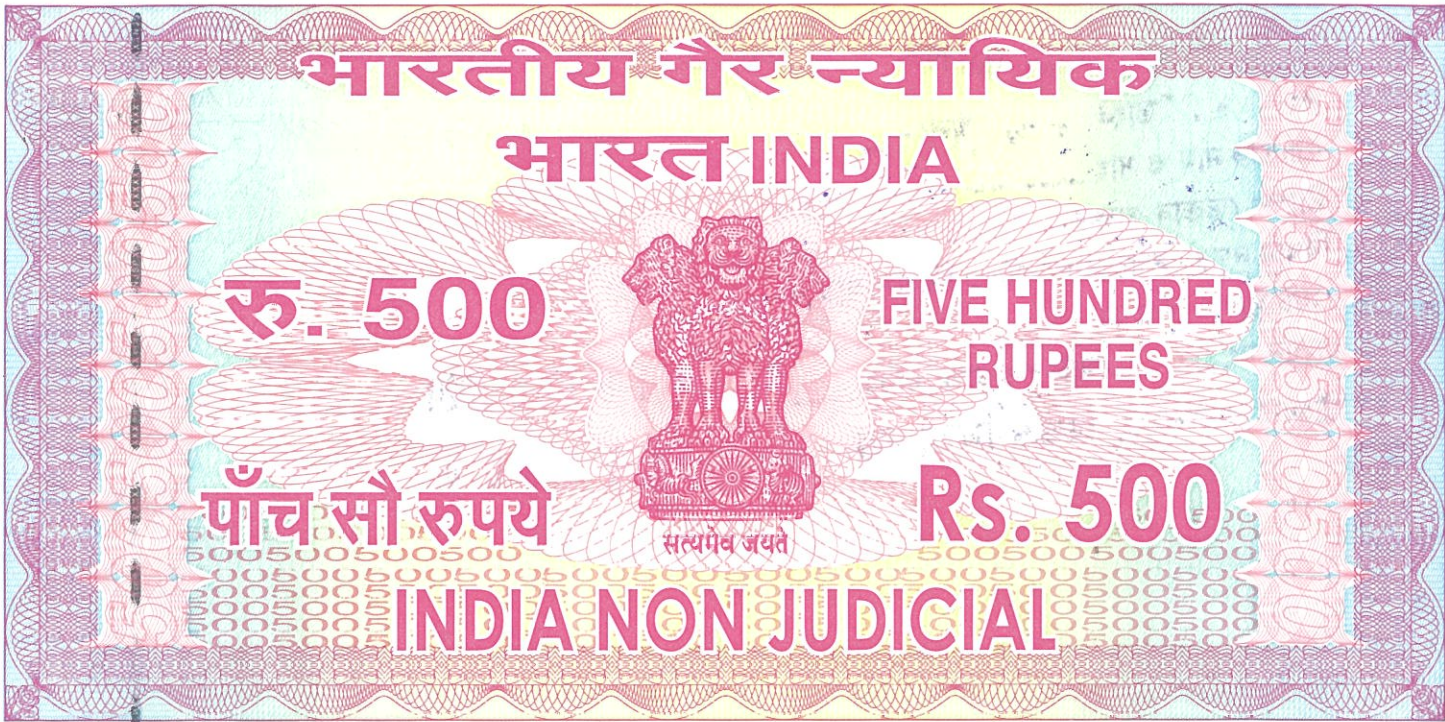




22/1/21

पश्चिम बंगाल WEST BENGAL.

2-4863/21

H 917791

Certified that the document is admitted to registration. The fee, value stamp / sheet's & the endorsement sheet's attached with this document's are the part of this document.

[Signature]

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

207

04 JAN 2021

5007

Ganesndham Projects Pvt. Ltd.

AD-168, 42

km 64

নং- ২০৭ তারিখ- ০৪ জানুৱাৰী ২০২১
ক্রেতার নাম ও সাং-
ষ্টাম্প ভেভার স্বাক্ষর
বিধান নগর (সল্টলেক সিটি) এ ডি.এস.আর.ও
মোট ষ্টাম্প ক্রয় তাঃ
চালান নং- মোট কত টাকা খরিদ
টেকারী-বারাকপুর, ভেভার-মিতা দত্ত

18 DEC 2020

13800



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

22 JAN 2021

MRS. KEYA ROY (having PAN – BPHPR6225P & AADHAAR NO. 2390 4703 8137) wife of Sri Shyarnal 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 Benamder of Kartick Chandra Seal and to Renuka Bala Seal being Bonamder 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 of 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 a Deed of Conveyance dated 29.11.1972 duly registered at the Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Being (Deed) No. 4770 for the year 1972, the said Sri Kartick Chandra Seal and said Sri Anil Chandra Seal being the owners thereof therein as the Vendors sold, conveyed and transferred free from all encumbrances, All That piece or parcel of Sali Land



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measuring about 0.03 acre comprised in part of R.S. Dag Nos. 589 and 0.43 acre comprised in part of R.S. Dag Nos. 590 and 0.64 acre comprised in part of R.S. Dag No. 591 and also 0.14 acre comprised in part of R.S. Dag No. 594 all said four Dags under R.S. Khatian No. 228 and togetherwith 0.08 acre comprised in part of R.S. Dag No. 601 under R.S. Khatian No. 201, total Sali Land admeasuring 1.32 acre in Part of said five Dags all at Mauza Sulangari, 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 one Sri Narayan Chandra Chakraborty alias Narayan Krishna Chakraborty therein called as the Purchaser free from all encumbrances whatsoever; and after such purchase while in seized and possessed thereof, subsequently by a Deed of Conveyance dated 30.11.1972 duly registered at the Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 12, Pages 27 to 29, Being (Deed) No. 4791 for the year 1972, the said Sri Narayan Chandra Chakraborty being the owner thereof therein as the Vendor sold, conveyed and transferred free from all encumbrances, the entirety of his aforesaid purchased properties being All That piece or parcel of Sali Land total admeasuring 1.32 acre in Part of said five Dags 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 one Sri Ajit Kumar Mondal therein called as the Purchaser free from all encumbrances whatsoever.

E. After the aforesaid purchase by dint of the said Sale Deed the said Ajit Kumar Mondal thus became seized and possessed of and or well and sufficiently entitle to the said piece or parcel of Sali Land total admeasuring 1.32 acre in Part of said five Dags all at Mauza Sulanguri, District: 24 Parganas and while in enjoyment thereof, the said Ajit Kumar Mondal sold, transferred and conveyed half portion thereof measuring 0.66 acre by a Deed of Conveyance dated 05.03.1975 duly registered at the Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 35, Pages 252 to 255, Being (Deed) No. 2098 for the year 1975, unto and in favour of one Sri Balai Chandra Naskar therein called as the Purchaser free from all encumbrances whatsoever; and subsequently on the same day the said Ajit Kumar Mondal sold, transferred and conveyed the remaining half portion thereof measuring 0.66 acre by another Deed of



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Conveyance duly registered at the Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 32, Pages 223 to 226, Being (Deed) No. 2100 for the year 1975, unto and in favour of one Sri Sudam Chandra Naskar therein called as the Purchaser free from all encumbrances whatsoever.

F. Subsequently by a Deed of Conveyance dated 06.04.1979 duly registered at the Sub- Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 50, Pages 114 to 118, Being (Deed) No. 2423 for the year 1979, the said Sri Balal Chandra Naskar and Sri Sudam Chandra Naskar being the owners thereof therein jointly called as the Vendors sold, conveyed and transferred free from all encumbrances, each of their half share measuring 0.66 acre so purchased by them severally by or dint of the aforesaid respective Sale Deeds in respect of the aforesaid properties being All That piece or parcel of Sali Land measuring 0.03 acre comprised in Part of R.S. Dag Nos. 589 and 0.43 acre comprised in part of R.S. Dag Nos. 590 and 0.64 acre comprised in part of R.S. Dag No. 591 and also 0.14 acre comprised in part of R.S. Dag No. 594 and togetherwith 0.08 acre comprised in part of R.S. Dag No. 601, total Sali Land admeasuring 1.32 acre in Part of said five Dags 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 one Sri Jadav Chandra Naskar therein called as the Purchaser free from all encumbrances whatsoever.

G. Since after such purchase while in peaceful enjoyment thereof free from all encumbrances, by a Deed of Conveyance, dated 14.12.1987 duly registered at the Office of the Addtional District Sub- Registrar Bldhannagar Salt Lake City, and recorded in Book No. 1, Volume No. 148, Pages 385 to 392, Being (Deed) No. 7399 for the year 1987, the said Sri Jadav Chandra Naskar being the owner thereof therein as the Vendor sold, conveyed and transferred free from all encumbrances, the entirety of his aforesaid purchased properties being All That piece or parcel of Sali Land total admeasuring 1.32 acre in Part of said five Dags under and Part of R.S. Khatian No. 228 and Kri-Khatian No. 380, 173 & T.R./67, all at Mauza Sulanguri, Police Station: Rajarhat at present P.S. New Town, District: North 24 Parganas, morefully described in the Schedule thereunder unto and in favour of one Sri Narayan Chandra Halder therein called as the Purchaser free from all encumbrances whatsoever.



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H. Since after the aforesaid purchase by dint of the aforesaid registered Deed of Conveyance Being No. 7399/1987, the said Narayan Chandra Halder thus became the owner of 1.32 acre of Sali Land lying and situated at Mouza Sulanguri, Police Station: Rajarhat at present New Town, District: 24 Parganas now North 24 Parganas, and became seized and possessed thereof without being interrupted by any person whomsoever and or from any corner whatsoever and also free from all encumbrances whatsoever and; while in enjoyment thereof, by a Deed of Conveyance duly registered at the Office of the Additional District Sub Registrar Bidhannagar Salt Lake City, and recorded in Book No. 1, Volume No. 46, Pages 277 to 296, Being (Deed) No. 00729 for the year 2006, the said Sri Narayan Chandra Halder being the owner thereof therein as the Vendor sold, conveyed and transferred free from all encumbrances, out of his aforesaid purchased properties a portion thereof being All That piece or parcel of Sali Land measuring 02 Cottahs, 15 Chittaks comprised in Part of R.S. Dag No. 590 and 03 Cottahs comprised in Part of R.S. Dag No. 596 and 10 Chittaks comprised in Part of R.S. Dag No. 601 and 08 Cottahs, 07 Chittaks comprised in Part of R.S. Dag No. 580, total admeasuring 15 Cottahs in Part of said four Dags, 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 one Sri Shekhar Bhowmick son of Late Sachindra Nath Bhowmick therein called as the Purchaser free from all encumbrances whatsoever.

I. Since after purchase of the aforesaid Sali Land total measuring 15 Cottahs in part of said four Dags by dint of the said Conveyance Being No. 00729/2006 and while in absolutely seized and possessed thereof, by a Bengali Sale Deed dated 14.11.2011 duly registered at the Office of the Additional District Sub-Registrar Bidhannagar Salt Lake City, and recorded in Book No. 1, Being (Deed) No. 12758 for the year 2011, the said Sri Shekhar Bhowmick being the owner thereof therein as the Vendor sold, conveyed and transferred free from all encumbrances, out of his aforesaid purchased properties a portion thereof being All That piece or parcel of Sali Land measuring 10 Chittaks comprised in Part of R.S. Dag No. 601, recorded in his name under L.R. Khatian No. 1054, with common easement rights on and over Common Passage in connection thereto at Mauza: Sulanguri, Police Station: Rajarhat at present New Town, District: North 24



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Parganas, morefully described in the Schedule thereunder unto and in favour of said **Smt. Keya Roy** First Party herein therein called as the purchaser absolutely and forever free from all encumbrances whatsoever.

J. In the manners of aforesaid purchase by dint of the said registered Deed of Conveyance Being No. 12758 for the year 2011, the said **Keya Roy** thus became the owner of Sali Land measuring an area of 10 Chittaks little more or less comprised in Part of R.S. as well L.R. Dag No. 601, 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 part of Sali Land measuring 10 Chhitacks little mote or less comprised in part of R.S. as well L.R. Dag No. 601 under L.R. Khatian No. 1857, 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, lispenses 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;



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AND WHEREAS the Vendor has for her personal necessities decided to sell her 'Said Property' measuring 10 Chittaks little more or less comprised in part of R.S./ L.R. Dag No. 601, recorded under L.R. Khatian No. 1857, 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 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. 2,49,750/- (Rupees Two Lakh Forty Nine Thousand Seven Hundred Fifty)** 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. 2,49,750/- (Rupees Two Lakh Forty Nine Thousand Seven Hundred Fifty)** only;

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs. 2,49,750/- (Rupees Two Lakh Forty Nine Thousand Seven Hundred Fifty)** 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



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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

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



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and sufficiently saved defended kept harmless, indemnified and other estate rights, title, claim, mortgages, charges, liens, lispendens, 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 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



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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.

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 **10 Chittaks** little more or less comprised in part of **R.S./ L.R Dag No. 601** 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. 1857**, 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 part of R.S./L.R Dag No. 601;
ON THE SOUTH	: By R.S./L.R Dag No. 590,
ON THE EAST	: By <u>10 feet wide kuncha common passage & R.S./L.R Dag No. 619;</u>
ON THE WEST	: By R.S./L.R Dag No. 601;

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



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Rajarhat, New Town, North 24-Pgs.

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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. Gomit Sinha

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

2. Shyamal Karthikey
S/o Late Gitananda Roy
Sulankur Colony
P.O. - Gurgaon Nagar
New Town
Ed. 159

✓

Kena Roy

VENDOR

Drafted By:

Krishna Das
Advocate
Barasat judgcomt
WB/1027/98



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

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MEMO OF CONSIDERATION

RECEIVED from the within named purchaser **GANESHDHAM PROJECTS PVT. LTD.** the withinmentioned sum of **Rs. 2,49,750/- (Rupees Two Lakh Forty Nine Thousand Seven Hundred Fifty)** only being the full consideration money of the 'Property' described in the Schedule hereinabove as per memo below: -

MEMO

Paid by Cheque No. 706895, Date 22.01.2021 drawn on HDFC Bank Ltd. in favour of the Vendor Mrs. Keya Roy	Rs. 2,49,750/-
	Rs. 2,49,750/-

(Rupees Two Lakh Forty Nine Thousand Seven Hundred Fifty) only. ✓

WITNESSES :

1. *Sumit Sinha*

2. *Shyamal Ranhi Ray*

Keya Roy

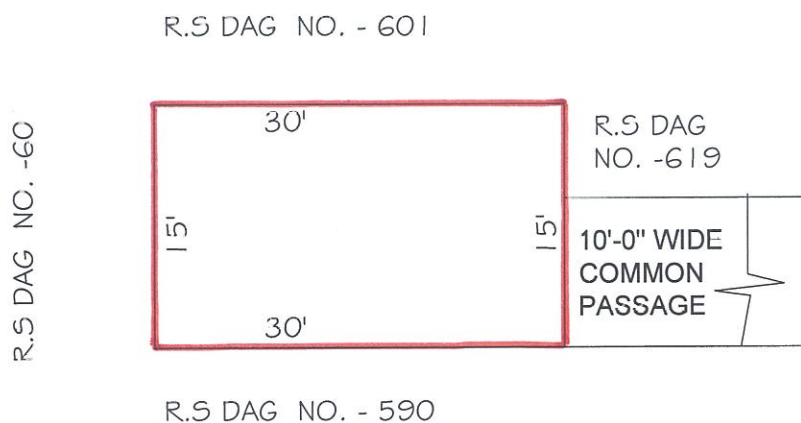
VENDOR



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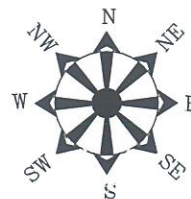
22 JAN 2021

SITE PLAN OF R.S/L.R DAG NO. - 601, R.S. KHATIAN NO . - 228, CORRESPONDING TO L.R. KHATIAN NO. 1054, AT PRESENT RECORDED IN THE NAME OF THE VENDER UNDER L.R KHATIAN NO. 1857, 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
601	0 K-10 CH.- 0 SFT.

✓ *Keya Roy*





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

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SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/Presentants	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
					
	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little



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आयकर विभाग
INCOME TAX DEPARTMENT
KEYA ROY
BENI MADHAB ROY

10/09/1967

Permanent Account Number
BPHPR6225P

Signature

भारत सरकार
GOVT. OF INDIA



In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UHISM,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/वापस करें:
आयकर सेवा सेवा यूनिट, UHISM,
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.

भारत सरकार
GOVERNMENT OF INDIA

Download Date: 13/11/2019

Issue Date: 31/08/2014

KEYA ROY
DOB: 10/09/1967
FEMALE
Mobile No: 7980254082

2390 4703 8137
VID : 9178 0085 8111 1783

आमारा आधार, आमारा परिचय

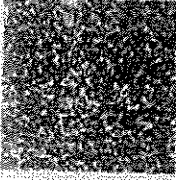


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address :
C/O Beni Madhab Roy, SHULUNGURI
COLONY, GOURANGA NAGAR,
Sulanguri, North 24 Parganas,
West Bengal - 700059

2390 4703 8137
VID : 9178 0085 81 11 1783

1800 303 1947 | help@uidai.gov.in | www.uidai.gov.in | P.O. Box No. 1941, Bangalore-560 001



✓ Keya Roy

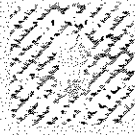


आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GANESHDHAM PROJECTS PRIVATE
LIMITED



17/05/2013

Permanent Account Number

AAFCG2596M

15/5/2013



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADRPQ6327Q

नाम / Name
SANJAY GUPTA

पिता का नाम / Father's Name
GOPAL PRASAD GUPTA

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

हस्ताक्षर / Signature

08052017

इस कार्ड के खोने / जाने पर कृपया सूचित करें / लौटकर
आयकर पैन सेवा इकाई, एनएसडीएल
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

AMERA AADHAAR, MERI PEHCHAN

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:
एस/ओ: गोपाल प्रसाद गुप्त, एडी 169, सल्टलेक
सेक्टर 1, बिधाननगर (एम), उत्तर 28 पारगना,
पश्चिम बंगाल - 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

1947
8800 308 1947

help@uidai.gov.in

www.uidai.gov.in

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

Generation Date: 17/03/2015





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

ভারতীয় পরিচয় আইডি/Enrollment No.: 1040/19858/32834

To
সুমিত সিংহা
Sumit Sinha
21/11/20
171/B ACHARYA PRAFULLA CHANDRA ROAD
Shyambazar Mull & Co
Shyambazar Mail Kolkata
West Bengal 700004

1998025



MN199802515DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

8321 1432 1920

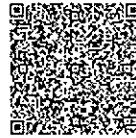
আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



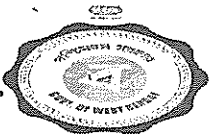
সুমিত সিংহা
Sumit Sinha
পিতা : সন্দীপ সিংহা
Father : SANDIP SINHA
জন্ম সাল / Year of Birth : 1982
পুরুষ / Male



8321 1432 1920

আধার - সাধারণ মানুষের অধিকার





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

GRN: 19-202021-0211/1266-1

Payment Mode Online Payment

GRN Date: 22/01/2021 11:08:10

Bank : HDFC Bank

BRN : 1350493321

BRN Date: 22/01/2021 11:08:59

DEPOSITOR'S DETAILS

Id No. : 2000004863/4/2021

[Query No./Query Year]

Name : Sanjay Gupta

Contact No. : 9331018602

Mobile No. : +91 9331018602

E mail : AD169JASS@GMAIL.COM

Address : AD169 SAI TL AKF SEC1 KOI 64

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	2000004863/4/2021	Property Registration- Stamp duty	0030-02-103-003-02	14989
2	2000004863/4/2021	Property Registration- Registration Fees	0030-03-104-001-16	3108

Total

18097

In Words : Rupees Eighteen Thousand Ninety Seven only



Major Information of the Deed

Deed No :	I-1523-01077/2021	Date of Registration	22/01/2021
Query No / Year	1523-2000004863/2021	Office where deed is registered	
Query Date	03/01/2021 11:24:40 AM	1523-2000004863/2021	
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. 2,49,750/	Rs. 3,09,375/-		
Stampduty Paid(SD)	Registration Foo Paid		
Rs. 15,489/- (Article:23)	Rs. 3,108/- (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

Mouzi No: 178 Pm Code : 700162

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-601 (RS :-)	LR-1857	Bastu	Shali	10 Chatak	2,49,750/-	3,09,375/-	Width of Approach Road: 10 Ft ,
	Grand Total :				1.0313Dec	2,49,750 /-	3,09,375 /-	

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 Execution: 22/01/2021 , Admitted by: Self, Date of Admission: 22/01/2021 ,Place : Office			
		22/01/2021	LT1 22/01/2021	22/01/2021
	Sulanguri Colony, P.O:- Gouranganagar, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700162 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			



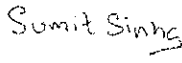
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GANESHDHAM PROJECTS PRIVATE LIMITED AD-169, Sector-I, Salt Lake City, 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.: ADxxxxxx/Q, Aadhaar No: 70xxxxxxx/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, APC Road, P.O:- Shyambazar, P.S:- Shyambazar, 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-1.03125 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: 178 Pin Code : 700162

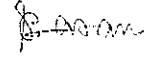
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 601, LR Khatian No:- 1857	Owner:কোয়া রায়, Gurdian:শ্যামলকান্তি , Address:লিড , Classification:শালি, Area:0.01000000 Acre,	Mrs KEYA ROY



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 3,09,375/-



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 17:34 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 Kanti Roy, Sulanguri Colony, P.O: Gouranganagar, Thana. New Town, , North 24-Parganas, WEST BENGAL, India, PIN 700162, by caste Hindu, by Profession House wife

Identified by Mr Sumit Sinha, , Son of Late Sandip Sinha, 171, 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 3,108/- (A(1) = Rs 3,094/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,108/

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/01/2021 11:08AM with Govt. Ref. No: 192020210211712661 on 22-01-2021, Amount Rs: 3,108/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1350493321 on 22-01-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

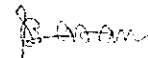
Certified that required Stamp Duty payable for this document is Rs. 15,489/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 14,989/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 207, Amount: Rs.500/-, Date of Purchase: 04/01/2021, Vendor name: MITA 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 11:08AM with Govt. Ref. No: 192020210211712661 on 22-01-2021, Amount Rs: 14,989/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1350493321 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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2021, Page from 58185 to 58209

being No 152301077 for the year 2021.



Digitally signed by SANJOY BASAK
Date: 2021.02.01 13:32:02 +05:30
Reason: Digital Signing of Deed.

**(Sanjoy Basak) 2021/02/01 01:32:02 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.**

(This document is digitally signed.)

