

15848/2024

15556/2024

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A.R.A.
IV

98AB 057362

21/10

2.131 di

16.50

Mr. [Signature]

734 060

2/A 6832 rd/m

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

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

21 OCT 2024

~~21 OCT 2024~~

CONVEYANCE

1. Date: 21st October 2024

2. Place: Kolkata

3. Parties:

নং ST31
সং ও তারিখ 19.08.24

কর্তার নাম : **Qlem Chandra Roy**
Advocate

স্থান : Judge's Court Barasat
No. WB 234/94

[Signature]
কর্তার নাম :
তারিখ : 19.08.24

মোট টাকার : ৳ ২৪,০০০.০০
মোট টাকার : ৳ ২০,০০০.০০

কর্তার নাম :
তারিখ : 19.08.24



**ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA**
21 OCT 2024

- 3.1 SANDIYA PORBY [AADHAAR NO. 9131 9076 3234] [PAN BHDPP6744H], daughter of Late Bimal Das Santra and Mahamaya Santra, nationality Indian, by faith Hindu, by occupation Housewife, residing at 98/H/32 Narkel Danga Main Road, Kankurgachi P.O., Kankurgachi, PIN-700054, Police Station Phool Bagan, District North 24 Parganas
- 3.2 ARATI MONDAL [AADHAAR NO. 6287 9732 1454] [PAN FIDPPM0056N], daughter of Late Bimal Das Santra and Mahamaya Santra, wife of Jagannath Mondal nationality Indian, by faith Hindu, by occupation Housewife, residing at 98/H/21 Narkel Danga Main Road, Kankurgachi P.O., Kankurgachi, P.S. Phool Bagan, District North 24 Parganas, PIN-700054,
- 3.3 ABIRA MATY [AADHAAR NO. 9324 7259 4647], [PAN NO BCIPM3979B] daughter of Late Puspa Khanna and Chandan Khanna, wife of Sanjay Maty, nationality Indian, by faith Hindu, by occupation Housewife, residing at 29H, Shibi Krishna Daw Lane, P.O. Kankurgachi, P.S. Phool Bagan, Kolkata, West Bengal. . Pin - 700064,
- 3.4 SAMIR KUMAR SANTRA [AADHAAR NO. 9652 4584 2178], [PAN NO BZEPS7886Q] son of Late Bimal Santra and Mahamaya Santra, nationality Indian, by faith Hindu, by occupation Retail Man, residing at 98/H/32 Narkel Danga Main Road, Kankurgachi P.O., Kankurgachi, PIN-700054, Police Station Phool Bagan, District North 24 Parganas.

(collectively VENDORS, include successors-in-interest)

AND

- 3.5 1. LAKMIWAN CONSTRUCTIONS PRIVATE LIMITED [PAN AACCL6591J] Address -27, Shakespeare Sarani, Kolkata 700017, P.O. & P.S. Shakespeare Sarani, 2. TIDILY COMMODITIES PRIVATE LIMITED [PAN AAECT2972K] Address - 12/1 Nellie Sen Gupta Sarani, P.O. & P.S. New Market, Kolkata 700087. Being represented by its authorized signatory, GIRIRAJ RATAN BAGRI [PAN ABBPB4815M] [AADHAR NO.9868 2563 6013], son of Late Chagan Lal Bagri, nationality Indian, by faith Hindu, by occupation Service residing at 20B, Raja Brijendra Narayan Street, Post Office Burrabazar, Police Station Posta, District Kolkata - 700007 (PURCHASER, includes successors-in-interest)

AND

- 3.6 DULAL DAM [AADHAAR NO. 7511 1600 7053] [PAN DXMPD8080D], son of Kartick Chandra Dam, nationality Indian, by faith Hindu, by occupation Service residing at 12/1, Sir Gurudas Road, Chandola Bus Stop, Beliaghata, Kankurgachi, Post Office P.O. Kankurgachi, PIN-700054, Police Station Phool Bagan, District North 24 Parganas (CONFIRMING PARTY, includes successors-in-interest)

Vendors, Purchaser and Confirming Party collectively Parties and individually Party.



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21 OCT 2024

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

4.1 **Said Property:** Land classified as *sahi* measuring 2.131 (two point one three one) decimal, more or less, out of 107 (one hundred and seven) decimal, more or less, comprised in R.S./L.R. *Dag* No.552, recorded in L.R. *Khatian* No.228, *Mouza* Salua, J.L.No.3, Police Station Airport, within Ward No.05 of Bidhannagar Municipal Corporation (formerly Rajarhat Gopalpur Municipality), Additional District Sub-Registration Office Bidhannagar, Salt Lake City, District North 24 Parganas (Said Property) and more fully described in the Schedule below together with 1 (one) RT shed structure measuring about 100 (one hundred) square feet, more or less, standing thereon, together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof

5. Background, Representations, Warranties and Covenants

5.1 **Representations and Warranties Regarding Title:** The Vendors represent, warrant and covenant regarding title as follows:

5.1.1 **Ownership of Mahamaya Santra:** Mahamaya Santra, wife of Late Bimaldas Santra, was the absolute owner of land classified as *sahi* measuring 2.6643 (two point six six four three) decimal, more or less, out of 107 (one hundred and seven) decimal, more or less, comprised in R.S./L.R. *Dag* No.552, recorded in L.R. *Khatian* No.228, *Mouza* Salua, J.L.No.3, Police Station Airport, within Ward No.05 of Bidhannagar Municipal Corporation (formerly Rajarhat Gopalpur Municipality), Additional District Sub-Registration Office Bidhannagar, Salt Lake City, District North 24 Parganas (Mother Property), free from all encumbrances.

5.1.2 **Demise of Mahamaya Santra:** Mahamaya Santra, a Hindu, died intestate on 23.04.2010 leaving behind surviving her 2 (two) sons, namely, Samir Kumar Santra and Kamal Santra, 4 (four) daughters, namely, Sandhya Foray (nee Santra), Arati Mondal (nee Santra), Pushpa Khanna (nee Santra), Lakshmi Dam (nee Santra), as her only legal heirs and heiresses who jointly and in equal share inherited the entirety of the Mother Property, as per the Hindu law of Succession. Bimaldas Santra, the husband of Mahamaya Santra is not alive and predeceased her wife.

5.1.3 **Demise of Pushpa Khanna (nee Santra):** Pushpa Khanna (nee Santra), daughter of Late Mahamaya Santra and wife of Late Chundan Khanna, a Hindu, died intestate on 05.02.2020 leaving behind surviving her only daughter, Abira Maity, as her only legal heiress who inherited the entire right, title and interest of Late Pushpa Khanna (nee Santra) in the Mother Property, as per the Hindu law of Succession.

5.1.4 **Demise of Lakshmi Dam (nee Santra):** Lakshmi Dam (nee Santra), daughter of Late Mahamaya Santra and wife of Dalal Dam, a Hindu, died



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21 OCT 2023

intestate issueless on 08.01.2015 leaving behind surviving her father's legal heirs, as her only legal heirs and heirsesses who jointly and in equal share inherited the entire right, title and interest of Late Lakshmi Dam (nee Santra) in the Mother Property, as per the Hindu law of Succession. Lakshmi Dam died interstate issueless on 08.01.2015 and her husband DULAL DAM [AADHAAR NO. 7511 1600 7053] [PAN DXMPD8080D] is signing in this deed, confirming the same and also has no claim on the said property.

- 5.1.5 **Absolute Ownership of Vendors:** Thus, in the above-mentioned events and circumstances, Sandhya Porey (Vendor No.3.1), Arati Mondal (Vendor No.3.2), Abira Maity (Vendor No.3.3), Samir Kumar Santra (Vendor No.3.4), Kunal Santra have become the joint and absolute owners of the Said Property out of the Mother Property, free from all encumbrances.
- 5.1.6 **Specific Understanding between Vendors and Confirming Party:** The Confirming Party is the facilitator of this instant transaction and further assured that, the Vendors are the lawful and absolute owners of the Said Property and have absolute authority to sell the Said Property. Further, the Confirming Party shall be responsible for incurring all day-to-day expenses with respect to the Said Property for managing and protecting the Said Property. The Purchaser has agreed to pay a sum of Rs. 2,50,000/- (Rupees Two Lakhs Fifty Thousand) to the Confirming Party for facilitating the instant transaction.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors and the Confirming Party represent, warrant and covenant regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendors and the Confirming Party have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare 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 Vendors do 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 Vendors:** The Vendors and the Confirming Party have 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.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser. The vendors also declare that they have no further land in the said tag and have no claim on the said tag anymore.



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REGISTRAR OF ASSURANCES
KOLKATA
21 OCT 2024



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



192024250250213988

GRN Details

GRN:	192024250250213988	Payment Mode:	SBI Epay
GRN Date:	21/10/2024 17:16:22	Bank/Gateway:	SBlePay Payment Gateway
BRN :	7446095146523	BRN Date:	21/10/2024 17:17:16
Gateway Ref ID:	242951024372	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	211020242025021397	Payment Init. Date:	21/10/2024 17:16:22
Payment Status:	Successful	Payment Ref. No:	2002683296/8/2024

[Query Nu**/Query Year]

Depositor Details

Depositor's Name:	Ms Laxmiwan Construction Pvt Ltdn And Others
Address:	27,Shakespeare Sarani,Kolkata-17
Mobile:	9748351735
EMail:	simplexrealestate9@gmail.com
Period From (dd/mm/yyyy):	21/10/2024
Period To (dd/mm/yyyy):	21/10/2024
Payment Ref ID:	2002683296/8/2024
Dept Ref ID/DRN:	2002683296/8/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002683296/8/2024	Property Registration- Stamp duty	0030-02-103-003-02	1800
2	2002683296/8/2024	Property Registration- Registration Fees	0030-03-104-001-16	384
Total				2184

IN WORDS: TWO THOUSAND ONE HUNDRED EIGHTY FOUR ONLY.



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



192024250249966708

GRN Details

GRN:	192024250249966708	Payment Mode:	SBI Epay
GRN Date:	21/10/2024 14:52:50	Bank/Gateway:	SBIePay Payment Gateway
BRN :	2124141957333	BRN Date:	21/10/2024 14:53:37
Gateway Ref ID:	242950939947	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	211020242024996669	Payment Init. Date:	21/10/2024 14:52:50
Payment Status:	Successful	Payment Ref. No:	2002683296/1/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Ms Laxmiwan Construction Pvt Ltd And Others
Address:	27,Shakeaspeare Sarani
Mobile:	9748351735
E-Mail:	simplexrealestate9@gmail.com
Period From (dd/mm/yyyy):	21/10/2024
Period To (dd/mm/yyyy):	21/10/2024
Payment Ref ID:	2002683296/1/2024
Dept Ref ID/DRN:	2002683296/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002683296/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	54284
2	2002683296/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	9076
Total				63360

IN WORDS: SIXTY THREE THOUSAND THREE HUNDRED SIXTY ONLY.

- 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 Vendors.
- 5.2.6 **No Cultivation:** Neither the Vendors and/or the Confirming Party 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 Vendors have any right of easement or any other right of way/ingress/egress of whatsoever or howsoever nature and character over and in respect of the Said Property.
- 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 Vendors and the Confirming Party 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, usuc, *debatters*, trusts, wakf, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargudars*, *bhagchashi* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors 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 Vendors from selling, transferring and/or alienating the Said Property or any part thereof.
- 5.3 **Representations, Warranties and Covenants Regarding Encumbrances:** The Confirming Party represents, warrants and covenants regarding encumbrances as follows:
- 5.3.1 **No Third Party Interest:** The Confirming Party has not created any third party interest of any nature whatsoever with respect to the Said Property. Further, the Confirming Party has not either jointly or severally entered into any agreement for sale, transfer and/or lease etc. (either oral or written) with respect to the Said Property.
- 5.3.2 **Uninterrupted Possession:** The Confirming Party along with the Vendors are in uninterrupted peaceful and physical possession with respect to the



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REGISTRAR OF COMPANIES
SINGAPORE
21 OCT 2024

Said Property, without any claim, demand and/or obstruction and can handover *khas*, vacant, peaceful and physical possession of the Said Property, to the Purchaser.

- 5.3.3 **Identification of Said Property:** The Confirming Party also confirms, undertakes, and assures that, the location, measurement of the Said Property as stated herein are true and correct and further confirms and assures that, the location of the Said Property and the L.R. *Dag* No. as mentioned herein are same and identical.

6. Basic Understanding

- 6.1 **Sale of Said Property:** The basic understanding between the Vendors, Confirming Party and the Purchaser is, that the Vendors shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchaser shall purchase the same from the Vendors.

- 6.2 **Specific Representations:** The Confirming Party hereby specifically represents before the Purchaser that, the extent of ownership of the Vendors with respect to the Said Property is absolute and no other person/s has/have any right, title or interest of any nature whatsoever in the Said Property and *is/are* not entitled to claim any right, title or interest of any nature whatsoever with respect to the Said Property in law, trust or equity.

7. Transfer

- 7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

- 7.2 **Vendors' Consideration:** The Vendors have agreed to sell the Said Property at a sum of Rs.2,00,000/- (Rupees Two Lakhs), i.e. Vendors' Consideration, which is being paid by the Purchaser to the Vendors, receipt of which the Vendors hereby as well as in the memo of receipts below written, admit and acknowledge.

- 7.3 **Consideration of Confirming Party:** A sum of Rs.50,000/- (Rupees Fifty Thousand) is to be paid by the Purchaser to the Confirming Party, towards the Consideration of Confirming Party for facilitating the instant transfer and for reimbursement of all costs incurred for managing and protecting the Said Property, hereby written as well as in the Memo of Consideration of Confirming Party below, written, admits and acknowledges.

- 7.4 **Total Consideration:** Thus, the aforesaid transfer is being made in total consideration of sum of Rs.2,50,000/- (Rupees Two Lakhs Fifty Thousand)



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REGISTRAR OF ASSURANCES
KOLKATA
21 OCT 2024

(Total Consideration) [comprising of the Vendors' Consideration, Consideration of Confirming Party], which has been duly receipt and admitted in the Memo of Receipts below.

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, irrevocable and perpetual.

8.1.3 Free from Encumbrances: free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, Espondens, uses, waqf, *dobuttors*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bayandars* and liabilities whatsoever or howsoever made or suffered by the Vendors and/or Confirming Party or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors and/or Confirming Party or the Vendors' predecessors-in-title.

8.1.4 Together with All Other Appurtenances together with all other rights the Vendors have 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 Vendors and Confirming Party about the correctness of the Vendors' title, Vendors' authority to sell and nonexistence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendors and Confirming Party, which if found defective or untrue at any time, the Vendors and the Confirming Party shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors and Confirming Party, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors and Confirming Party hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity, shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchaser and/or the Purchaser's 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 Vendors to the Purchaser.



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21 OCT 2024

- 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 Vendors, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendors and the Confirming Party hereby covenant that the Purchaser and the Purchaser's 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 Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors.
- 8.6 **No Objection to Mutation:** The Vendors and Confirming Party declare that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors and Confirming Party hereby expressly (1) consent to the same and (2) appoint the Purchaser as the constituted attorneys of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.7 **Further Acts:** The Vendors and Confirming Party hereby covenant that the Vendors or any person claiming under the Vendors, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or Purchaser's 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.



OFFICE OF THE ADDL. REGISTRAR OF ASSURANCES
KOLKATA
21 OCT 2024

Schedule
(Said Property)
(The Subject Matter of Sale)

Land lying vacant and classified as *sahi* measuring 2.131 (two point one three one) decimal, more or less, out of 107 (one hundred and seven) decimal, more or less, comprised in R.S./L.R. *Dag* No.552, recorded in L.R. *Khatian* No 228, *Mouza* Salua, J.L.No 3, lying and situated at Salua Sahabagan Road, Police Station Airport, within Ward No.05 of Bidhannagar Municipal Corporation (formerly Rajarhat Gopalpur Municipality), Additional District Sub-Registration Office Bidhannagar, Salt Lake City, District North 24 Parganas.

On the North : DAG No 545
On the East : MOUZA GOPALPUR
On the South : MOUZA DASADROME
On the West : DAG No. 550

Together with 1 (one) RT shed structure measuring about 100 (one hundred) square feet, more or less, standing thereon,

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

9. Execution and Delivery

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

Sandhya Porey
[SANDHYA POREY]

Arati Mondal
[ARATI MONDAL]

Samir Kumar Santra
[SAMIR KUMAR SANTRA]

Abira Maiti
[ABIRA MAITY]
[VENDORS]

Dulal Dam
[DULAL DAM]
[CONFIRMING PARTY]

Chandrasekhar
[PURCHASER]

Samir Kumar Santra



✓

OFFICIAL RECEIPT
OF ASSOCIATION OF ACCOUNTANTS
21 OCT 2024

Drafted by

Ruby Adak

Advocate

High Court, Calcutta
in B 21/07.

Witnesses:

Signature Samiran Jain

Signature Netai Saha

Name SAMIRAN JAIN

Name NETAI SAHA

Father's Name H. Maitra Jayram

Father's Name Maitry Saha

Address Dakshinon - e

Address Radha Deyane

Rajarhat - KOL - 736

Po. Rajarhat P.S. Bagdhat



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
21 OCT 2021

Receipt And Memo of Consideration of Vendors

Received from the within named Purchaser the within mentioned sum of Rs.2,00,000/- (Rupees Two Lakhs) towards full and final payment of the Vendors' Consideration of the Said Property described in the Schedule above, in the following manner:

Mode	Bank	Date	Amount (Rs.)	Paid To
427409	FEDERAL	21-10-2024	50,000/- 00	
427408	"	"	50,000/- 00	
427407	"	"	50,000/- 00	
427411	"	"	50,000/- 00	
427410	"	"	50,000/- 00	

Sandhya Porrey.
[SANDEHYA PORREY]

ARATI MONDAL
[ARATI MONDAL]

SAMIR KUMAR SANTRA
[SAMIR KUMAR SANTRA]

Abira Maity.
[ABIRA MAITY]
[VENDORS]

Dulal Darn.
[CONFIRMING PARTY]

Witnesses:

Signature Samiran GAIN

Name SAMIRAN GAIN

Signature Nalini SAHA

Name NEELI SAHA



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
21 OCT 2024

SPECIMEN FORM FOR TEN FINGERPRINTS



Chalvi Sahil

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



Smt. Anjali S. D. W. S.

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



Abeera Maity

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



Samir Kumar Sanyal

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



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
21 OCT 2021

SPECIMEN FORM FOR TEN FINGERPRINTS



Sandhya Porey

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



Dulal Dam

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



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



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



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
21 OCT 2024

Major Information of the Deed

Deed No :	I-1904-15556/2024	Date of Registration	21/10/2024
Query No / Year	1904-2002683296/2024	Office where deed is registered	
Query Date	21/10/2024 2:06:36 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SAMIRAN GAIN Dashadrona, Sandiponi,Rajarhat Gopalpur.,Thana : Baguiali, District : North 24- Parganas, WEST BENGAL, PIN - 700136, Mobile No. : 9874123488, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 5]		
Set Forth value	Market Value		
Rs. 2,50,000/-	Rs. 9,34,060/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 56,094/- (Article:23)	Rs. 9,460/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :







District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Saha Bagan (Salua), Mouza: Salua, , Ward No: 5 JI No: 3, Pin Code : 700136



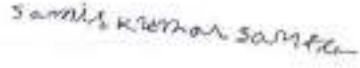


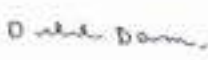
Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-552 (RS :-)	LR-228	Bastu	Shali	2.131 Dec	2,30,000/-	9,04,060/-	Property is on Road
Grand Total :					2.131Dec	2,30,000 /-	9,04,060 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	20,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		100 sq ft	20,000 /-	30,000 /-	

Seller Details :




Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<p>Mrs Sandhya Porey Daughter of Late Bimal Das Santra Executed by: Self, Date of Execution: 21/10/2024 , Admitted by: Self, Date of Admission: 21/10/2024 ,Place : Office</p>	 <p>21/10/2024</p>	 <p>LTI 21/10/2024 Captured</p>	<p>Sandhya Porey</p> <p>21/10/2024</p>
<p>98/H/32 Narkal Danga, City:- Kolkata, P.O:- Kankurgachi, P.S:-Phulbagan, District:-Kolkata, West Bengal, India, PIN:- 700054 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: bhxxxxxx4h, Aadhaar No: 91xxxxxxxx3234, Status :Individual, Executed by: Self, Date of Execution: 21/10/2024 , Admitted by: Self, Date of Admission: 21/10/2024 ,Place : Office</p>				
2	<p>Mrs Arati Mondal Daughter of Late Gobinda San Executed by: Self, Date of Execution: 21/10/2024 , Admitted by: Self, Date of Admission: 21/10/2024 ,Place : Office</p>	 <p>21/10/2024</p>	 <p>LTI 21/10/2024 Captured</p>	<p>Arati Mondal</p> <p>21/10/2024</p>
<p>98/H/21 Narkel Danga, City:- Kolkata, P.O:- Kankurgachi, P.S:-Phulbagan, District:-Kolkata, West Bengal, India, PIN:- 700054 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: fdxxxxxx5n, Aadhaar No: 52xxxxxxxx1454, Status :Individual, Executed by: Self, Date of Execution: 21/10/2024 , Admitted by: Self, Date of Admission: 21/10/2024 ,Place : Office</p>				
3	<p>Mrs Abira Maity Daughter of Late Chandan Khanra Executed by: Self, Date of Execution: 21/10/2024 , Admitted by: Self, Date of Admission: 21/10/2024 ,Place : Office</p>	 <p>21/10/2024</p>	 <p>LTI 21/10/2024 Captured</p>	<p>Abira Maity</p> <p>21/10/2024</p>
<p>29H Shilb Krishan Daw Lane, City:- Kolkata, P.O:- Kankurgachi, P.S:-Phulbagan, District:-Kolkata, West Bengal, India, PIN:- 700054 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: bcxxxxxx9b, Aadhaar No: 93xxxxxxxx4647, Status :Individual, Executed by: Self, Date of Execution: 21/10/2024 , Admitted by: Self, Date of Admission: 21/10/2024 ,Place : Office</p>				

4	Name	Photo	Finger Print	Signature
	Mr Samir Kumar Santra Son of Late Bimaldas Santra Executed by: Self, Date of Execution: 21/10/2024 , Admitted by: Self, Date of Admission: 21/10/2024 ,Place : Office		 Captured	
		21/10/2024	LTI 21/10/2024	21/10/2024
	98/h/32 Narkel Danga, City:- Kolkata, P.O:- Kankurgachi, P.S:-Phulbagan, District:-Kolkata, West Bengal, India, PIN:- 700054 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: bxxxxxxx6q, Aadhaar No: 96xxxxxxxx2178, Status :Individual, Executed by: Self, Date of Execution: 21/10/2024 , Admitted by: Self, Date of Admission: 21/10/2024 ,Place : Office			
5	Name	Photo	Finger Print	Signature
	Mr Dulal Dam Son of Late Kartick Chandra Dam Executed by: Self, Date of Execution: 21/10/2024 , Admitted by: Self, Date of Admission: 21/10/2024 ,Place : Office		 Captured	
		21/10/2024	LTI 21/10/2024	21/10/2024
	121, Sir Gurudas Road, City:- Kolkata, P.O:- Kankurgachi, P.S:-Phulbagan, District:-Kolkata, West Bengal, India, PIN:- 700054 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.:: dxxxxxxx0d, Aadhaar No: 75xxxxxxxx7053, Status :Confirming Party, Executed by: Self, Date of Execution: 21/10/2024 , Admitted by: Self, Date of Admission: 21/10/2024 ,Place : Office			

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Laxmiwan Constructions Private Limited 27 Shakespeare Sarani, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Date of Incorporation:XX-XX-2XX4 , PAN No.:: aaxxxxxx1j, Aadhaar No: 98xxxxxxxx6013, Status :Organization, Executed by: Representative
2	Tidily Commodities Private Limited 12/1 Nellie Sen Gupta Sarani, City:- Kolkata, P.O:- New Market, P.S:-New Market, District:-Kolkata, West Bengal, India, PIN:- 700087 Date of Incorporation:XX-XX-2XX2 , PAN No.:: aaxxxxxx2k, Aadhaar No: 96xxxxxxxx6013, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Giriraj Ratan Bagri (Presentant) Son of Mr Chhagan Lal Bagri Date of Execution - 21/10/2024 , Admitted by: Self, Date of Admission: 21/10/2024, Place of Admission of Execution: Office	 <small>Oct 21 2024 6:38PM</small>	 Captured <small>L1 2110/2024</small>	 <small>21/10/2024</small>
20B, Raja Brojendra Narayan Street, City:- Kolkata, P.O:- Bara Bazar, P.S:-Burrobar, District:- Kolkata, West Bengal, India, PIN:- 700007, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: aexxxxx5m, Aadhaar No: 98xxxxxxxx6013 Status : Representative, Representative of : Laxmiwan Constructions Private Limited (as), Tidily Commodities Private Limited (as)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Samiran Gain Son of Late Mrityunjay Gain Dashedrone Sandipani, City:- Rajarhat- gopalpore, P.O:- Rajarhat Gopalpur, P.S:- Baguati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136	 <small>21/10/2024</small>	 Captured <small>21/10/2024</small>	 <small>21/10/2024</small>
Identifier Of Mrs Sandhya Porey, Mrs Arati Mondal, Mrs Abira Maity, Mr Samir Kumar Santra, Mr Dulal Dam, Mr Giriraj Ratan Bagri			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Sandhya Porey	Laxmiwan Constructions Private Limited-0.266375 Dec,Tidily Commodities Private Limited-0.266375 Dec
2	Mrs Arati Mondal	Laxmiwan Constructions Private Limited-0.266375 Dec,Tidily Commodities Private Limited-0.266375 Dec
3	Mrs Abira Maity	Laxmiwan Constructions Private Limited-0.266375 Dec,Tidily Commodities Private Limited-0.266375 Dec
4	Mr Samir Kumar Santra	Laxmiwan Constructions Private Limited-0.266375 Dec,Tidily Commodities Private Limited-0.266375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Sandhya Porey	Laxmiwan Constructions Private Limited-12.50000000 Sq Ft,Tidily Commodities Private Limited-12.50000000 Sq Ft
2	Mrs Arati Mondal	Laxmiwan Constructions Private Limited-12.50000000 Sq Ft,Tidily Commodities Private Limited-12.50000000 Sq Ft
3	Mrs Abira Maity	Laxmiwan Constructions Private Limited-12.50000000 Sq Ft,Tidily Commodities Private Limited-12.50000000 Sq Ft
4	Mr Samir Kumar Santra	Laxmiwan Constructions Private Limited-12.50000000 Sq Ft,Tidily Commodities Private Limited-12.50000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Saha Bagan (Sakua), Mouza: Sakua, , Ward No: 5 JI No: 3, Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 552, LR Khatian No:- 228	Owner:সাহা বগান, Gurdian:বিলু সাহা, Address:98 সাকুয়া বগান সাকুয়া, বর্ধমান, Classification:৯৯, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 190415556 / 2024

On 21-10-2024

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 16:00 hrs on 21-10-2024, at the Office of the A.R.A. - IV KOLKATA 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 9,34,060/-

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

Execution is admitted on 21/10/2024 by 1. Mrs Sandhya Porey, Daughter of Late Bimal Das Santra, 98/H/32 Narkel Danga, P.O: Kankurgachi, Thana: Phulbagan, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession House wife, 2. Mrs Arati Mondal, Daughter of Late Gobinda San, 98/H/21 Narkel Danga, P.O: Kankurgachi, Thana: Phulbagan, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession House wife, 3. Mrs Abira Maity, Daughter of Late Chandan Khanra, 29H Shib Krishan Daw Lane, P.O: Kankurgachi, Thana: Phulbagan, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession House wife, 4. Mr Samir Kumar Santra, Son of Late Bimaldas Santra, 98/h/32 Narkel Danga, P.O: Kankurgachi, Thana: Phulbagan, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Business, 5. Mr Dulal Dam, Son of Late Kartick Chandra Dam, 121, Sir Gurudas Road, P.O: Kankurgachi, Thana: Phulbagan, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Business

Identified by Mr Samiran Gain, . . Son of Late Mrityunjay Gain, Dashadrone Sandipani,, P.O: Rajarhat Gopalpur, Thana: Bagulati, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Business

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

Execution is admitted on 21-10-2024 by Mr Giriraj Ratan Bagri, . Laxmiwan Constructions Private Limited (Private Limited Company), 27 Shakespeare Sarani, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017; , Tidily Commodities Private Limited (Private Limited Company), 12/1 Nellie Sen Gupta Sarani, City:- Kolkata, P.O:- New Market, P.S:-New Market, District:-Kolkata, West Bengal, India, PIN:- 700087

Identified by Mr Samiran Gain, . . Son of Late Mrityunjay Gain, Dashadrone Sandipani,, P.O: Rajarhat Gopalpur, Thana: Bagulati, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 9,460.00/- (A(1) = Rs 9,341.00/- ,E = Rs 35.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 9,460/-

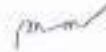
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/10/2024 2:53PM with Govt. Ref. No: 192024250249966708 on 21-10-2024, Amount Rs: 9,076/-, Bank: SBI EPay (SBIEPay), Ref. No. 2124141957333 on 21-10-2024, Head of Account 0030-03-104-001-16
Online on 21/10/2024 5:17PM with Govt. Ref. No: 192024250250213988 on 21-10-2024, Amount Rs: 384/-, Bank: SBI EPay (SBIEPay), Ref. No. 7446095146523 on 21-10-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 56,094/- and Stamp Duty paid by Stamp Rs 10.00/- by online = Rs 55,084/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5731, Amount: Rs.10.00/-, Date of Purchase: 19/07/2024, Vendor name: S BOSE
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/10/2024 2:53PM with Govt. Ref. No: 192024250249966708 on 21-10-2024, Amount Rs: 54,284/-, Bank: SBI EPay (SBlePay), Ref. No. 2124141957333 on 21-10-2024, Head of Account 0030-02-103-003-02
Online on 21/10/2024 5:17PM with Govt. Ref. No: 192024250250213988 on 21-10-2024, Amount Rs: 1,800/-, Bank: SBI EPay (SBlePay), Ref. No. 7446095146523 on 21-10-2024, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2024, Page from 820000 to 820026
being No 190415556 for the year 2024.



Mohul

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2024.11.06 17:39:12 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 06/11/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.