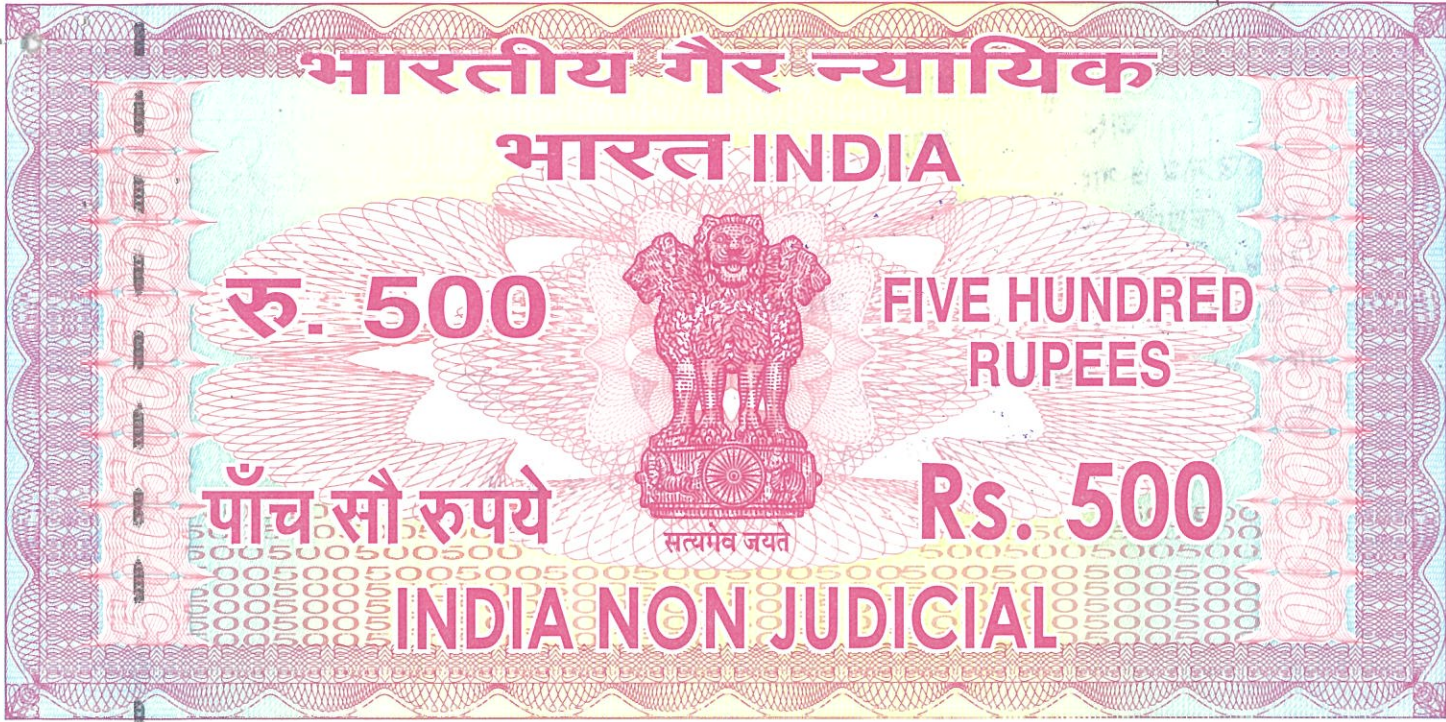


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पश्चिम बंगाल WEST BENGAL

2-4738/21

H 917792

Certified that the document is admitted to registration. This signature sheet / sheet's & the endorsement sheet/sheet's attached with this document's are the part of this document.

Additional District Sub-Registrar
Rajarhat, New Town, North 24.Pgs
22 JAN 2021

DEED OF CONVEYANCE

THIS INDENTURE is made on this the 22nd day of January Two Thousand And Twenty One of the Christian Era;

BETWEEN

208

04 JAN 2021

নং- 208

তারিখ-

বুলেট

ক্রেতার নাম ও সাং

স্ট্যাম্প ভেতাব স্বাক্ষর

বিধান নগর (সল্টলেক সিটি) এ ডি.এস.আর.ও

মোট স্ট্যাম্প ক্রয় আঃ

চালান নং- মোট কত টাকা খরিদ

টেকারী-বারাকপুর, ভেভার-মিতা দত্ত

৫০০

Camendham Projects Ltd. and

AD-169

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18 DEC 2020

138000



Additional District Sub-Registrar
Rajshahi, New Town, North 24-Pgs.

22 JAN 2021

MRS. KEYA ROY (having **PAN – BPHPR6225P & AADHAAR NO. 2390 4703 8137**) wife of Sri Shyamal Kanti Roy, by Nationality Indian, by faith Hindu, by occupation Housewife, residing at Sulanguri Colony, P.O. Gouranganagar, P.S. New Town, Kolkata- 700 059, District. North 24 Parganas, hereinafter called the **OWNER-VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her legal successors, executors, administrators, representatives, nominees and assigns) of the **FIRST PART**;

A N D

GANESHDHAM PROJECTS PVT. LTD. (having **PAN – AAFCG2596M**), a registered Private Limited Company within the meaning of the Companies Act, 1956, having principal place of business at Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, Kolkata – 700 064, hereinafter called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include it's Successor or Successors-In-office, Administrators and Assigns) of the **SECOND PART** being represented by an Authorized Signatory **MR. SANJAY GUPTA** (having **PAN – ADRPG6327Q & AADHAAR NO. 7089 5093 7284**) son of Sri Gopal Prasad Gupta, by Nationality Indian, by Faith Hindu, by occupation Business residing at Dwarka Vedmani, AD 169, Sector-I, Salt Lake City, Kolkata – 700 064;

WHEREAS THE VENDOR HAS REPRESENTED TO THE PURCHASER THAT:

A. By a registered Deed of Conveyance dated 09.03.1956 duly registered at Sub- Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 35, Pages 261 to 270, Being No. 2115 for the year 1956, the erstwhile Principal Landlord Roy Bahadur Kanai Lal Nandi sold, transferred and conveyed several Sali/Agriculture landed properties total admeasuring more or less 30 acres under several Khatians, all at Mauza Sulanguri, J.L. No. 22, R.S. No. 196, Touji No. 178, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, to Makhan Lal Seal being Benamdar of Kartick Chandra Seal and to Renuka Bala Seal being Benamdar of Anil Chandra Seal free from all encumbrances whatsoever;



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B. Since after the aforesaid purchase the said Makhan Lal Seal and Renuka Bala Seal thus became seized and possessed the aforesaid properties and while in enjoyment thereof, on or about 1967 and 1969 the said Kartick Chandra Seal and Sri Anil Chandra Seal respectively filed Declaratory Suits being Title Suit No. 491 of 1967 and Title Suit No. 8 of 1969, in the 3rd Court of Munsiff at Sealdha against the aforesaid Benamders Makhan Lal Seal and Renuka Bala Seal in respect of the aforesaid property AND finally obtained necessary decree against the aforesaid Benamders in respect of the aforesaid properties; and in consequences thereof, the said Kartick Chandra Seal and Sri Anil Chandra Seal thus became absolute owners of all the aforesaid properties and seized and possessed of and well and sufficiently entitle thereto free from all encumbrances.

C. By a Deed of Conveyance dated 18.03.1972 duly registered at the Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 30, Pages 117 to 120, Being (Deed) No. 1591 for the year 1972, the said Sri Kartick Chandra Seal and Sri Anil Chandra Seal therein as the owners vendors sold, conveyed and transferred free from all encumbrances out of their aforesaid properties, All That piece or parcel of Sali Land admeasuring about 0.99 acre out of which 0.06 acre comprised in part of R.S. Dag Nos. 617 and 0.08 acre in part of R S Dag No 618, and 0.36 acre in part of R S Dag No 620 and 0.33 acre in part of R.S. Dag No. 591, and 0.06 acre comprised in part of R.S Dag No. 592 and 0.07 acre comprised in part of R.S Dag No. 593 and 0.03 acre in part of R.S. Dag No. 646 under R.S. Khatian No. 5 and subsequently out of R.S. Khatian No. 84, part or Khanda Khatian No. 197 and part thereof being Khanda Khatian No. 228, all at Mauza Sulanguri, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, morefully described in the Schedule thereunder unto and in favour of Mira Rani Nandi wife of Sachindra Nath Nandi free from all encumbrances whatsoever.

D. By another Deed of Conveyance dated 20.06.1973 duly registered at District Sub-Registration Office at Alipore, 24 Pargans and recorded in Book No. 1, Volume No. 104, Deed No. 3300, Pages 31 to 33 for the year 1973 the aforesaid Anil Chandra Seal and Kartick Chandra Seal sold, conveyed and transferred ALL THAT "Sali Land" measuring about 0.33 acre comprised in part of R.S. Dag No.



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645 under R.S. Khatian No. 228 and Khatian No. 5, all at Mauza Sulanguri, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, morefully described in the Schedule thereunder unto and in favour of Sachindra Nath Nandi son of Late Hriday Nath Nandi free from all encumbrances whatsoever.

E. Since after the aforesaid purchase while seized and possessed thereof by a Deed of conveyance dated 25.03.1975 duly registered at Cossipore Dum Dum Sub-Registration Office and recorded in Book No. 1, Volume No. 51, Pages 206 to 209, Being No. 3131 for the year 1975 the aforesaid Mira Rani Nandi wife of Sachindra Nath Nandi out of her aforesaid properties total admeasuring 0.99 acre, sold, conveyed and transferred a major part thereof being a Sali Land measuring 0.17 acre comprised in part of R.S Dag No. 620 and 0.06 acre comprised in part of R.S Dag No. 592 and 0.07 acre comprised in part of R.S Dag No. 593 and 0.03 acre in part of R.S. Dag No. 646 and 0.33 acre in part of R.S. Dag No. 591, total admeasuring Sali Land about 0.66 acre (66 decimal), all at Mauza Sulanguri, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas morefully described in the Schedule thereunder unto and in favour of Smt. Lila Rani Ghosh wife of Sri Dulal Chandra Ghosh free from all encumbrances whatsoever.

F. Since after the aforesaid purchase while seized and possessed thereof by a Deed of conveyance dated 25.03.1975 duly registered at Cossipore Dum Dum Sub-Registration Office and recorded in Book No. 1, Volume No. 60, Pages 63 to 65, Being No. 3133 for the year 1975, the aforesaid Sachindra Nath Nandi son of Late Hriday Nath Nandi out of his aforesaid purchased Sali Land total measuring 0.33 acre, sold, conveyed and transferred a major part thereof being All That Sali Land measuring about 0.16 acre (16 decimal) comprised in part of R.S. Dag No. 645, at Mauza Sulanguri, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas morefully described in the Schedule thereunder unto and in favour of said Lila Rani Ghosh wife of Sri Dulal Chandra Ghosh free from all encumbrances whatsoever.



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G. Since after the aforesaid purchase by dint of the aforesaid two Deed of Conveyances both dated 25.03.1975 the said Lila Rani Ghosh thus became seized and possessed of and or well and sufficiently entitle to All That Piece or Parcel of Sali Land total admeasuring 0.83 acre out of which 0.33 (33 decimal) acre comprised in part of R.S. Dag No. 591, 0.06 acre in R.S. Dag No. 592, 0.07 acre in R.S. Dag No. 593, 0.18 acre in part of R.S. Dag No. 620, 0.16 acre (16 decimal) in part of R.S. Dag No. 645, and 0.03 acre in R.S. Dag No. 646 all at Mauza Sulanguri, J.L. No. 22, R.S. No. 196, Touji No. 178, Police Station: Rajarhat at present P.S. New Town, District. 24 Parganas now North 24 Parganas as the absolute owner thereof and subsequently her name had been duly recorded under Kri Khatian No. 420 with the District Land Revisional Settlement Record 24 Parganas under the Government of West Bengal in respect of the aforesaid properties and thereafter had been paying rent or taxes to the collectorate 24 Parganas in her name.

H. Subsequently while in absolutely seized and possessed thereof by a Bengali Deed of Conveyance dated 07.05.1985 duly registered at Additional District Sub-Registration Office: Bidhannagar, Salt Lake City, and recorded in Book No. 1, Volume No. 62F, Pages from 21 to 30, Being No. 3235 for the year 1985, the said Lila Rani Ghosh therein as the Vendor sold, conveyed and transferred the entire aforesaid property consist of a Sali Land admeasuring 0.83 acre comprised in aforesaid Dags recorded under Kri Khatian No. 420 all at Mauza Sulanguri, J.L. No. 22, R.S. No. 196, Touji No. 178, Police Station: Rajarhat at present P.S. New Town, District. 24 Parganas now North 24 Parganas morefully described in the Schedule Written therein to one Fatick Chandra Mondal son of Late Sarat Chandra Mondal the purchaser therein at the valuable consideration thereunder absolutely free from all encumbrances whatsoever.

I. By virtue of the aforesaid conveyances Fatick Chandra Mondal became the absolute owner and in possession of ALL THAT piece or parcel of "Sali" land measuring 0.33 (33 decimal) acre comprised in part of R.S. Dag No. 591, 0.06 acre in R.S. Dag No. 592, 0.07 acre in R.S. Dag No. 593, 0.18 acre in part of R.S. Dag No. 620, 0.16 acre (16 decimal) in part of R.S. Dag No. 645, and 0.03 acre in R.S. Dag No. 646, total admeasuring more or less 0.83 decimal under R.S.



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Khatian No. 228, comprised in said Dag Nos. 591, 592, 593, 620, 645 and 646 within Mouza- Sulanguri, J.L. No. 22, R.S. No.176, Touzi No. 178, Police Station- Rajarhat, Sub-Registration Office at Cossipore Dum Dum at present A.D.S.R Bidhan Nagar Salt Lake City, District 24 Parganas now North 24 Parganas; and while seized and possessed thereof, the said Fatick Chandra Mondal sub-divided the same into some small demarcated plots under a scheme plan for the purpose of selling the plots to the prospective buyers intending to purchase the plot/s;

J. By an Indenture of sale dated 15.03.2011, registered at the Office of the Addl. District Sub Registrar, Bidhan Nagar, Salt Lake City, and recorded in Book No. 1, CD Volume No. 6, Pages 2623 to 2651, Being No. 03209 for the year 2011 the said Fatick Chandra Mondal therein as the Vendor at the valuable consideration mention therein sold, conveyed and transferred free from all encumbrances ALL THAT piece or parcel of "Sali" land measuring an area of 0.18 acre little more or less comprised in part of R.S. Dag No. 620 and also 0.03 acre comprised in part of R.S. Dag No. 593, with common easement rights on and over Common Passage in connection thereto under and part of R.S. Khatian No. 228, at Mauza Sulanguri, J.L. No. 22, R.S. No. 176, Touzi No. 178, Police Station- Rajarhat now New Town P.S., District: 24 Parganas now North 24 Parganas morefully and particularly described in the Schedule written therein unto and in favour of Mrs. Keya Roy the First Party herein therein called as the purchaser absolutely and forever.

K. In the manners of aforesaid purchase by dint of the said registered Deed of Conveyance Being No. 03209 for the year 2011 the said **Keya Roy** thus became the owner of Sali Land measuring an area of 18 decimal little more or less, comprised in part of R.S. as well L.R. Dag No. 620, lying and situated at Mouza Sulanguri, Police Station: Rajarhat at present New Town, District: North 24 Parganas, and became seized and possessed thereof free from all encumbrances whatsoever and her name has been duly recorded in respect of the said part of Sali Land measuring 18 decimal comprised in part of R.S. as well L.R. Dag No. 620 and also 03 decimal comprised in part of R.S. as well L.R. Dag No. 593 under L.R. Khatian No. 1056 and; while in seized and possessed thereof the said **Keya Roy** sold out the major part or portions out of her aforesaid landed properties to



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some different purchasers and kept remaining with her only 03 chhitacks 06 sq.ft. more or less comprised in part of R.S. Dag No. 620 recorded under L.R. Khatian Nos. 1056, with common easement rights on and over Common Passage in connection thereto, lying and situated at Mouza Sulanguri, Police Station: Rajarhat at present New Town, District: 24 Parganas now North 24 Parganas, morefully described in the First Schedule written hereunder hereinafter for the sake of brevity collectively referred to as the **"SAID LAND"/"SAID PROPERTY"** and the First party herein is/are seized and possessed of and or well and sufficiently entitle to the 'Said Land' as the Rayoti Owner under the State Government without any interruptions and or obstructions by or from any person or of and from any corner whatsoever;

The Vendor herein is seized and possessed of and or well and sufficiently entitle to the Said property under the Schedule hereto as the absolute Rayoti Owner thereof under the State Government without being interrupted and or obstructed by or from any person whomsoever and or of and from any corner whatever and has a clear marketable title on and over the Said Property and every part or portion thereof free from any claim, demand, charge, mortgage, attachment, lien, lispendences acquisition and or requisition and also free from any other sorts of encumbrances whatsoever, AND the Vendor herein has never dealt with the Said Property and or any portion thereof in any such manner so that the Vendor is or may be restrained to deal with the said plot of land or the Said Property hereunder the Schedule in any way at his own choice and absolute discretion, AND in other way the Vendor herein is freely and absolutely entitled to deal with her 'Said Land / Said Property' or any portion thereof under the Schedule hereto as she deem fit and proper;

AND WHEREAS the Vendor has for her personal necessities decided to sell her 'Said Property' measuring 03 chhitacks 06 sq.ft. more or less comprised in part of R.S./ L.R Dag No. 620 recorded under L.R. Khatian Nos. 1056, lying and situated at Mauza Sulangari, J.L. No. 22, Touzi No. 178, Police Station- Rajarhat now New Town P.S., District: North 24 Parganas, **morefully and particularly described in the Schedule hereunder written** free from all encumbrances of whatsoever nature to some prospective buyer or buyers intending to purchase the same and the purchaser having knowledge of the same and relying on the above



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Rajarhat, New Town, North 24-Pgs.

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representations made by the Vendor to be true, being interested to purchase the said demarcated Plot of Land described in the Schedule hereto written (hereinafter for the sake of brevity referred to as the "Said Land"/"Said Property") approached and offered the Vendor a sum of **Rs. 1,17,500/- (Rupees One Lakh Seventeen Thousand Five Hundred)** only as a whole or lump-sum price for the 'Said Property' described in the Schedule hereunder written which offer has been accepted by the Vendor.

AND WHEREAS the Vendor herein has agreed to sell and the purchaser herein has agreed to purchase the 'Said Property' described in the Schedule written hereunder absolutely with all easement rights and other facilities connected thereto free from all encumbrances whatsoever at or for the total consideration price of **Rs. 1,17,500/- (Rupees One Lakh Seventeen Thousand Five Hundred)** only,

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs. 1,17,500/- (Rupees One Lakh Seventeen Thousand Five Hundred)** only paid to the Vendor by the Purchaser as per memo below on/or before execution of these presents (the receipt whereof the Vendor doth hereby as well as by the receipt hereunder written, admit and acknowledge and of and from the same and every part thereof hereby acquit, release and forever discharge the said purchaser as well as the said property **(particularly described in the schedule hereunder written)**, the Vendor as beneficial owner hereby sell, grant, transfer, convey, assure and assign unto the purchaser free from all encumbrances, attachments, charges, liens, lispendens, acquisitions and or requisitions ALL THAT piece and parcel of the 'Said Property' described in the Schedule hereunder and all rights and properties, easements and appurtenances whatsoever belonging and in connection to the Said Property as particularly mentioned and described in the Schedule hereunder written TO HAVE AND TO HOLD the 'Said Property' and all its appurtenances hereby granted, conveyed, transferred, assigned and assured or expressed and intended so to be and every part thereof unto and to the use of the purchaser herein absolutely and forever free from all encumbrances, charges, liens, etc. whatsoever and free from all acquisition and requisition and alignments and any claim or adverse possession; and



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THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER:-

1. THAT notwithstanding any acts, deed, matter or things whatsoever by the Vendor has at all material time heretofore and is fully and absolutely seized and possessed thereof and or well and sufficiently entitled to the 'Said Property' hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate of inheritance without any manner or condition of use, trust or other thing whatsoever to alter or make void the same; and

2. THAT notwithstanding any acts, deed, matter or things whatsoever aforesaid, the Vendor has good right, lawful absolute authority and indefeasible title to grant, convey, transfer and assign the 'Said Property' under the Schedule and every part thereof hereby granted, transferred and assigned or expressed or intended so to be and every part thereof with the rights, properties, benefits and appurtenances in connection therewith unto and to the use of the purchaser herein and according to the true intent and meaning of these presents; and

3. THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly enter into hold, occupy, possess and enjoy the 'Said Property' under the Schedule hereto hereby granted, transferred and assigned and shall be fully entitled to the rents, issues and profits thereof for the absolute and beneficiary use and enjoyment thereof without any lawful hinder and interruption, suit, eviction, 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 him; and

4. THAT free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the purchaser well and sufficiently saved defended kept harmless, indemnified and other estate rights, title, claim, mortgages, charges, liens, lispens, attachments and encumbrances whatsoever; and

5. FURTHER that the Vendor and all persons having or lawfully or equitably claiming any estate right, title or interest whatsoever in the 'Said Land'/'Said Property' under the Schedule hereto or any part thereof from under or in trust for



Additional District Sub-Registrar
Rajapatti, New Town, North 24 Parganas

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the Vendor her legal successor and/or erstwhile owner his legal successor shall and will from time to time and at all times hereafter at the request and costs of the purchaser do and execute all such lawful acts, deeds and things whatsoever for further better and more perfectly conveying and assigned or expressed or intended to be transferred and assigned and every part thereof unto and to the use of the Purchaser in manner aforesaid as may be reasonably required; and

6. THAT to the best of the Vendor's knowledge, the 'Said Property' under the Schedule hereto and hereunder sale and or any part thereof is not attached in any proceeding including certificate proceeding started by or at the instance of Income Tax, Wealth Tax or Gift Tax Authorities or Department or Departments or under the provisions of the Public Demand Recovery Act or otherwise and that no certificate has been filed in the office of the Certificate Officer under the provisions of the Public Demand Recovery Act and/or no steps has yet been taken in execution of any certificate at the instance of the Income Tax and/or Wealth Tax and/or estate duty authorities; and

7. THAT no notice issued under the Public Demand Recovery Act has been served on the Vendor nor any such notice has been published; and

8. THAT the Vendor has not yet received any notice of Requisition or Acquisition of the property described in the Schedule below; and

9. THAT the Purchaser and all person or persons claiming through under it shall has/have undisputed rights, title and interest in all lawful manners on and over the 'Said Property' under the Schedule hereto and all rights, properties, benefits and appurtenances togetherwith all common easementary right on and over the common passage and others whatsoever existing in connection thereto; and

IT IS HEREBY declared that the land described in the Schedule below is the self-acquired property of the Vendor and it is not the benamdar of any one.



Additional District Sub-Registrar
Rajarhat, New Town, North 24 Parganas

12 2 JAN 2021

AND THE Vendor delivers this day the peaceful possession of the 'Said Property'/
'Said Land' under the Schedule hereto unto and to the Purchaser.

THE SCHEDULE REFERRED TO ABOVE:
(The Plot of Sali Land Hereunder Sale)

ALL THAT A DEMARCATED PIECE OR PARCEL OF Sali Land measuring an area of 03 chhitacks 06 sq.ft. little more or less comprised in part of R.S./ L.R Dag No. 620 togetherwith common easement rights on and over the Common Passage abutting the said Sali Land and also all others passages and rights, properties, benefits, easements, appendages and appurtenances in connection to the Said Land, lying and situated at Mouza - Salunguri, J.L. No. 22, Touzi No. 178, R.S. Khatian No. 228, corresponding to L.R Khatian No. 1054, at present recorded in the name of the Vendor under L.R. Khatian No. 1056 within the ambit of the B.L. & L.R.O. Rajarhat, under Jyangra Hatiyara Garam Panchayet- II, Police Station: New Town formerly Rajarhat, Sub-Registration Office: Additional District Sub- Registrar: **Rajarhat, New Town, North 24 Parganas The Said Land is butted and bounded as follows;**

ON THE NORTH	: By <u>10 feet wide kuncha common passage;</u>
ON THE SOUTH	: By R.S/L.R Dag No. 592 & 593;
ON THE EAST	: By R S/L R Dag No. 620;
ON THE WEST	: By R.S/L.R Dag No. 619;

The 'Said Property' is delineated in a Map or Plan annexed hereto and bordered in 'Red' color forming part of this Deed.



Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.

22 JAN 2021

IN WITNESSES WHEREOF the Vendor hereto has hereunto set and subscribed her hands on the day, month and year first above written.

SIGNED, SEALED AND
DELIVERED By the VENDOR
at Kolkata in the presence of: -

1. Sumit Sinha

S/o. Late Sandip Sinha,
171, APC Road, P.O.- Shyambazar,
P.S.: Shyampukur, Dist: Kolkata,
Pin – 700 004, West Bengal.

2. Shyamalkant Ray
S/O Late Jitendra Ray
Sulaguri Colony
R/o Gurusanganagar
New Town
Cal - 159

Kaya Roy

VENDOR

Drafted By:

Krishna Das
Advocate

Barasat Jdgs. Cmt
20B/1027/98



Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.

22 JAN 2021

MEMO OF CONSIDERATION

RECEIVED from the within named purchaser **GANESHDHAM PROJECTS PVT. LTD.** the within mentioned sum of **Rs. 1,17,500/- (Rupees One Lakh Seventeen Thousand Five Hundred)** only being the full consideration money of the 'Property' described in the Schedule hereinabove as per memo below: -

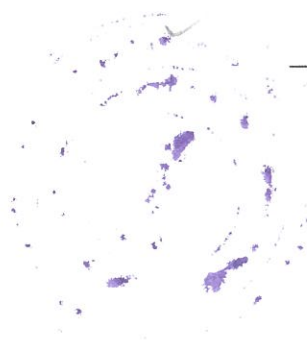
MEMO

Paid by Cheque No. 706896, Date 22.01.2021 drawn on HDFC Bank Ltd. in favour of the Vendor Mrs. Keya Roy	Rs. 1,17,500/-
	Rs. 1,17,500/-

(Rupees One Lakh Seventeen Thousand Five Hundred) only.

WITNESSES :

1. Sumit Singh
2. ShreealKanthiRoy,



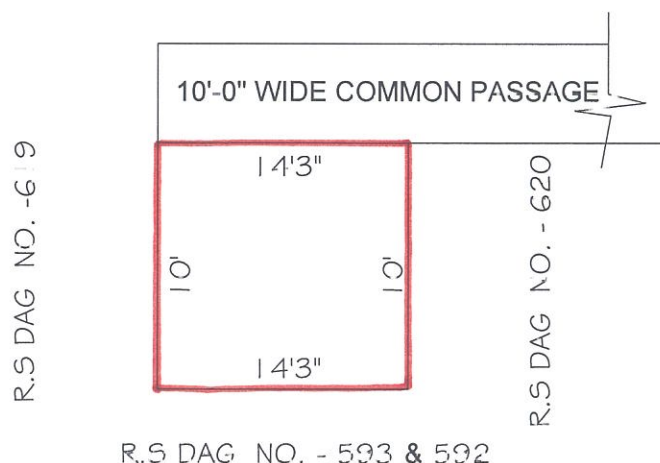
Keya Roy
VENDOR



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Rajarhat, New Town, North 24-Pgs.

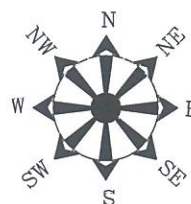
12 2 JAN 2021

SITE PLAN OF R.S/L.R DAG NO. - 620, R.S. KHATIAN NO . - 228, L.R. KHATIAN NO. 1054, AT PRESENT RECORDED IN L.R. KHATIAN NO. 1056, MOUZA - SULANGURI , J.L NO. - 22, TOUZI NO. 178, IN P.S . NEW TOWN ,DIST. - 24 PARGANAS (N), WITHIN THE LOCAL LIMIT OF JYANGRA HATIARA 2 NO. GRAM PANCHAYET.



PURCHASER'S	GANESHDHAM PROJECT PVT. LTD.
SELLER'S	KEYA ROY
AREA STATEMENT	
R.S DAG NO.	AREA
620	0 K-03 CH.- 6 SFT.

Keya Roy





Additional District Sub-Registrar
Rajarhat, New Town, North 24 Parganas

22 JAN 2021

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the E xecutants/Presentants	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
 <i>Kanya Ray</i>					
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
					
 <i>[Signature]</i>	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
					
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
					
	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
	RIGHT HAND				
Thumb	Fore	Middle	Ring	Little	



Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.

12 2 JAN 2021



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-202021-021172588-1

Payment Mode Online Payment

GRN Date: 22/01/2021 11:15:05

Bank : HDFC Bank

BRN : 1350500462

BRN Date: 22/01/2021 11:16:55

DEPOSITOR'S DETAILS

Id No. : 2000004738/4/2021

[Query No./Query Year]

Name : Sanjay Gupta

Contact No. : 9331018602

Mobile No. : +91 9331018602

E-mail : AD169.IASS@GMAIL.COM

Address : AD169 SALT LAKE SEC1 KOL64

Applicant Name : Mr Sanjay Gupta

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2000004738/4/2021	Property Registration- Stamp duty	0030-02-103-003-02	7598
2	2000004738/4/2021	Property Registration- Registration Fees	0030-03-104-001-16	1630

Total

9228

In Words : Rupees Nine Thousand Two Hundred Twenty Eight only



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Rajarhat, New Town, North 24-Pgs.

12 2 JAN 2021

Major Information of the Deed

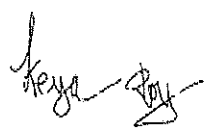
Deed No :	I-1523-01076/2021	Date of Registration	22/01/2021
Query No / Year	1523-2000004738/2021	Office where deed is registered	
Query Date	03/01/2021 10:45:26 AM	1523-2000004738/2021	
Applicant Name, Address & Other Details	Sanjay Gupta AD-169, Salt Lake City, Sector-I, Thana : North Bidhannagar, District : North 24-Parganas, WEST BENGAL , PIN - 700064, Mobile No. : 9932023029, Status .Buyer/Claimant		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 1,17,500/-		Rs. 1,61,563/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 8,098/- (Article:23)		Rs. 1,630/- (Article:A(1), E)	
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Sulanguri, JI No: 22, Touzi No: 178 Pin Code : 700162

Sch No	Plot Number	Khatlan Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR 620 (RS :-)	LR 1056	Bastu	Shali	3 Chatak 6 Sq Ft	1,17,500/-	1,61,563/-	Width of Approach Road: 10 Ft.,
Grand Total :					.3231Dec	1,17,500 /-	1,61,563 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs KEYA ROY (Presentant) Wife of Mr Shyamal Kanti Roy Executed by: Self, Date of Lxecution: 22/01/2021 , Admitted by: Self, Date of Admission: 22/01/2021 ,Place : Office			
		22/01/2021	LTI 22/01/2021	22/01/2021
Sulanguri Colony, P.O:- Gouranganagar, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BPxxxxxx5P, Aadhaar No: 23xxxxxxxx8137, Status :Individual, Executed by: Self, Date of Execution: 22/01/2021 , Admitted by: Self, Date of Admission: 22/01/2021 ,Place : Office				



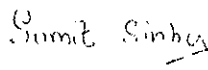
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GANESHDHAM PROJECTS PRIVATE LIMITED AD-169, Sector-I, Salt Lake City, Block/Sector: Bidhannagar, P.O:- Bidhannagar, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 , PAN No.: AAXxxxxx6M,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Sanjay Gupta Son of Mr Gopal Prasad Gupta AD-169, Sector-I, Salt Lake City, P.O:- Bidhannagar, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No... ADxxxxxx7Q, Aadhaar No: 70xxxxxxxxx/284 Status : Representative, Representative of : GANESHDHAM PROJECTS PRIVATE LIMITED (as AUTHORISED SIGNATORY)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sumit Sinha Son of Late Sandip Sinha 171/B, APC Road, P.O:- Shyambazar, P.S:- Shyampukur, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700004			
	22/01/2021	22/01/2021	22/01/2021
Identifier Of Mrs KEYA ROY, Mr Sanjay Gupta			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs KEYA ROY	GANESHDHAM PROJECTS PRIVATE LIMITED-0.323125 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Sulanguri, JI No: 22, Touzi No: 1/8 Pin Code : 700162

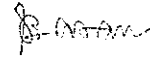
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 620, LR Khatian No:- 1056	Owner:কেয়া রায়, Gurdian:শ্যামলকান্ত রায়, Address:শুলংগুরী কলোনি, কপি-59 , Classification:শালি,	Mrs KEYA ROY



On 06-01-2021

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,81,563/-



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 22-01-2021

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

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

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

Presented for registration at 17:32 hrs on 22-01-2021, at the Office of the A.D.S.R. RAJARHAT by Mrs KEYA ROY, Executant.

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

Execution is admitted on 22/01/2021 by Mrs KEYA ROY, Wife of Mr Shyamal Kant Roy, Sulanguri Colony, P.O: Gouranganagar, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife

Indetified by Mr Sumit Sinha, , Son of Late Sandip Sinha, 171/B, APC Road, P.O: Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,630/- (A(1) = Rs 1,616/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,630/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/01/2021 11:16AM with Govt. Ref. No: 192020210211725881 on 22-01-2021, Amount Rs: 1,630/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1350500462 on 22 01 2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

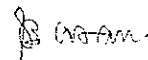
Certified that required Stamp Duty payable for this document is Rs. 8,098/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 7,598/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 208, Amount: Rs.500/-, Date of Purchase: 04/01/2021, Vendor name: M I A DUTTA

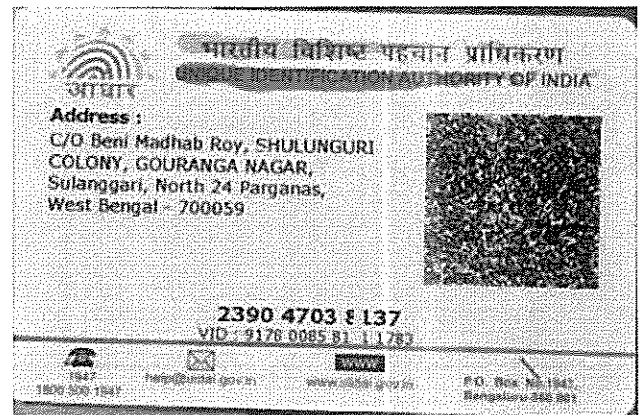
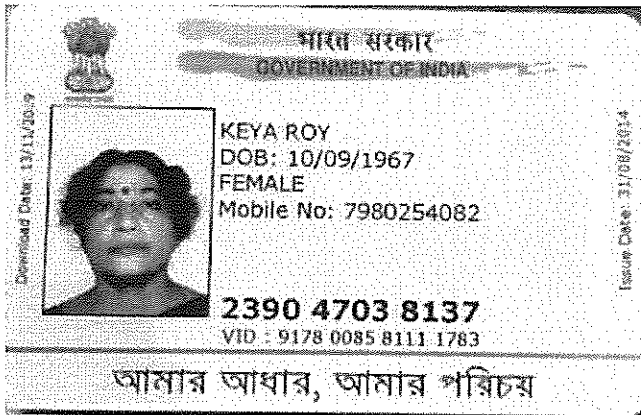
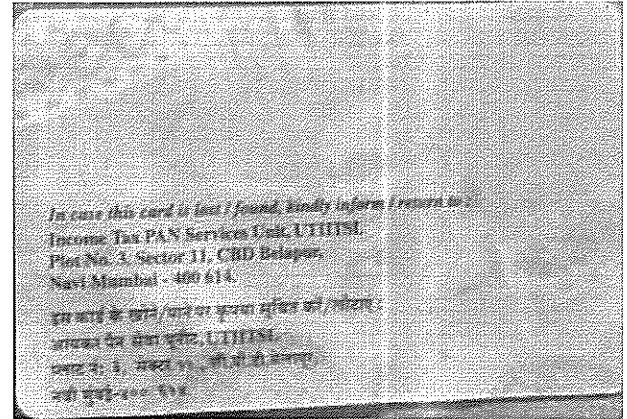
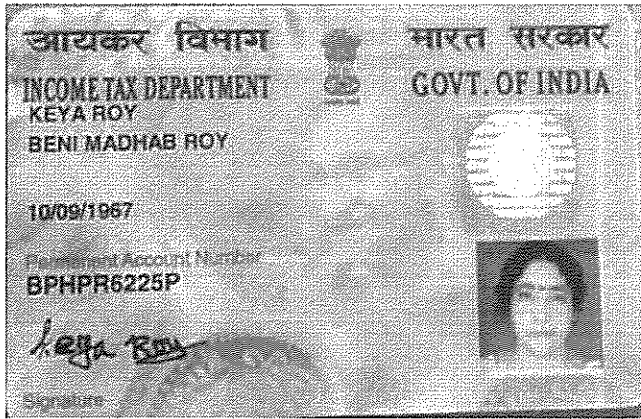
2. Stamp: Type: Court Fees, Amount: Rs.10/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/01/2021 11:16AM with Govt. Ref. No: 192020210211725881 on 22-01-2021, Amount Rs: 7,598/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1350500462 on 22 01 2021, Head of Account 0030-02-103-003-02



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal





Keya Roy

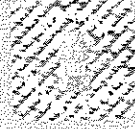


आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GANESHDHAM PROJECTS PRIVATE
LIMITED



17/05/2013

Permanent Account Number

AAFCG2596M

25/7/2013



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADRP6327Q

नाम/Name
SANJAY GUPTA

पिता का नाम/Father's Name
GOPAL PRASAD GUPTA

जन्म की तारीख/Date of Birth
12/01/1973

हस्ताक्षर/Signature

08062217

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाने :
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं 341, सर्वे नं 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

भारत सरकार
GOVERNMENT OF INDIA

संजय गुप्त
Sanjay Gupta
जन्मतिथि/DOB: 12/01/1973
पुरुष/MALE

7089 5093 7284
VID : 9195 9465 4480 0767

मेरा आधaar, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार ...

ठिकाना:
एम/3: गोपाल प्रसाद गुप्त, एडी 169, सल्टलेक
सेक्टर 1, बिधाननगर (एम), उत्तर 24 परगना,
पश्चिम बंग - 700064

Address :
S/O: Gopal Prasad Gupta, AD 169,
SALT LAKE SECTOR 1, Bidhannagar(M),
North 24 Parganas,
West Bengal - 700064

Download Date: 19/12/2018

Generation Date: 17/03/2015

1947
1947-2019 1947

hisp@uidai.gov.in

www.uidai.gov.in

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





ভারতীয় বিনিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

ভালিকাভুক্তির আই ডি/Enrollment No.: 1040/19858/32834

To
সুমিত সিনহা
Sumit Sinha
17 I/B ACHARYA PRAFULLA CHANDRA ROAD
Shyambazar Mail S.O
Shyambazar Mail Kolkata
West Bengal 700004

19980251

MN199802515DF



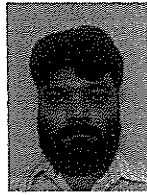
আপনার আধার সংখ্যা/ Your Aadhaar No. :

8321 1432 1920

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



সুমিত সিনহা
Sumit Sinha
পিতা : সন্দীপ সিনহা
Father : SANDIP SINHA
জন্ম সাল / Year of Birth : 1982
পুরুষ / Male



8321 1432 1920

আধার - সাধারণ মানুষের অধিকার





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2021, Page from 58160 to 58184

being No 152301076 for the year 2021.



Digitally signed by SANJOY BASAK
Date: 2021.02.01 13:31:56 +05:30
Reason: Digital Signing of Deed.

**(Sanjoy Basak) 2021/02/01 01:31:56 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.**

(This document is digitally signed.)