ / Authorised Signatory














**Add. Dist. Sub-Registrar
Domjur, Howrah**

18 MAY 2022

		<i>Finger prints of the executant</i>				
 <p>PRASANA ENCLAVE PVT. LTD. <i>Palash Sengupta</i> Director / Authorised Signatory</p>						
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb	
						
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little	












		<i>Finger prints of the executant</i>				
 <p><i>Dwiga Ghosh.</i></p>						
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb	
						
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little	












		<i>Finger prints of the executant</i>				
 <p><i>Pankaj Ghosh.</i></p>						
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb	
						
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little	














Add. Dist. Sub-Registrar
Domjur, Howrah

18 MAY 2022

<i>Finger prints of the executant</i>					
 <p>சரீரம்மா</p>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little












<i>Finger prints of the executant</i>					
 <p>Balika Pooli</p>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little












<i>Finger prints of the executant</i>					
 <p>சரீரம்மா</p>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little














Addl. Dist. Sub-Registrar
Domjur, Howrah

18 MAY 2022

<i>Finger prints of the executant</i>					
 <i>Suparna Ghosh</i>					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little












<i>Finger prints of the executant</i>					
 <i>Madhumita Bablu Ghosh</i>					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little












<i>Finger prints of the executant</i>					
 <i>Anil Kumar</i>					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little














Add. Dist. Sub-Registrar
Domjur, Howrah

18 MAY 2022

Finger prints of the executant					
 <p>Prabir Ghosh</p>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

Finger prints of the executant					
 <p>সুবীর ঘোষ</p>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

Finger prints of the executant					
 <p>Koushik Ghosh</p>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little



Addl. Dist. Sub-Registrar
Domjur, Howrah

18 MAY 2022



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

GRN Details

GRN: 192022230028303821 Payment Mode: Online Payment
GRN Date: 17/05/2022 15:23:01 Bank/Gateway: ICICI Bank
BRN : 80351608 BRN Date: 17/05/2022 15:24:16
Payment Status: Successful Payment Ref. No: 2001419878/2/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: PALASH SENGUPTA
Address: 52/1 SHAKESPEAR SARANI KOLKATA - 700017
Mobile: 9831133518
Depositor Status: Buyer/Claimants
Query No: 2001419878
Applicant's Name: Shri Sumit Kumar Chakraborty
Identification No: 2001419878/2/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001419878/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	150463
2	2001419878/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	50195
			Total	200658

IN WORDS: TWO LAKH SIX HUNDRED FIFTY EIGHT ONLY.



Asst. Dist. Sub-Registrar
Gornjur, Howrah

18 MAY 2022

Major Information of the Deed




Deed No :	I-0504-03348/2022	Date of Registration	18/05/2022
Query No / Year	0504-2001419878/2022	Office where deed is registered	
Query Date	14/05/2022 10:50:37 AM	A.D.S.R. DOMJUR, District: Howrah	
Applicant Name, Address & Other Details	Sumit Kumar Chakraborty Howrah Judges Court,Thana : Howrah, District : Howrah, WEST BENGAL, Mobile No. : 9123852193, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 20,13,552/-	Rs. 50,18,112/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,50,563/- (Article:23)	Rs. 50,195/- (Article:A(1), E)		
Remarks			

Land Details :


District: Howrah, P.S:- DOMJUR, Gram Panchayat: DOMJUR, Mouza: Domjur, JI No: 33, Pin Code : 711405

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-7331 (RS :-)	LR-2278	Bastu	Sali	25.6 Dec	20,13,552/-	50,18,112/-	
Grand Total :					25.6Dec	20,13,552 /-	50,18,112 /-	



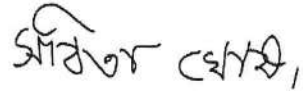
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Durga Ghosh (Presentant) Wife of Late Amir Ghosh Executed by: Self, Date of Execution: 18/05/2022 , Admitted by: Self, Date of Admission: 18/05/2022 ,Place : Office			
		18/05/2022	LTI 18/05/2022	18/05/2022




Village:- Paniara, P.O:- Panchla, P.S:-Panchla, District:-Howrah, West Bengal, India, PIN:-711302
 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AUxxxxxx1B,
 Aadhaar No: 62xxxxxxxx6731, Status :Individual, Executed by: Self, Date of Execution:
 18/05/2022
 , Admitted by: Self, Date of Admission: 18/05/2022 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Pankaj Ghosh Son of Late Amir Ghosh Executed by: Self, Date of Execution: 18/05/2022 , Admitted by: Self, Date of Admission: 18/05/2022 ,Place : Office			
	18/05/2022	LTI 18/05/2022	18/05/2022	












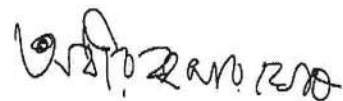
Village:- Paniara, P.O:- Panchla, P.S:-Panchla, District:-Howrah, West Bengal, India, PIN:-711302
 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: auxxxxxx6q, Aadhaar
 No: 93xxxxxxxx0079, Status :Individual, Executed by: Self, Date of Execution: 18/05/2022
 , Admitted by: Self, Date of Admission: 18/05/2022 ,Place : Office

3	Name	Photo	Finger Print	Signature
	Sabita Ghosh Wife of Shyam Sundar Ghosh Executed by: Self, Date of Execution: 18/05/2022 , Admitted by: Self, Date of Admission: 18/05/2022 ,Place : Office			
	18/05/2022	LTI 18/05/2022	18/05/2022	




Village:- Jujarsaha, P.O:- Panchla, P.S:-Panchla, District:-Howrah, West Bengal, India, PIN:-711302
 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: auxxxxxx8r,
 Aadhaar No: 39xxxxxxxx9524, Status :Individual, Executed by: Self, Date of Execution:
 18/05/2022
 , Admitted by: Self, Date of Admission: 18/05/2022 ,Place : Office

4	Name	Photo	Finger Print	Signature
	Babita Poali Daughter of Late Dulal Chandra Ghosh Executed by: Self, Date of Execution: 18/05/2022 , Admitted by: Self, Date of Admission: 18/05/2022 ,Place : Office			
	18/05/2022	LTI 18/05/2022	18/05/2022	


KG-6, Baguihati, Rajarhat Gopalpur, City:- Not Specified, P.O:- Aswini Nagar, P.S:-Baguiati,
 District:-North 24-Parganas, West Bengal, India, PIN:- 700159 Sex: Female, By Caste: Hindu,
 Occupation: House wife, Citizen of: India, PAN No.:: bgxxxxxx1a, Aadhaar No: 76xxxxxxxx0861,
 Status :Individual, Executed by: Self, Date of Execution: 18/05/2022
 , Admitted by: Self, Date of Admission: 18/05/2022 ,Place : Office

5	Name	Photo	Finger Print	Signature
	Krishna Ghosh Daughter of Late Dulal Chandra Ghosh Executed by: Self, Date of Execution: 18/05/2022 , Admitted by: Self, Date of Admission: 18/05/2022 ,Place : Office			
	18/05/2022	LTI 18/05/2022	18/05/2022	
Mirpara, Village:- Shyampur, P.O:- Shyampur, P.S:-Shyampur, District:-Howrah, West Bengal, India PIN:- 711305 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: awxxxxxx5q, Aadhaar No: 42xxxxxxxx4650, Status :Individual, Executed by: Self, Date of Execution: 18/05/2022 , Admitted by: Self, Date of Admission: 18/05/2022 ,Place : Office				
6	Name	Photo	Finger Print	Signature
	Supantha Ghosh Son of Late Shikha Ghosh (Mother) Executed by: Self, Date of Execution: 18/05/2022 , Admitted by: Self, Date of Admission: 18/05/2022 ,Place : Office			
	18/05/2022	LTI 18/05/2022	18/05/2022	
Village:- Islampur, P.O:- Amta, P.S:-Amta, District:-Howrah, West Bengal, India, PIN:-711401 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aoxxxxxx7k, Aadhaar No: 30xxxxxxxx6175, Status :Individual, Executed by: Self, Date of Execution: 18/05/2022 , Admitted by: Self, Date of Admission: 18/05/2022 ,Place : .Office				
7	Name	Photo	Finger Print	Signature
	Madhumita Bablu Ghosh, (Alias: Madhumita Ghosh) Daughter of Late Shikha Ghosh(Mother) Executed by: Self, Date of Execution: 18/05/2022 , Admitted by: Self, Date of Admission: 18/05/2022 ,Place : Office			
	18/05/2022	LTI 18/05/2022	18/05/2022	
A 402 Shubham Paradi,, City:- Not Specified, P.O:- Kalyan, P.S:-KALYAN TALUKA, District:-Thane, Maharashtra, India, PIN:- 421306 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: byxxxxxx7f, Aadhaar No: 54xxxxxxxx7953, Status :Individual, Executed by: Self, Date of Execution: 18/05/2022 , Admitted by: Self, Date of Admission: 18/05/2022 ,Place : Office				
8	Name	Photo	Finger Print	Signature
	Adhir Kumar Ghosh Son of Late Dulal Chandra Ghosh Executed by: Self, Date of Execution: 18/05/2022 , Admitted by: Self, Date of Admission: 18/05/2022 ,Place : Office			
	18/05/2022	LTI 18/05/2022	18/05/2022	



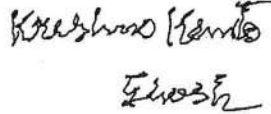
Ghosh Para, Village:- Panchla, P.O:- Panchla, P.S:-Panchla, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: bdxxxxxx1a, Aadhaar No: 51xxxxxxxx6784, Status :Individual, Executed by: Self, Date of Execution: 18/05/2022
, Admitted by: Self, Date of Admission: 18/05/2022 ,Place : Office

9	Name	Photo	Finger Print	Signature
	Prabir Ghosh Son of Late Dulal Chandra Ghosh Executed by: Self, Date of Execution: 18/05/2022 , Admitted by: Self, Date of Admission: 18/05/2022 ,Place : Office			
	18/05/2022	LTI 18/05/2022	18/05/2022	

Ghosh Para, Village:- Panchla, P.O:- Panchla, P.S:-Panchla, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: awxxxxx5I, Aadhaar No: 51xxxxxxxx6784, Status :Individual, Executed by: Self, Date of Execution: 18/05/2022
, Admitted by: Self, Date of Admission: 18/05/2022 ,Place : Office

10	Name	Photo	Finger Print	Signature
	Subir Ghosh Son of Late Dulal Chandra Ghosh Executed by: Self, Date of Execution: 18/05/2022 , Admitted by: Self, Date of Admission: 18/05/2022 ,Place : Office			
	18/05/2022	LTI 18/05/2022	18/05/2022	

Village:- Paniara, P.O:- Panchla, P.S:-Panchla, District:-Howrah, West Bengal, India, PIN:-711302 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: axxxxxxx9b, Aadhaar No: 57xxxxxxxx7604, Status :Individual, Executed by: Self, Date of Execution: 18/05/2022
, Admitted by: Self, Date of Admission: 18/05/2022 ,Place : Office

11	Name	Photo	Finger Print	Signature
	Krishnakanta Ghosh Son of Late K Ghosh Executed by: Self, Date of Execution: 18/05/2022 , Admitted by: Self, Date of Admission: 18/05/2022 ,Place : Office			
	18/05/2022	LTI 18/05/2022	18/05/2022	

Village:- Islampur, P.O:- Amta, P.S:-Amta, District:-Howrah, West Bengal, India, PIN:-711401 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: afxxxxxx0c, Aadhaar No: 44xxxxxxxx9968, Status :Individual, Executed by: Self, Date of Execution: 18/05/2022
, Admitted by: Self, Date of Admission: 18/05/2022 ,Place : Office




Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Prasana Enclave Private Limited 52/1, Shakespear Sarani, City:- Not Specified, P.O:- Circus Avenue, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 , PAN No.:: aaxxxxx0q,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Palash Sengupta Son of Late Pulin Behari Sengupta 52/1, Shakespear Sarani, City:- Not Specified, P.O:- Cicus Avenue, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: DAXxxxx2R, Aadhaar No: 22xxxxxxxx9336 Status : Representative, Representative of : Prasana Enclave Private Limited (as Authorised Signatory)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Amal Karuri Son of Late Santosh Karuri Village:- Makardaha, P.O:- Makardaha, P.S:-DOMJUR, District:-Howrah, West Bengal, India, PIN:- 711409			
	18/05/2022	18/05/2022	18/05/2022
Identifier Of Durga Ghosh, Pankaj Ghosh, Sabita Ghosh, Babita Poali, Krishna Ghosh, Supantha Ghosh, Madhumita Bablu Ghosh, Adhir Kumar Ghosh, Prabir Ghosh, Subir Ghosh, Krishnakanta Ghosh, Mr Palash Sengupta			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Durga Ghosh	Prasana Enclave Private Limited-2.32727 Dec
2	Pankaj Ghosh	Prasana Enclave Private Limited-2.32727 Dec
3	Sabita Ghosh	Prasana Enclave Private Limited-2.32727 Dec
4	Babita Poali	Prasana Enclave Private Limited-2.32727 Dec
5	Krishna Ghosh	Prasana Enclave Private Limited-2.32727 Dec
6	Supantha Ghosh	Prasana Enclave Private Limited-2.32727 Dec
7	Madhumita Bablu Ghosh	Prasana Enclave Private Limited-2.32727 Dec
8	Adhir Kumar Ghosh	Prasana Enclave Private Limited-2.32727 Dec
9	Prabir Ghosh	Prasana Enclave Private Limited-2.32727 Dec
10	Subir Ghosh	Prasana Enclave Private Limited-2.32727 Dec
11	Krishnakanta Ghosh	Prasana Enclave Private Limited-2.32727 Dec

Land Details as per Land Record

District: Howrah, P.S:- DOMJUR, Gram Panchayat: DOMJUR, Mouza: Domjur, JI No: 33, Pin Code : 711405

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 7331, LR Khatian No:- 2278	Owner:নন্দ বালা ঘোষ, Gurdian:দুলাল , Address:পাঁচলা , Classification:শালি, Area:0.32000000 Acre,	Seller is not the recorded Owner as per Applicant.

On 18-05-2022

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 15:31 hrs on 18-05-2022, at the Office of the A.D.S.R. DOMJUR by Durga Ghosh , one of the Executants.

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 50,18,112/-

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

Execution is admitted on 18/05/2022 by 1. Durga Ghosh, Wife of Late Amir Ghosh, P.O: Panchla, Thana: Panchla, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession House wife, 2. Pankaj Ghosh, Son of Late Amir Ghosh, P.O: Panchla, Thana: Panchla, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession Others, 3. Sabita Ghosh, Wife of Shyam Sundar Ghosh, P.O: Panchla, Thana: Panchla, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession House wife, 4. Babita Poali, Daughter of Late Dulal Chandra Ghosh, KG-6, Baguihati, Rajarhat Gopalpur, P.O: Aswini Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession House wife, 5. Krishna Ghosh, Daughter of Late Dulal Chandra Ghosh, Mirpara, P.O: Shyampur, Thana: Shyampur, , Howrah, WEST BENGAL, India, PIN - 711305, by caste Hindu, by Profession House wife, 6. Supantha Ghosh, Son of Late Shikha Ghosh, P.O: Amta, Thana: Amta, , Howrah, WEST BENGAL, India, PIN - 711401, by caste Hindu, by Profession Business, 7. Madhumita Bablu Ghosh, Alias Madhumita Ghosh, Daughter of Late Shikha Ghosh, A 402 Shubham Paradise,, P.O: Kalyan, Thana: KALYAN TALUKA, , Thane, MAHARASHTRA, India, PIN - 421306, by caste Hindu, by Profession House wife, 8. Adhir Kumar Ghosh, Son of Late Dulal Chandra Ghosh, Ghosh Para, P.O: Panchla, Thana: Panchla, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession Others, 9. Prabir Ghosh, Son of Late Dulal Chandra Ghosh, Ghosh Para, P.O: Panchla, Thana: Panchla, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession Others, 10. Subir Ghosh, Son of Late Dulal Chandra Ghosh, P.O: Panchla, Thana: Panchla, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession Others, 11. Krishnakanta Ghosh, Son of Late K Ghosh, P.O: Amta, Thana: Amta, , Howrah, WEST BENGAL, India, PIN - 711401, by caste Hindu, by Profession Others

Indetified by Shri Amal Karuri, , , Son of Late Santosh Karuri, P.O: Makardaha, Thana: DOMJUR, , Howrah, WEST BENGAL, India, PIN - 711409, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 50,195/- (A(1) = Rs 50,181/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 50,195/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/05/2022 3:24PM with Govt. Ref. No: 192022230028303821 on 17-05-2022, Amount Rs: 50,195/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 80351608 on 17-05-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,50,563/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,50,463/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3313, Amount: Rs.50/-, Date of Purchase: 01/04/2022, Vendor name: Subhankar Das

2. Stamp: Type: Impressed, Serial no 3312, Amount: Rs.50/-, Date of Purchase: 01/04/2022, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 17/05/2022 3:24PM with Govt. Ref. No: 192022230028303821 on 17-05-2022, Amount Rs: 1,50,463/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 80351608 on 17-05-2022, Head of Account 0030-02-103-003-02



Soumya Mukherjee
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DOMJUR
Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0504-2022, Page from 94266 to 94293

being No 050403348 for the year 2022.



SJK

Digitally signed by SUBHOJIT SANYAL
Date: 2022.05.30 15:46:30 +05:30
Reason: Digital Signing of Deed.

(Subhojit Sanyal) 2022/05/30 03:46:53 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DOMJUR
West Bengal.

(This document is digitally signed.)