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Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this documents are the part of this document.

[Signature]
Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

12 FEB 2019

CONVEYANCE

1. Date: 08/02/2019
2. Place: Kolkata
3. Parties:

139977

Vimrith Graha Nirman Pvt. Ltd.
5, C. R. Avenue
KOL-72

NAME
AOB
Address
8 FEB 2019	
SURANJAN MUKHERJEE	
Licensed Stamp Vendor	
C. C. Court	
2 & 3, K. S. Roy Road, KOL-1	

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Vimrith Graha Nirman Pvt. Ltd.
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VIMRITH GRAHA NIRMAN PVT. LTD.
Director / Authorized Signatory
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MAKELIFE REAL ESTATE PVT. LTD.
Director / Authorized Signatory
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KOTIKATAN APARTMENT PRIVATE LIMITED
Director / Authorized Signatory
185

MAHODHAN INFRATECH PRIVATE LIMITED
Director / Authorized Signatory
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For UPPERSTAR REALTY PRIVATE LIMITED
Director / Authorized Signatory

- 3.1 **Azhar Rahman [PAN BABPR0153H]**, son of Matiar Rahman, residing at Narayanpur, West Barabari, Post Office Gopalpur, Police Station Airport, Kolkata-700136, District North 24 Parganas (**Vendor, include successors-in-interest**)

And

- 3.2 **VIMRIDH GRIHA NIRMAN PRIVATE LIMITED**, a company governed by the Companies Act, 1956, having its registered office at 5, Chittaranjan Avenue Post Office - C. R. Avenue, Police Station - Bowbazar, Kolkata - 700072 (**PAN AAECV3311L**) represented by its Authorized Signatory, **Giriraj Ratan Bagri**, son of Chhagan Lal Bagri, residing at 20/B, Raja Brojendra Narayan Street, Kolkata-700007 Post Office Barabazar, Police Station Barabazar (**PAN AEBPB4815M**)
- 3.3 **MAKELIFE REALESTATE PRIVATE LIMITED**, a company governed by the Companies Act, 1956, having its registered office at 27, Shakesopeare Sarani Post Office - Circus Avenue, Police Station - Shakespeare Sarani, Kolkata - 700017 (**PAN AAICM9643A**) represented by its Authorized Signatory, **Giriraj Ratan Bagri**, son of Chhagan Lal Bagri, residing at 20/B, Raja Brojendra Narayan Street, Kolkata-700007 Post Office Barabazar, Police Station Barabazar (**PAN AEBPB4815M**)
- 3.4 **KOTIRATAN APARTMENT PRIVATE LIMITED**, a company governed by the Companies Act, 1956, having its registered office at 27, Shakespeare Sarani Post Office - Circus Avenue, Police Station - Shakespeare Sarani, Kolkata - 700017 (**PAN AAFCK2751G**) represented by its Authorized Signatory, **Giriraj Ratan Bagri**, son of Chhagan Lal Bagri, residing at 20/B, Raja Brojendra Narayan Street, Kolkata-700007 Post Office Barabazar, Police Station Barabazar (**PAN AEBPB4815M**)
- 3.5 **MADHUDHAN INFRA TECH PRIVATE LIMITED**, a company governed by the Companies Act, 1956, having its registered office at 27, Shakespeare Sarani Post Office - Circus Avenue, Police Station - Shakespeare Sarani, Kolkata - 700017 (**PAN AAICM7684N**) represented by its Authorized Signatory, **Giriraj**

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FOR: WELLSPRIT REALCON PRIVATE LIMITED

Director / Authorized Signatory
K. Srinivasan

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Ashok Babbar

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For Ash. Kumar Giri (HUF)

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HARISH KUMAR GIRIA (HUF)

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SAGAR KUMAR GIRIA (HUF)

Sagar
KARTI
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(Umesh Kumar Kedar)
S/o. Late ICIShankar Kedar
B/S, Raj Bahar Sola Park
P.O. J.P.S. - Howrah
Pin-71101
Service.

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Ratan Bagri, son of Chhagan Lal Bagri, residing at 20/B, Raja Brojendra Narayan Street, Kolkata-700007 Post Office Barabazar, Police Station Barabazar (**PAN AEBPB4815M**)

- 3.6 **UPPERSTAR REALTY PRIVATE LIMITED**, a company governed by the Companies Act, 1956, having its registered office at 11, Crooked Lane, Post Office - B.B.D Bagh, Police Station - Hari Street, Kolkata - 700069 (**PAN AABCU4832E**) represented by its Authorized Signatory, **Giriraj Ratan Bagri**, son of Chhagan Lal Bagri, residing at 20/B, Raja Brojendra Narayan Street, Kolkata-700007 Post Office Barabazar, Police Station Barabazar (**PAN AEBPB4815M**)
- 3.7 **WELLSPRIT REALCON PRIVATE LIMITED**, a company governed by the Companies Act, 1956, having its registered office at 11, Crooked Lane, Post Office - B.B.D Bagh, Police Station - Hari Street, Kolkata - 700069 (**PAN AABCW2781Q**) represented by its Authorized Signatory, **Giriraj Ratan Bagri**, son of Chhagan Lal Bagri, residing at 20/B, Raja Brojendra Narayan Street, Kolkata-700007 Post Office Barabazar, Police Station Barabazar (**PAN AEBPB4815M**) (collectively **Purchasers**, include successors-in-interest)

And

- 3.8 **LALIT KUMAR GIRIA (HUF) [PAN AAAHL4805N]**, having address at CD 35 Salt lake city, Sector-I, Post Office- Bidhannagar, P.S. Bidhannagar North, Kolkata -700064, District North 24 Parganas, West Bengal, represented by **LALIT KUMAR GIRIA, KARTA (PAN: ACXPG0942L)** son of Late Sumar Mal Giria, by faith- Hindu, by occupation Business, by Nationality- Indian, residing at at CD 35 Salt lake city, Sector-I, Post Office- Bidhannagar, P.S. Bidhannagar North, Kolkata -700064, District North 24 Parganas, West Bengal (**Confirming Party No. 1** which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators and/or legal representative)

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10/11/19

3.9 **HARISH KUMAR GIRIA (HUF) [PAN AAFHH6246G]**, having address at at CD 35 Salt lake city, Sector-I, Post Office- Bidhannagar, P.S. Bidhannagar North, Kolkata -700064, District North 24 Parganas, West Bengal, represented by **HARISH KUMAR GIRIA [PAN AIRPG3901B]**, Karta son of Lalit Kumar Giria, by faith Hindu, by occupation Business, by Nationality Indian, residing at at CD 35 Salt lake city, Sector-I, Post Office- Bidhannagar, P.S. Bidhannagar North, Kolkata -700064, District North 24 Parganas, West Bengal (**Confirming Party No. 2** which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include its representative, successor-in-office and assigns)

3.10 **SAGAR KUMAR GIRIA (HUF) [PAN ABDHS1656Q]**, having address at CD 35 Salt lake city, Sector-I, Post Office- Bidhannagar, P.S. Bidhannagar North, Kolkata -700064, District North 24 Parganas, West Bengal, represented by **SAGAR KUMAR GIRIA, (PAN: ANCPG3328C)** Karta son of Late Lalit Kumar Giria, by faith- Hindu, by occupation Business, by Nationality- Indian, residing at at CD 35 Salt lake city, Sector-I, Post Office- Bidhannagar, P.S. Bidhannagar North, Kolkata -700064, District North 24 Parganas, West Bengal (**Confirming Party No. 3** which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators and/or legal representative)

The Confirming Party No. 1, the Confirming Party No.2, and the Confirming Party No.3 collectively **Confirming Parties**.

[Vendor, Purchasers and Confirming Parties are collectively **Parties** and individually **Party**].

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

4.1 **Said Property:** Divided and demarcated *sal* land measuring (i) 18.3667 (eighteen point three six six seven) decimal, more or less, out of 151 (one

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hundred and fifty one) decimal, more or less, comprised in R.S./L.R. *Dag* No. 496, recorded in L.R. *Khatian* No. 1696, *Mouza* Salua, J.L. No. 3, Police Station Airport (formerly Rajarhat), Post Office Gopalpur within Ward No 4 of Bidhanagar Municipal Corporation, District Sub-Registration Rajarhat, District North 24 Parganas (**First Property**) And (ii) 6.7565 (six point seven five six five) decimal, more or less, out of 28 (twenty eight) decimal, more or less, comprised in R.S./L.R. *Dag* No. 477, recorded in L.R. *Khatian* No. 1696, *Mouza* Salua, J.L. No. 3, Police Station Airport (formerly Rajarhat), Post Office Gopalpur within Ward No 4 of Bidhanagar Municipal Corporation, District Sub-Registration Rajarhat, District North 24 Parganas (**Second Property**) And (iii) 1.1236 (one point one two three six) decimal, more or less, out of 19 (nineteen) decimal, more or less, comprised in R.S./L.R. *Dag* No. 551, recorded in L.R. *Khatian* No. 1696, *Mouza* Salua, J.L. No. 3, Police Station Airport (formerly Rajarhat), Post Office Gopalpur within Ward No 4 of Bidhanagar Municipal Corporation, District Sub-Registration Rajarhat, District North 24 Parganas (**Third Property**) the First Property, the Second Property and the Third Property, **totaling to 26.2468 (twenty six point two four six eight) decimal**, more or less (collectively **Said Property**), more fully described in the **Schedule** below **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and use thereof, free from all encumbrances.

5. Background, Representations, Warranties and Covenants

5.1 **Representations and Warranties Regarding Title:** The Vendor represents, warrants and covenants regarding title as follows:

5.1.1 **Ownership of Jiban Krishna Saha:** Jiban Krishna Saha was the absolute owner of land measuring 11.0079 (eleven point zero zero seven nine) decimal, more or less out of 151 (one hundred and fifty one) decimal, more or less, being the 00729 (zero zero seven two nine) share of R.S./L.R. No. 496, *Mouza* Salua, J.L. No. 3, Police Station Airport (formerly Rajarhat), Post Office

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Gopalpur, within the then jurisdiction of Rajarhat-Gopalpur Municipality (now, within Ward No 4 of Bidhannagar Municipal Corporation), District Sub-Registration Rajarhat, District North 24 Parganas (**First Mother Property of Jiban Krishna Saha**) And (ii) 4.0516 (four point zero five one six) decimal, more or less out of 28 (twenty eight) decimal, more or less, being the 01447 (zero one four four seven) share of R.S./L.R. No. 497, *Mouza* Salua, I.L No. 3, Police Station Airport (formerly Rajarhat), Post Office Gopalpur, within the then jurisdiction of Rajarhat-Gopalpur Municipality (now, within Ward No 4 of Bidhannagar Municipal Corporation), District Sub-Registration Rajarhat, District North 24 Parganas (**Second Mother Property of Jiban Krishna Saha**) And (iii) 0.6726 (zero point six seven two six) decimal, more or less out of 19 (nineteen) decimal, more or less, being the 00354 (zero zero three five four) share of R.S./L.R. No. 551, *Mouza* Salua, I.L No. 3, Police Station Airport (formerly Rajarhat), Post Office Gopalpur, within the then jurisdiction of Rajarhat-Gopalpur Municipality (now, within Ward No 4 of Bidhannagar Municipal Corporation), District Sub-Registration Rajarhat, District North 24 Parganas (**Third Mother Property of Jiban Krishna Saha**) the First Mother Property of Jiban Krishna Saha, the Second Mother Property of Jiban Krishna Saha and the Third Mother Property of Jiban Krishna Saha, **totaling to 15.7321 (fifteen point seven three two one) decimal, more or less (collectively Mother Property of Jiban Krishna Saha)** along with various other properties.

- 5.1.2 **Record of Rights:** The name of Jiban Krishna Saha was recorded in the records of the Land Reforms Settlements, vide L.R. *Khatan* No. 59.
- 5.1.3 **Demise of Jiban Krishna Saha:** Jiban Krishna Saha, a Hindu governed by the *Dayabhaga* School of Hindu Law, died intestate, leaving behind him surviving his wife Ava Saha and 2 (two) daughters, namely, Jolly Mondal (Saha) and Jayati Chowdhury (Saha), as his only legal heiresses, who inherited the entirety of the Mother Property of Jiban Krishna Saha, jointly and in equal share.

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5.1.4 **Ownership of Jolly Mondal (Saha):** Thus, in the aforesaid circumstances, by virtue of inheritance, Jolly Mondal (Saha), being one of the legal heiresses of Late Jiban Krishna Saha has Inherited and has become the owner of undivided 1/3rd (one-third) share in the Mother Property of Jiban Krishna Saha, i.e. land measuring (i) 3.6693 (three point six six nine three) decimal, more or less, out of the First Mother Property of Jiban Krishna Saha (**First Portion of First Property**) And (ii) 1.3506 (one point three five zero six) decimal, more or less, out of the Second Mother Property of Jiban Krishna Saha (**First Portion of Second Property**) And (iii) 0.2242 (zero point two two four two) decimal, more or less, out of the Third Mother Property of Jiban Krishna Saha (**First Portion of Third Property**).

5.1.5 **Sale to Vendor:** By a Deed of Conveyance dated 1st July, 2014, registered in the Office of the District Sub-Registrar-II, North 24 Parganas, in Book No. I, CD Volume No.9, at Pages 1587 to 1608, being Deed No.4003 for the year 2014, Jolly Mondal (Saha) has sold the entirety of the First Portion of First Property, First Portion of Second Property and the First Portion of Third Property, to the Vendor.

5.1.6 **Ownership of Jayati Chowdhury (Saha):** Thus, in the aforesaid circumstances, by virtue of inheritance, Jayati Chowdhury (Saha), being one of the legal heiresses of Late Jiban Krishna Saha has Inherited and has become the owner of undivided 1/3rd (one-third) share in the Mother Property of Jiban Krishna Saha, i.e. land measuring (i) 3.6693 (three point six six nine three) decimal, more or less, out of the First Mother Property of Jiban Krishna Saha (**Second Portion of First Property**) And (ii) 1.3506 (one point three five zero six) decimal, more or less, out of the Second Mother Property of Jiban Krishna Saha (**Second Portion of Second Property**) And (iii) 0.2242 (zero point two two four two) decimal, more or less, out of the Third Mother Property of Jiban Krishna Saha (**Second Portion of Third Property**).

5.1.7 **Sale to Vendor:** By a Deed of Conveyance dated 1st July, 2014, registered in the Office of the District Sub-Registrar-II, North 24 Parganas, in Book No. I, CD Volume No. 9, at Pages 1060 to 1081, being

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Deed No.3973 for the year 2014, Jayati Chowdhury (Saha) has [being represented by her constituted attorney Ava Saha, appointed by a General Power of Attorney dated 15th June, 2011, registered in the Office of the Additional Registrar of Assurances-III, in Book No. IV, CD Volume No.5, at Pages 3254 to 3262, being Deed No.03294 for the year 2011] sold the entirety of the Second Portion of First Property, Sixth Portion of Second Property and the Third Portion of Third Property, to the Vendor.

5.1.8 **Ownership of Nilratan Saha:** Nilratan Saha was the absolute owner of land measuring 11.0230 (eleven point zero two three zero) decimal, more or less out of 151 (one hundred and fifty one) decimal, more or less, being the 00730 (zero zero seven three zero) share of R.S./L.R. No. 496, *Mouza Salua*, J.L. No. 3, Police Station Airport (formerly Rajarhat), Post Office Gopalpur, within the then jurisdiction of Rajarhat-Gopalpur Municipality (now, within Ward No 4of Bidhannagar Municipal Corporation), District Sub-Registration Rajarhat, District North 24 Parganas (**First Mother Property of Nilratan Saha**) And (ii) 4.0544 (four point zero five four four) decimal, more or less out of 28 (twenty eight) decimal, more or less, being the 01448 (zero one four four eight) share of R.S./L.R. No. 497, *Mouza Salua*, J.L. No. 3, Police Station Airport (formerly Rajarhat), Post Office Gopalpur, within the then jurisdiction of Rajarhat-Gopalpur Municipality (now, within Ward No 4of Bidhannagar Municipal Corporation), District Sub-Registration Rajarhat, District North 24 Parganas (**Second Mother Property of Nilratan Saha**) And (iii) 0.6745 (zero point six seven four five) decimal, more or less out of 19 (nineteen) decimal, more or less, being the 00355 (zero zero three five five) share of R.S./L.R. No. 551, *Mouza Salua*, J.L. No. 3, Police Station Airport (formerly Rajarhat), Post Office Gopalpur, within the then jurisdiction of Rajarhat-Gopalpur Municipality (now, within Ward No 4of Bidhannagar Municipal Corporation), District Sub-Registration Rajarhat, District North 24 Parganas (**Third Mother Property of Nilratan Saha**) the First Mother Property of Nilratan Saha, the Second Mother Property of Nilratan Saha and the Third Mother Property of Nilratan Saha, **totaling to 15.7519 (fifteen point seven five one nine) decimal, more or less**

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(collectively **Mother Property of Nilratan Saha**) along with various other properties.

5.1.9 **Record of Rights:** The name of Nilratan Saha was recorded in the records of the Land Reforms Settlements, vide I.R. *Khatan* No. 148.

5.1.10 **Demise of Nilratan Saha:** Nilratan Saha, a Hindu governed by the *Dnyabhaga* School of Hindu Law, died intestate, leaving behind him surviving his wife Mridula Saha and 1 (one) son, Sankar Saha and 1 (one) daughter Nandita Dutta (Saha), as his only legal heir and heirs (collectively **Legal Heirs Of Late Nilratan Saha**), who inherited the entirety of the Mother Property of Nilratan Saha, jointly and in equal share.

5.1.11 **Ownership of Mridula Saha:** Thus, in the aforesaid circumstances, by virtue of inheritance, Mridula Saha, being one of the Legal Heirs Of Late Nilratan Saha, has inherited has become the owner of undivided $1/3^{\text{rd}}$ (one-third) share in the Mother Property of Nilratan Saha, i.e. land measuring (i) 3.6744 (three point six seven four four) decimal, more or less, out of the First Mother Property of Nilratan Saha (**Third Portion of First Property**) And (ii) 1.3515 (one point three five one five) decimal, more or less, out of the Second Mother Property of Nilratan Saha (**Third Portion of Second Property**) And (iii) 0.2249 (zero point two two four nine) decimal, more or less, out of the Third Mother Property of Nilratan Saha (**Third Portion of Third Property**).

5.1.12 **Sale to Vendor:** By a Deed of Conveyance dated 24th July, 2014, registered in the Office of the District Sub-Registrar-II, North 24 Parganas, in Book No. I, CD Volume No. __ at Pages __ to __ being Deed No.4327 for the year 2014, Mridula Saha has sold the entirety of the Third Portion of First Property, Third Portion of Second Property and the Third Portion of Third Property, to the Vendor.

5.1.13 **Ownership of Sankar Saha:** Thus, in the aforesaid circumstances, by virtue of inheritance, Sankar Saha, being one of the Legal Heirs Of Late Nilratan Saha, has inherited has become the owner of undivided $1/3^{\text{rd}}$ (one-third) share in the Mother Property of Nilratan Saha, i.e. land measuring (i) 3.6744 (three

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point six seven four four) decimal, more or less, out of the First Mother Property of Nilratan Saha (**Fourth Portion of First Property**) And (ii) 1.3515 (one point three five one five) decimal, more or less, out of the Second Mother Property of Nilratan Saha (**Fourth Portion of Second Property**) And (ii) 0.2249 (zero point two two four nine) decimal, more or less, out of the Third Mother Property of Nilratan Saha (**Fourth Portion of Third Property**).

5.1.14 **Sale to Vendor:** By a Deed of Conveyance dated 24th July, 2014, registered in the Office of the District Sub-Registrar-II, North 24 Parganas, in Book No. I, CD Volume No.9, at Pages 7326 to 7348, being Deed No.4329 for the year 2014, Sankar Saha has sold the entirety of the Fourth Portion of First Property, Fourth Portion of Second Property and the Fourth Portion of Third Property, to the Vendor.

5.1.15 **Ownership of Nandita Dutta (Saha):** Thus, in the aforesaid circumstances, by virtue of inheritance, Nandita Dutta (Saha), being one of the legal heirs of late Nilratan Saha, has inherited and become the owner of undivided 1/3rd (one-third) share in the Mother Property of Nilratan Saha, i.e. land measuring (i) 3.6744 (three point six seven four four) decimal, more or less, out of the First Mother Property of Nilratan Saha (**Fifth Portion of First Property**) And (ii) 1.3515 (one point three five one five) decimal, more or less, out of the Second Mother Property (**Fifth Portion of Second Property**) And (iii) 0.2249 (zero point two two four nine) decimal, more or less, out of the Third Mother Property (**Fifth Portion of Third Property**).

5.1.16 **Sale to Vendor:** By a Deed of Conveyance dated 24th July, 2014, registered in the Office of the District Sub-Registrar-II, North 24 Parganas, in Book No. I, CD Volume No.9, at Pages 7303 to 7325, being Deed No.4328 for the year 2014, Nandita Dutta (Saha) has sold the entirety of the Fifth Portion of First Property, Fifth Portion of Second Property and the Fifth Portion of Third Property, to the Vendor.

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5.1.17 Absolute Ownership of Vendor: Thus, by virtue of the aforesaid purchases, the Vendor has become the absolute owner of the **First Property, being land measuring 14.6923 (fourteen point six nine two three) decimal, more or less** (comprising of the First Portion of First Property, the Second Portion of First Property, the Third Portion of First Property, Fourth Portion First Property and the Fifth Portion of First Property) **And the Second Property, being land measuring 5.405 (five point four zero five) decimal, more or less** (comprising of the First Portion of Second Property, the Second Portion of Second Property, the Third Portion of Second Property, Fourth Portion Second Property and the Fifth Portion of Second Property) **And the Third Property, being land measuring 0.8987 (zero point eight nine eight seven) decimal, more or less** (comprising of the First Portion of Third Property, the Second Portion of Third Property, the Third Portion of Third Property, Fourth Portion Third Property and the Fifth Portion of Third Property). The First Property, the Second Property and the Third Property, **totaling to land measuring 20.996 (twenty point nine nine six) decimal, more or less**, collectively Said Property, being the subject matter of this conveyance.

5.1.18 Records of Rights by Vendor: Subsequently, the Vendor has recorded his name in the records of the Land Reforms Settlements, vide L.R. *Khatian* No.1696. Be it noted herein that, there is some variations among the purchased area by the Vendor with the recorded area. The discrepancies are as follows:

R.S./L.R. Dag No.	Area Purchased (in decimal)	Area Recorded (in decimal)
496	18.3667	15.2709
497	6.7565	2.6320
551	1.1236	1.1229
Total	26.2468	18.9757

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5.1.19 **Said Agreement:** By an Agreement for Sale, the Vendor has agreed to sell and the Confirming Parties herein has agreed to purchase the entirety of the Said Property.

5.1.20 **Nomination by the Confirming Parties:** Owing to some personal reason the Confirming Parties are not willing to take conveyance of the Said Property and hereby nominates the Purchaser to take conveyance of the Said Property. The Purchasers have agreed to pay the Confirming Parties a sum of Rs.1, 50,000/- (Rupees one lac fifty thousand) towards nomination charges of the Confirming Parties.

5.1.21 **Status of Confirming Party No.1:** The Confirming Parties, is the Agreement Holder of this instant transaction.

5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants regarding encumbrances as follows:

5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.

5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.

5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.

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- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchasers.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Cultivation:** Neither the Vendor nor any other person is cultivating the Said Property at present and the Said Property is lying barren since a considerable period.
- 5.2.7 **No Right of Easement:** No person save and except the Vendor has any right of easement or any other right of way/ingress/egress of whatsoever or howsoever nature and character over on and in respect of the Said Property. Further, there is no right of way, from or through the Said Property and that therein is no water body over, on and in respect of the Said Property or on any part or portion thereof.
- 5.2.8 **No Right of Preemption:** No person or persons whatsoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.
- 5.2.9 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.10 **Free From All Encumbrances:** the Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, *debutters*, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *chargadors* and liabilities whatsoever or howsoever made or suffered by the

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Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.

5.2.11 No Personal Guarantee: The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation

5.2.12 No Bar by Court Order or Statutory Authority: There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

6.1 Sale of Said Property: The basic understanding between the Vendor and the Purchasers is that the Vendor shall sell the Said Property to the Purchasers, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with ~~has~~ vacant, peaceful and physical possession and the Purchasers shall purchase the same from the Vendor. In this regard it has been specifically agreed between the Parties that, although there are some discrepancies in the purchased area and recorded area as already mentioned above but for all purpose post this conveyance/transfer it shall be considered that, the Vendor has sold his entire right, title and interest of any and every nature in favour of the Purchasers by this conveyance and henceforth neither the Vendor shall be entitled to claim nor the Purchasers shall be obliged with any claim, demand of any nature, whatsoever, of the Vendor in this regard. Further, it shall be considered that, now on, the Purchasers are the owners of the Said Property and/or all right, title and interest of the Vendor in the said ~~days~~ and are entitled to deal with and dispose of the same in any manner as the Purchasers may deem fit and proper.

7. Transfer



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7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchasers the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, comprising of (i) the First Property, being divided and demarcated *savi* land measuring 18.3667 (eighteen point three six six seven) decimal, more or less, out of 151 (one hundred and fifty one) decimal, more or less, comprised in R.S./L.R. *Dag* No. 496, recorded in L.R. *Khatian* No. 1696, *Mouza* Salua, J.I. No. 3, Police Station Airport (formerly Rajarhat), Post Office Gopalpur within Ward No 4 of Bidhannagar Municipal Corporation, District Sub-Registration Rajarhat, District North 24 Parganas **And** (ii) the Second being divided and demarcated *savi* land measuring 6.7565 (six point seven five six five) decimal, more or less, out of 28 (twenty eight) decimal, more or less, comprised in R.S./L.R. *Dag* No. 497, recorded in L.R. *Khatian* No. 1696, *Mouza* Salua, J.I. No. 3, Police Station Airport (formerly Rajarhat), Post Office Gopalpur within Ward No 4 of Bidhannagar Municipal Corporation, District Sub-Registration Rajarhat, District North 24 Parganas **And** (ii) the Third Property, being divided and demarcated *savi* land measuring 1.1236 (one point one two three six) decimal, more or less, out of 19 (nineteen) decimal, more or less, comprised in R.S./L.R. *Dag* No. 551, recorded in L.R. *Khatian* No. 1696, *Mouza* Salua, J.I. No. 3, Police Station Airport (formerly Rajarhat), Post Office Gopalpur within Ward No 4 of Bidhannagar Municipal Corporation, District Sub-Registration Rajarhat, District North 24 Parganas, **totaling to 26.2468 (twenty six point two four six eight) decimal**, more or less, more fully described in the **Schedule** below together **with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.76,90,000/- (Rupees Seventy Six Lacs Ninety Thousand), out of which a sum of Rs. 31,90,000/- (Rupees Thirty One Lac Ninety Thousand) only paid by the Purchasers to the Vendor, receipt of which the Vendor hereby and

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by the Receipt and Memo of Consideration hereunder written, admits and acknowledges and a sum of Rs.45,00,000/- (Rupees Forty Five Lacs) to the Confirming Parties towards the nomination charges and reimbursement, hereby written as well as in the Memo of Consideration of Confirming Parties below, written, admit and acknowledge.

8. Terms of Transfer

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, usas, waqf, *debtors*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchasers on such express indemnification by the Vendor, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the

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Vendor in law, trust and equity, shall, at all times hereafter, indemnify and keep indemnified the Purchasers and/or the Purchasers' successors-in-interest, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchasers and/or the Purchasers' successors-in-interest by reason of the aforesaid.

- 8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant and peaceful possession of the Said Property has been handed over by the Vendor to the Purchasers.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, in respect of which demand has been made and is in the knowledge of the Vendor, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchasers fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchasers and the Purchasers' assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.
- 8.6 **No Objection to Mutation:** The Vendor declares that the Purchasers shall be fully entitled to mutate the Purchasers' name in all public and statutory records and the Vendor hereby expressly (1) consents to the same and (2) appoints

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the Purchasers as the constituted attorneys of the Vendor's and empowers and authorizes the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchasers in all respect to cause mutation of the Said Property in the name of the Purchasers and in this regard shall sign all documents and papers as required by the Purchasers.

- 8.7 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchasers and/or Purchasers' successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

**Schedule
(Said Property)**

ALL THAT undivided and undemarcated portion of *sali* land measuring 18.3667 (eighteen point three six six seven) decimal, more or less, out of 151 (one hundred and fifty one) decimal, more or less, comprised in R.S./L.R. Dag No. 496, recorded in L.R. Khatian No. 1696, Mouza Salua, J.L. No. 3, Police Station Airport (formerly Rajarhat), Post Office Gopalpur within Ward No 4 of Sidhanagar Municipal Corporation, District Sub-Registration Rajarhat, District North 24 Parganas and is butted and bounded as follows:

On the North	R.S & L.R. Dag No. 495, 497
On the East	R. S. & L. R. 551 & Others.
On the South	Others Land
On the West	R.S & L.R. Dag No. 494, 495.

ALL THAT undivided and undemarcated portion of *sali* land measuring 6.7665 (six point seven five six five) decimal, more or less, comprised in R.S./L.R. Dag

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No. 497, recorded in L.R. *Khatian* No. 1696, *Mouza* Salua, J.L. No. 3, Police Station Airport (formerly Rajarhat), Post Office Gopalpur within Ward No 4 of Bidhannagar Municipal Corporation, District Sub-Registration Rajarhat, District North 24 Parganas and is butted and bounded as follows:

On the North: R.S & L.R. Dag No. 498

On the East: Others Land

On the South: R.S & L.R. Dag No. 496

On the West: Others Land

ALL THAT undivided and undemarcated portion of *sali* land measuring 1.1236 (one point one two three six) decimal, more or less, comprised in R.S./L.R. Dag No. 551, recorded in L.R. *Khatian* No. 1696, *Mouza* Salua, J.L. No. 3, Police Station Airport (formerly Rajarhat), Post Office Gopalpur within Ward No 4 of Bidhannagar Municipal Corporation, District Sub-Registration Rajarhat, District North 24 Parganas and is butted and bounded as follows: *North Sahabagan Road.*

On the North: R.S & L.R. Dag No. 550

On the East: Others Land

On the South: Others Land

On the West: R.S & L.R. Dag No. 496

Totaling to 26.2468 (twenty six point two four six eight) decimal, more or less.

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

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9. Execution and Delivery:

9.1 In Witness Whereof the Parties have executed and delivered this Conveyance on the date mentioned above.

Witnesses:

1. Basal Nandi
Ananda lake 4th lane,
PO: R. Gopal Pur
Kol 700136

2. Matiar Rahman
Narayanpur,
7/5, Narayanpur
Kol 136

Azhar Rahman

Signature of the VENDOR

For Lali. Kumar Giri (HUF)

Lalit Kumar Giri

Karta

HARISH KUMAR GIRIA (HUF)

*Harish
Giria*

KARTA

SAGAR KUMAR GIRIA (HUF)

Sagar Giri

KARTA

Signature of the Confirming Party

Giriraj Ratan Bagri

Signature of the PURCHASER as Constituted attorney of
VIMRIDH GRIHA NIRMAN PRIVATE LIMITED
MAKELIFE REALESTATE PRIVATE LIMITED
KOTIRATAN APPARTMENT PRIVATE LIMITED
MADHUDHAN INFRATECH PRIVATE LIMITED
UPPERSTAR REALTY PRIVATE LIMITED
WELLSPRIT REALCON PRIVATE LIMITED,
[Giriraj Ratan Bagri]

Drafted by me
Indranil Basu
Advocate
High Court, Calcutta
Enroll no:- F/405/278 of 2013.

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Receipt of Consideration

Received from the within named Purchasers the within mentioned sum of Rs.31,90,000/- (Rupees Thirty One Lacs Ninety Thousand) towards full and final payment of the Consideration for the Said Property, described in **Schedule** above, in the following manner:

Mode	Bank	Date	Amount (in Rs.)
902626	Axis Bank	08.02.2019	531667/-
803946	Axis Bank	08.02.2019	531667/-
907279	Axis Bank	08.02.2019	531666/-
086477	Allahabad Bank	08.02.2019	531667/-
891858	Vijaya Bank	08.02.2019	531667/-
891406	Vijaya Bank	08.02.2019	531666/-
		Total	3190000/-

Witnesses:

1) *Badal Nandi*

2) *Natir Rahman*

Azhar Rahman

[Azhar Rahman]

[Vendor]

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Receipt And Memo of Consideration of Confirming Parties

Received from the within named Purchasers the within mentioned sum of Rs. 45,00,000/- (Rupees Forty five Lacs) towards Nomination Charges with respect to the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)	Favouring
907276	08.02.2019	Axis Bank	250000/-	Lalit Kumar Giria (HUF)
902623	08.02.2019	Axis Bank	250000/-	
803943	08.02.2019	Axis Bank	250000/-	
891859	08.02.2019	Vijaya Bank	250000/-	
891407	08.02.2019	Vijaya Bank	250000/-	
086478	08.02.2019	Allahabad Bank	250000/-	
907277	08.02.2019	Axis Bank	250000/-	Harish Kumar Giria (HUF)
803944	08.02.2019	Axis Bank	250000/-	
902624	08.02.2019	Axis Bank	250000/-	
086479	08.02.2019	Allahabad Bank	250000/-	
891408	08.02.2019	Vijaya Bank	250000/-	
891860	08.02.2019	Vijaya Bank	250000/-	
902625	08.02.2019	Axis Bank	250000/-	Sagar Kumar Giria (HUF)
907278	08.02.2019	Axis Bank	250000/-	
803945	08.02.2019	Axis Bank	250000/-	
086480	08.02.2019	Allahabad Bank	250000/-	
891409	08.02.2019	Vijaya Bank	250000/-	
891861	08.02.2019	Vijaya Bank	250000/-	
		Total	45,00,000/-	

Lalit Kumar Giria

[Lalit Kumar Giria (HUF)]
[Confirming Party No.1]

Harish Kumar Giria

[Harish Kumar Giria (HUF)]
[Confirming Party No.2]

Sagar Kumar Giria

[Sagar Kumar Giria (HUF)]
[Confirming Party No.3]

Witnesses:

1. *Eandail Wande*

2. *Mahar Rahaman*

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Bidhanagar (Salt Lake City)



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

GRN: 19-201819-034499081-1

Payment Mode Online Payment

GRN Date: 08/02/2019 13:08:49

Bank : State Bank of India

BRN : IK00XPZVP9

BRN Date: 08/02/2019 13:12:25

DEPOSITOR'S DETAILS

Id No. : 15040000221286/6/2019

(Query No./Query Year)

Name : ANIL KUMAR CHOWDHARY
Contact No. : 03322430723 Mobile No. : +91 9831089412
E-mail : chowdharyanil01@gmail.com
Address : 10 OLD POST OFFICE STREET KOLKATA 700001
Applicant Name : Org VIMRIDH GRIHA NIRMAN PRIVATE LIMITED
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Sale Document Payment No 6

I - 300/2019

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15040000221286/6/2019	Property Registration- Stamp duty	0030-02-103-003-02	779371
2	15040000221286/6/2019	Property Registration- Registration Fees	0030-03-104-001-16	188264

Total

967635

In Words : Rupees Nine Lakh Sixty Seven Thousand Six Hundred Thirty Five only





SPECIMEN FORM FOR TEN FINGERS PRINT



Rajiv Singh



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



Ashar Rahman



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



Lal Bahadur



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



Jagan Singh



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)

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Bidhanagar, (Salt Lake City)



SPECIMEN FORM FOR TEN FINGERS PRINT



Handwritten text: 10/10/10

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

PHOTO

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

PHOTO

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

PHOTO

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

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Addl. District Sub-Registrar
Bihannagar, (Salt Lake City)






Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BIDHAN NAGAR, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 1504000221286/2019

I. Signature of the Person(s) admitting the Execution at Private Residence.




Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	AZHAR RAHAMAN NARAYANPUR, P.O:- GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136	Seller			
2	Mr LALIT KUMAR GIRIA CD 35 SALT LAKE CITY, Block/Sector: I, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, District:-North 24- Parganas, West Bengal, India, PIN - 700054	Represent ative of Seller [LALIT KUMAR GIRIA]			
3	Mr HARISH KUMAR GIRIA CD 35 SALT LAKE CITY, Block/Sector: I, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, District:-North 24- Parganas, West Bengal, India, PIN - 700054	Represent ative of Seller [HARISH KUMAR GIRIA HUF]			



I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr SAGAR KUMAR GIRIA CD 35 SALT LAKE CITY, Block/Sector: I, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, District:-North 24- Parganas, West Bengal, India, PIN - 700064	Representative of Seller [SAGAR KUMAR GIRIA HUF]		 189	 08/02/2019
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date



Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
5	Mr GIRIRAJ RATAN BAGRI 20/B, RAJA BROJENDRA NARAYAN STREET, P.O:- BURRABAZAR, P.S:- Burrobazar, District:- Kolkata, West Bengal, India, PIN - 700007	Representative of Buyer [VIMRIDH GRIHA NIRMAN PRIVATE LIMITED] [MAKELIFE REALESTATE PRIVATE LIMITED] [KOTIRATAN APPARTMENT PRIVATE LIMITED] [MADHUDHAN INFRA TECH PRIVATE LIMITED] [UPPERTAR REALTY PRIVATE LIMITED] [WELLSPRIT REALCON PRIVATE LIMITED]		 185	 08/02/2019.



Sl No.	Name and Address of Identifier	Identifier of	Signature with date
1	Mr UMESH KUMAR KEDIA Son of Late KISHORI LAL KEDIA 85/2, RAJBALLAV SAHA LANE, P.O.- HOWRAH, P.S.- Howrah, District:-Howrah, West Bengal, India, PIN - 711101	AZHAR RAHAMAN, Mr LALIT KUMAR GIRIA, Mr HARISH KUMAR GIRIA, Mr SAGAR KUMAR GIRIA, Mr GIRIRAJ RATAN BAGRI	<i>Umesh Kedia</i> 08/02/2019

(Debajyoti
Bandyopadhyay)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BIDHAN NAGAR
North 24-Parganas, West
Bengal




भारत सरकार
GOVERNMENT OF INDIA


उमेश कुमार केडिया
Umesh Kumar Kedia
DOB: 01-01-1977
Gender: Male



7720 1056 3185

आधार - आम आदमी का अधिकार

Umesh Kedia


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
Arati Bhawan, 85/2, Raj Ballabh Saha Lane, Dr. Arijit Basu House, Howrah, Haora, West Bengal, 711101



1947
1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in

MOAM

P.O. Box No.1947, Bongaichu-350 001

Umesh Kedia



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AZHAR RAHAMAN
MATIAR RAHAMAN

22/02/1983

Permanent Account Number

BABPR0153H

Azhar Rahman
Signature



Subject: Pan card Azhar Rahman

From: balaji umesh kedia (balaji_umesh_kedia@yahoo.com)


To: balaji_umesh_kedia@yahoo.com;

Date: Friday, 8 February 2018 11:13 AM

YMM1380666

কেন্দ্র:
পশ্চিম বঙ্গের নির্বাচন কমিশন, রাজধানী কলকাতা,
কলকাতা, পি.ই. 24 পার্শ্ব- 700136

Address:
PASHCHIM BENGAL, NARAYANPUR,
RAJARHAT GOPALPUR, AIR PORT,
NORTH 24 PARGANAS- 700136



Date: 08/01/2012

115-সংখ্যক নির্বাচন নিয়ম এবং নির্বাচন নিয়ম
অনুযায়ী স্বাক্ষর করুন।
Facsimile Signature of the Electoral
Registration Officer for
115-Rajarhat New Town Constituency

কোন পরিবর্তন হলে নতুন ঠিকার তালিকা দিতে হয় এবং এ তালিকা
সম্পূর্ণ নতুন করে পরিচালনা করার পর দিতে হয়।
-কোনো নতুন ঠিকার নতুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number. ৩৫৫৫

ভারতের নির্বাচন কমিশন
পশ্চিম পূর্ব
ELECTION COMMISSION OF INDIA
IDENTITY CARD

YMM1380666




নির্বাচকের নাম : আজহার রহমান
Elector's Name : Azhar Rahman
পিতার নাম : মতিয়ার রহমান
Father's Name : Matiar Rahman
লিঙ্গ/সেক্স : পু/ M
জন্ম তারিখ
Date of Birth : 22/02/1993

Azhar Rahman



7.
स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AAAHL4805N



नाम / NAME
LALIT KUMAR GIRIA

स्थापन/बनने की तिथि / DATE OF INCORPORATION INFORMATION
01-04-1986

B. Das

अवर आय, ए.ए.आर.

COMMISSIONER OF INCOME-TAX, W.B. - XI

यदि कार्डिकापी को नष्टित / खोया जाय है
तबतक वापस कर देना (पत्रिका एवं नमूने-संग्रह),
कै. 7,
चौधरी चौक,
कलकत्ता - 700 069.


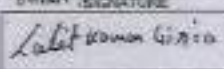
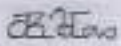
In case this card is lost/ found, kindly inform return to
the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
F-7,
Chowringhee Square,
Calcutta-700 069.

*For Lalit Kumar Giria (S.O.F.)
Lalit Kumar Giria*

For Lalit Kumar Giria (S.O.F)

Karto



PERMANENT ACCOUNT NUMBER ACXPG0942L	
	NAME LALIT KUMAR GIRIA
	FATHER'S NAME SUMMER MAL GIRIA
DATE OF BIRTH 23-01-1964	
SIGNATURE 	 COMMISSIONER OF INCOME-TAX, W.B. - II





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

ভূমিকাভুক্তির আই ডি / Enrollment No.: 1111/19708/01089

To
শশিত কুমার গিরি
Lalit Kumar Giri
C D 35 SALT LAKE
SECTOR 1
Bidhannagar (M)
Bidhannagar CC Block
Salt Lake North 24 Parganas
West Bengal 700064

24/08/2013
39041637



MN390416373FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

3541 0186 7006

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



শশিত কুমার গিরি
Lalit Kumar Giri
পিতা : সূমের মল গিরি
Father : Sumer Mal Giri
জন্মতারিখ / DOB : 23/01/1964
পুংস / Male



3541 0186 7006

আধার - সাধারণ মানুষের অধিকার



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी संचयन कार्ड
Permanent Account Number Card

AAFHH6246G

नाम / Name
HARISH KUMAR GIRIA HUF

संस्थापन/गठन की तारीख
Date of Incorporation / Formation
09/05/2011

6000017

HARISH KUMAR GIRIA (HUF)

KARTA



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

HARISH KUMAR GIRIA
LALIT KUMAR GIRIA
19/12/1986



Permanent Account Number
AIRPG3901B



Harish Giria
Signature

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

*यह कार्ड खो जाने पर कृपया सूचित करें/ लौटाएं :-
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलापूर,
नवी मुंबई-४०० ६१४.*







भारत सरकार
GOVERNMENT OF INDIA



হারিস কুমার গিরিয়া
Harish Kumar Giria
জন্মতারিখ / DOB : 19/12/1986
পুরুষ / MALE



7564 1531 5705

আধার - সাধারণ মানুষের অধিকার



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA™

ঠিকানা:

S/O লালিত কুমার গিরিয়া, সুমের
ভিলা, CD-35, সল্টলাক সিটি,
১শ ফ্লোর, নিয়ার ট্যাঙ্ক নো - ০৩,
কোলকাতা, বিধাননগর চক ব্লক
স.ও, কলকাতা, বেঙ্গল, ৭০০০৬৪

Address:

S/O Lalit Kumar Giria, SUMER
VILLA, CD-35, SALT LAKE CITY,
1ST FLOOR, NEAR TANK NO -
03, KOLKATA, Bidhannagr CC
Block S.O, Kolkata, West
Bengal, 700064



1947
1800 300 1947

help@uidai.gov.in

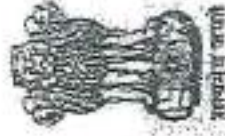
www.uidai.gov.in

P.O. Box 76, 1587
Bengaluru - 560 001





आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABDHS1656Q

नाम / Name
SAGAR KUMAR GIRIA HUF



गमन/पठन की तारीख
Date of Incorporation / Formation

9/05/2013



SAGAR KUMAR GIRIA (HUF)

KARITA

05032017

आयकर विभाग
INCOME TAX DEPARTMENT
SAGAR KUMAR GIRIA
LALIT KUMAR GIRIA
18/10/1989
Permanent Account Number
ANCPG3328C
Sagar Giria
Signature

भारत सरकार
GOVT OF INDIA



00018308





- জাভা প্লটের প্রমাণ, ন্যাভিকের প্রদান করা।
- পরিচয় প্রমাণ অনলাইন প্রমাণ করা যায় না।

INFORMATION
 Aadhaar is proof of identity, not of citizenship.
 To establish identity, authenticate online.

• জাভা প্রমাণ করা যায় না।
 • জাভা প্রমাণের প্রমাণ, ন্যাভিকের প্রদান করা।
 • পরিচয় প্রমাণ অনলাইন প্রমাণ করা যায় না।
 • Aadhaar is valid throughout the country.
 • Aadhaar will be helpful in availing Government and Non-Government services in future.

Unique Identification Authority of India
 Address:
 C.O.35, SALT LAKE, SECTOR 5,
 Subansari (W), North 24
 Parganas, West Bengal, 700044

4795 1703 9067



ভারত সরকার
 Unique Identification Authority of India
 Government of India
 Unique Identification No.: 11111970501001

To
 Mr. M. M.
 Sagar Gola
 C.O.35, SALT LAKE
 SECTOR 5
 Subansari (W)
 Subansari CC Block,
 Salt Lake North 24 Parganas
 West Bengal 700044



আপনার অ্যাডার সংখ্যা / Your Aadhaar No. :
4795 1703 9067

আপনার - সাধারণ মানুষের অধিকার

Government of India
 Mr. M. M.
 Sagar Gola
 Post : 700044
 Father : Lal Kumar Gola
 479517039067



4795 1703 9067
 সাধারণ মানুষের অধিকার







VIMRIDH GRIHA NIRMAN PVT. LTD.

Rajiv Singh

Director / Authorized Signatory







MAKELIFE REALESTATE PVT. LTD.

Dr. Kavita Singh
Director / Authorized Signatory







KOTIRATAN APPARTMENT PRIVATE LIMITED

R. Lalitha
Director / Authorised Signatory







MADHUDHAN INFRA TECH PRIVATE LIMITED

Dr. C. S. Srinivasan
Director / Authorised Signatory





For UPPERSTAR REALTY PRIVATE LIMITED

Rajivindrap

Director / Authorised Signatory







For WELLSPRIT REALCON PRIVATE LIMITED

Director / Authorized Signatory



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GIRIRAJ RATAN BAGRI

CHHAGAN LAL BAGRI

04/12/1959

Permanent Account Number
AEEP84815M



Chhagan Lal Bagri

Signature

Chhagan Lal Bagri





A.K. CHOWDHARY & CO
Advocates
10, Old Post Office Street,
1st Floor, Room No. 21,
Kolkata-700011

DEED OF CONVEYANCE

AZHAR RAHAMAN
AND
..... VENDOR
VIMRIDI GRHA NIRMAN PRIVATE
LIMITED & ORS.,
..... PURCHASERS
AND
LALIT KUMAR GIRI
..... CONFIRMING PARTY

BETWEEN

.....
DATED THIS THE DAY OF, 2019
.....

Major Information of the Deed

Deed No :	I-1504-00300/2019	Date of Registration :	12/02/2019
Query No / Year :	1504-0000221286/2019	Office where deed is registered	
Query Date :	07/02/2019 7:42:39 PM	A.D.S R BIDHAN NAGAR, District North 24-Parganas	
Applicant Name, Address & Other Details	VIMRIDIH GRIHA NIRMAN PRIVATE LIMITED 5, CHITTARANJAN AVENUE Thana : Sowbazar, District : Kolkata, WEST BENGAL, PIN - 700072, Mobile No. : 9830343338, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[010] Sale, Sale Document	[4305] Other than Immovable Property, Agreement (No of Agreement : 2), [4311] Other than Immovable Property, Receipt; [Rs : 76,90,000/-]		
Set Forth value	Market Value		
Rs. 76,90,000/-	Rs : 11,34,995/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 7,79,471/- (Article:23)	Rs 188264/- (Article:A(1), E, B)		
Remarks	Received Rs 50/- (FIFTY only) from the applicant for issuing the assessment slip (Urban area)		

Land Details :

District: North 24-Parganas, P.S.- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Saha Bagan (Salua), Mouza: Salua, Ward No: 4 P n Code : 700136

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-496	LR-1696	Bastu	Shali	18.3667 Dec	43,46,931/-	77,91,925/-	Property is on Road
L2	LR-497	LR-1696	Bastu	Shali	6.7555 Dec	28,66,391/-	28,66,331/-	Property is on Road
TOTAL :					25.1232Dec	72,13,322 /-	106,58,317 /-	

District: North 24-Parganas, P.S.- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Saha Bagan (Salua), Mouza: Salua Pin Code : 700136

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	LR-551	LR-1696	Bastu	Shali	1.1233 Dec	4,76,678/-	4,76,878/-	Property is on Road
Grand Total :					26.2468Dec	76,90,000 /-	111,34,995 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	AZHAR RAHAMAN Son of MATIAR RAHAMAN NARAYANPUR, P.O.- GOPALPUR, P.S.- Airport, District -North 24-Parganas, West Bengal, India. PIN - 700136 Sex: Male. By Caste: Muslim. Occupation: Business. Citizen of India, PAN No.: BABPR053H Status: Individual Executed by: Self, Date of Execution: 03/02/2019 , Admitted by: Self Date of Admission: 08/02/2019, Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/02/2019 , Admitted by: Self, Date of Admission: 09/02/2019, Place : Pvt. Residence

Major Information of the Deed : I-1504-00300/2019-12/02/2019



2	LALIT KUMAR GIRIA CD 35, SALT LAKE CITY, Block/Sector: I, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 , PAN No.:: AAHL4805N, Status :Organization, Executed by: Representative, Executed by: Representative
3	HARISH KUMAR GIRIA HUF CD 35, SALT LAKE CITY, Block/Sector: I, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 , PAN No.:: AAFHH6248G, Status :Organization, Executed by: Representative, Executed by: Representative
4	SAGAR KUMAR GIRIA HUF CD 35, SALT LAKE CITY, Block/Sector: I, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 , PAN No.:: ABDHS1656Q, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	VIMRIDH GRIHA NIRMAN PRIVATE LIMITED 5, CHITTARANJAN AVENUE, P.O:- CR AVENUE, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700072 , PAN No.:: AAECV3311L, Status :Organization, Executed by: Representative
2	MAKELIFE REALESTATE PRIVATE LIMITED 27, SHAKESPEARE SARANI, P.O:- CIRCUS AVENUE, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700017 , PAN No.:: AAICM9643A, Status :Organization, Executed by: Representative
3	KOTIRATAN APPARTMENT PRIVATE LIMITED 27, SHAKESPEARE SARANI, P.O:- CIRCUS AVENUE, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700017 , PAN No.:: AAFCK2751G, Status :Organization, Executed by: Representative
4	MADHUDHAN INFRATECH PRIVATE LIMITED 27, SHAKESPEARE SARANI, P.O:- CIRCUS AVENUE, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700017 , PAN No.:: AAICM7684H, Status :Organization, Executed by: Representative
5	UPPERSTAR REALTY PRIVATE LIMITED 11, CROOKED LANE, P.O:- BBD BAGH, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700069 , PAN No.:: AABCU4832E, Status :Organization, Executed by: Representative
6	WELLSPRIT REALCON PRIVATE LIMITED 11, CROOKED LANE, P.O:- BBD BAGH, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700069 , PAN No.:: AABCW2781Q, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr LALIT KUMAR GIRIA Son of Late SUMER MAL GIRIA CD 35 SALT LAKE CITY, Block/Sector: I, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ACXPG0942L Status : Representative, Representative of : LALIT KUMAR GIRIA (as KARTA)
2	Mr HARISH KUMAR GIRIA Son of Mr LALIT KUMAR GIRIA CD 35 SALT LAKE CITY, Block/Sector: I, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AIRPG3901B Status : Representative, Representative of : HARISH KUMAR GIRIA HUF (as KARTA)
3	Mr SAGAR KUMAR GIRIA Son of Mr LALIT KUMAR GIRIA CD 35 SALT LAKE CITY, Block/Sector: I, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ANCPG3328C Status : Representative, Representative of : SAGAR KUMAR GIRIA HUF (as KARTA)

Major Information of the Deed :- I-1504-00300/2019-12/02/2019



4 Mr GIRIRAJ RATAN BAGRI (Presentant)

Son of Mr CHHAGAN LAL BAGRI 20/B, RAJA BROJENDRA NARAYAN STREET, P.O:- BURRABAZAR, P.S:- Burrabazar District:-Kolkata, West Bengal, India, PIN - 700007
 Sex: Male, By Caste: Hindu, Occupation Service, Citizen of: India, PAN No.: AEBPB4815M Status : Representative, Representative of : VIMRIDH GRIHA NIRMAN PRIVATE LIMITED (as AUTHORISED SIGNATORY), MAKELIFE REALESTATE PRIVATE LIMITED (as AUTHORISED SIGNATORY), KOTIRATAN APPARTMENT PRIVATE LIMITED (as AUTHORISED SIGNATORY), MADHUDHAN INFRATECH PRIVATE LIMITED (as AUTHORISED SIGNATORY), UPPERSTAR REALTY PRIVATE LIMITED (as AUTHORISED SIGNATORY), WELLSPRIT REALCON PRIVATE LIMITED (as AUTHORISED SIGNATORY)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr UMESH KUMAR KEDIA Son of Late KISHORI LAL KEDIA 35/2, RAJABALLAV SAHA LANE, P.O:- HOWRAH P.S - Howrah District:-Howrah, West Bengal India, P.N - 711101			

Identifier Of AZHAR RAHAMAN Mr LALIT KUMAR GIRIA, Mr HARISH KUMAR GIRIA, Mr SAGAR KUMAR GIRIA, Mr GIRIRAJ RATAN BAGRI

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	AZHAR RAHAMAN	VIMRIDH GRIHA NIRMAN PRIVATE LIMITED-0.765279 Dec,MAKELIFE REALESTATE PRIVATE LIMITED-0.765279 Dec,KOTIRATAN APPARTMENT PRIVATE LIMITED-0.765279 Dec,MADHUDHAN INFRATECH PRIVATE LIMITED-0.765279 Dec,UPPERSTAR REALTY PRIVATE LIMITED-0.765279 Dec,WELLSPRIT REALCON PRIVATE LIMITED-0.765279 Dec
2	LALIT KUMAR GIRIA	VIMRIDH GRIHA NIRMAN PRIVATE LIMITED-0.765279 Dec,MAKELIFE REALESTATE PRIVATE LIMITED-0.765279 Dec,KOTIRATAN APPARTMENT PRIVATE LIMITED-0.765279 Dec,MADHUDHAN INFRATECH PRIVATE LIMITED-0.765279 Dec,UPPERSTAR REALTY PRIVATE LIMITED-0.765279 Dec,WELLSPRIT REALCON PRIVATE LIMITED-0.765279 Dec
3	HARISH KUMAR GIRIA HUF	VIMRIDH GRIHA NIRMAN PRIVATE LIMITED-0.765279 Dec,MAKELIFE REALESTATE PRIVATE LIMITED-0.765279 Dec,KOTIRATAN APPARTMENT PRIVATE LIMITED-0.765279 Dec,MADHUDHAN INFRATECH PRIVATE LIMITED-0.765279 Dec,UPPERSTAR REALTY PRIVATE LIMITED-0.765279 Dec,WELLSPRIT REALCON PRIVATE LIMITED-0.765279 Dec
4	SAGAR KUMAR GIRIA HUF	VIMRIDH GRIHA NIRMAN PRIVATE LIMITED-0.765279 Dec,MAKELIFE REALESTATE PRIVATE LIMITED-0.765279 Dec,KOTIRATAN APPARTMENT PRIVATE LIMITED-0.765279 Dec,MADHUDHAN INFRATECH PRIVATE LIMITED-0.765279 Dec,UPPERSTAR REALTY PRIVATE LIMITED-0.765279 Dec,WELLSPRIT REALCON PRIVATE LIMITED-0.765279 Dec

Transfer of property for L2

Sl.No	From	To, with area (Name-Area)
1	AZHAR RAHAMAN	VIMRIDH GRIHA NIRMAN PRIVATE LIMITED 0.281521 Dec,MAKELIFE REALESTATE PRIVATE LIMITED-0.281521 Dec,KOTIRATAN APPARTMENT PRIVATE LIMITED 0.281521 Dec,MADHUDHAN INFRATECH PRIVATE LIMITED-0.281521 Dec,UPPERSTAR REALTY PRIVATE LIMITED-0.281521 Dec,WELLSPRIT REALCON PRIVATE LIMITED-0.281521 Dec

Major Information of the Deed :- I-1504-00300/2019-12/02/2019



2	LALIT KUMAR GIRIA	VIMRIDH GRIHA NIRMAN PRIVATE LIMITED-0.281521 Dec,MAKELIFE REALESTATE PRIVATE LIMITED-0.281521 Dec,KOTIRATAN APPARTMENT PRIVATE LIMITED-0.281521 Dec,MADHUDHAN INFRATECH PRIVATE LIMITED-0.281521 Dec,UPPERSTAR REALTY PRIVATE LIMITED-0.281521 Dec,WELLSPRIT REALCON PRIVATE LIMITED-0.281521 Dec
3	HARISH KUMAR GIRIA HUF	VIMRIDH GRIHA NIRMAN PRIVATE LIMITED-0.281521 Dec,MAKELIFE REALESTATE PRIVATE LIMITED-0.281521 Dec,KOTIRATAN APPARTMENT PRIVATE LIMITED-0.281521 Dec,MADHUDHAN INFRATECH PRIVATE LIMITED-0.281521 Dec,UPPERSTAR REALTY PRIVATE LIMITED-0.281521 Dec,WELLSPRIT REALCON PRIVATE LIMITED-0.281521 Dec
4	SAGAR KUMAR GIRIA HUF	VIMRIDH GRIHA NIRMAN PRIVATE LIMITED-0.281521 Dec,MAKELIFE REALESTATE PRIVATE LIMITED-0.281521 Dec,KOTIRATAN APPARTMENT PRIVATE LIMITED-0.281521 Dec,MADHUDHAN INFRATECH PRIVATE LIMITED-0.281521 Dec,UPPERSTAR REALTY PRIVATE LIMITED-0.281521 Dec,WELLSPRIT REALCON PRIVATE LIMITED-0.281521 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	AZHAR RAHAMAN	VIMRIDH GRIHA NIRMAN PRIVATE LIMITED-0.0468167 Dec,MAKELIFE REALESTATE PRIVATE LIMITED-0.0468167 Dec,KOTIRATAN APPARTMENT PRIVATE LIMITED-0.0468167 Dec,MADHUDHAN INFRATECH PRIVATE LIMITED-0.0468167 Dec,UPPERSTAR REALTY PRIVATE LIMITED-0.0468167 Dec,WELLSPRIT REALCON PRIVATE LIMITED-0.0468167 Dec
2	LALIT KUMAR GIRIA	VIMRIDH GRIHA NIRMAN PRIVATE LIMITED-0.0468167 Dec,MAKELIFE REALESTATE PRIVATE LIMITED-0.0468167 Dec,KOTIRATAN APPARTMENT PRIVATE LIMITED-0.0468167 Dec,MADHUDHAN INFRATECH PRIVATE LIMITED-0.0468167 Dec,UPPERSTAR REALTY PRIVATE LIMITED-0.0468167 Dec,WELLSPRIT REALCON PRIVATE LIMITED-0.0468167 Dec
3	HARISH KUMAR GIRIA HUF	VIMRIDH GRIHA NIRMAN PRIVATE LIMITED-0.0468167 Dec,MAKELIFE REALESTATE PRIVATE LIMITED-0.0468167 Dec,KOTIRATAN APPARTMENT PRIVATE LIMITED-0.0468167 Dec,MADHUDHAN INFRATECH PRIVATE LIMITED-0.0468167 Dec,UPPERSTAR REALTY PRIVATE LIMITED-0.0468167 Dec,WELLSPRIT REALCON PRIVATE LIMITED-0.0468167 Dec
4	SAGAR KUMAR GIRIA HUF	VIMRIDH GRIHA NIRMAN PRIVATE LIMITED-0.0468167 Dec,MAKELIFE REALESTATE PRIVATE LIMITED-0.0468167 Dec,KOTIRATAN APPARTMENT PRIVATE LIMITED-0.0468167 Dec,MADHUDHAN INFRATECH PRIVATE LIMITED-0.0468167 Dec,UPPERSTAR REALTY PRIVATE LIMITED-0.0468167 Dec,WELLSPRIT REALCON PRIVATE LIMITED-0.0468167 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Saha Bagan (Salua), Mouza: Salua, Ward No: 4 Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 496, LR Khatian No:- 1696	Owner:আজহার রহমান, Gurdian:মতিয়ার রহমা, Address:নারায়নপুর Classification:শালি, Area:0.16000000 Acre,	AZHAR RAHAMAN
L2	LR Plot No:- 497, LR Khatian No:- 1696	Owner:আজহার রহমান, Gurdian:মতিয়ার রহমা, Address:নারায়নপুর Classification:শালি, Area:0.02000000 Acre,	AZHAR RAHAMAN

Major Information of the Deed :- I-1504-00300/2019-12/02/2019



District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Saha Bagan (Salua), Mouza: Salua Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L3	LR Plot No:- 551, LR Khatian No:- 1896	Owner:আজহার রহমান, Gurdian:মতিয়ার রহমা, Address:নারায়নপুর , Classification:খালি, Area:0.01000000 Acre,	AZHAR RAHAMAN

Endorsement For Deed Number : I - 150400300 / 2019

On 08-02-2019

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

Presented for registration at 18:20 hrs on 08-02-2019, at the Private residence by Mr GIRIRAJ RATAN BAGRI ,

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,11,34,995/-

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

Execution is admitted on 08/02/2019 by AZHAR RAHAMAN, Son of MATIAR RAHAMAN, NARAYANPUR, P.O: GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Muslim, by Profession Business

Identified by Mr UMESH KUMAR KEDIA, , Son of Late KISHORI LAL KEDIA, 85/2, RAJBALLAV SAHA LANE, P.O: HOWRAH, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Service

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

Execution is admitted on 08-02-2019 by Mr LALIT KUMAR GIRIA, KARTA, LALIT KUMAR GIRIA (HUF), CD 35, SALT LAKE CITY, Block/Sector: I, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064

Identified by Mr UMESH KUMAR KEDIA, , Son of Late KISHORI LAL KEDIA, 85/2, RAJBALLAV SAHA LANE, P.O: HOWRAH, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Service

Execution is admitted on 08-02-2019 by Mr HARISH KUMAR GIRIA, KARTA, HARISH KUMAR GIRIA HUF, CD 35, SALT LAKE CITY, Block/Sector: I, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064

Identified by Mr UMESH KUMAR KEDIA, , Son of Late KISHORI LAL KEDIA, 85/2, RAJBALLAV SAHA LANE, P.O: HOWRAH, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Service

Execution is admitted on 08-02-2019 by Mr SAGAR KUMAR GIRIA, KARTA, SAGAR KUMAR GIRIA HUF, CD 35, SALT LAKE CITY, Block/Sector: I, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064

Identified by Mr UMESH KUMAR KEDIA, , Son of Late KISHORI LAL KEDIA, 85/2, RAJBALLAV SAHA LANE, P.O: HOWRAH, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Service

Execution is admitted on 08-02-2019 by Mr GIRIRAJ RATAN BAGRI, AUTHORISED SIGNATORY, VIMRIDH GRIHA NIRMAN PRIVATE LIMITED, 5, CHITTARANJAN AVENUE, P.O:- CR AVENUE, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700072; AUTHORISED SIGNATORY, MAKELIFE REALESTATE PRIVATE LIMITED, 27, SHAKESPEARE SARANI, P.O:- CIRCUS AVENUE, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700017; AUTHORISED SIGNATORY, KOTIRATAN APARTMENT PRIVATE LIMITED, 27, SHAKESPEARE SARANI, P.O:- CIRCUS AVENUE, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700017; AUTHORISED SIGNATORY, MADHUDHAN INFRATECH PRIVATE LIMITED, 27, SHAKESPEARE SARANI, P.O:- CIRCUS AVENUE, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700017; AUTHORISED SIGNATORY, UPPERSTAR REALTY PRIVATE LIMITED, 11, CROOKED LANE, P.O:- BBD BAGH, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700069; AUTHORISED SIGNATORY, WELLSPRIT REALCON PRIVATE LIMITED, 11, CROOKED LANE, P.O:- BBD BAGH, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700069

Major Information of the Deed :- I-1504-00300/2019-12/02/2019



Identified by Mr UMESH KUMAR KEDIA, , Son of Late KISHORI LAL KEDIA, 85/2, RAJBALLAV SAHA LANE, P.O: HOWRAH, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Service

Debajyoti Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

On 12-02-2019

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,88,264/- (A(1) = Rs 1,11,350/- ,B = Rs 76,900/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,88,264/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/02/2019 1:12PM with Govt. Ref. No: 192018190344990811 on 08-02-2019, Amount Rs: 1,88,264/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00XPZVP9 on 08-02-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,79,471/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 7,79,371/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 139977, Amount: Rs.100/-, Date of Purchase: 08/02/2019, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/02/2019 1:12PM with Govt. Ref. No: 192018190344990811 on 08-02-2019, Amount Rs: 7,79,371/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00XPZVP9 on 08-02-2019, Head of Account 0030-02-103-003-02

Debajyoti Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal



Major Information of the Deed :- I-1504-00300/2019-12/02/2019



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2019, Page from 12739 to 12798

being No 150400300 for the year 2019.



Digitally signed by DEBAJYOTI
BANDYOPADHYAY
Date: 2019.02.13 14:44:44 +05:30
Reason: Digital Signing of Deed.

(Debajyoti Bandyopadhyay) 02/13/19 2:43:37 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BIDHAN NAGAR

West Bengal.

(This document is digitally signed.)

