

(6)

8981/2024

10033/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



96AB 376596

*Signature*

*Rs. 3877 524/-*  
*7.5 km*

Additional Registrar of  
Assurances-IV, Kolkata

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

Additional Registrar of  
Assurances-IV, Kolkata of  
at

10 JUL 2024

### DEED OF CONVEYANCE

1. Date: *20th* of June, 2024
2. Nature of Document: DEED OF SALE

### 3. Parties:

#### 3.1 Vendor:

**3.1.1 Fastener Nirman Private Limited** [PAN-AACCF1875F], a Company incorporated under the companies Act, 1956, having its registered office at No.376A, S.N. Roy Road, Surya Homes, New Alipore, Police Station-New Alipore, Post Office- Sahapore, Kolkata-700038, represented by its Authorized Signatory Mr. Soumen Kumar Ghosh, [Pan- BILPG6668J], son of Mr. Nemai Chandra Ghosh, residing at Hati, Hooghly, West Bengal - 712415, hereinafter referred to as **"SELLER" / "VENDOR"** (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest, legal representatives and assigns) of the **FIRST PART**.

#### AND

#### 3.2 Purchaser:

**3.2.1 Jupiter Reality Private Limited** [PAN-AADCJ5982C], a Company incorporated under the companies Act, 2013, having its registered office at Diamond Harbour Road, P.O. Joka, P.S. Bishnupur, Kolkata-700104, represented by its Authorized Signatory Mr. Jitendra Kumar Singh (PAN-ENOPS1448K), son of Late Ramchabila Singh, residing at 2 No. Dakshinpara 3<sup>rd</sup> Lane, P.O. Morepukur, P.S. Rishra, Hooghly-712250, hereinafter referred to and called as the **"PURCHASER/ VENDEE"** (which term or expression shall, unless repugnant to or inconstant with the context or meaning thereof, be deemed to mean and include its respective successors-in-interest and permitted assigns) of the **SECOND PART**.

### 4. Subject Matter of Sale:

All that piece and parcel of land measuring more or less **5.50 Decimal** in R.S. Dag No. **272** corresponding to L.R. Dag No. **354 & 2 Decimal** in R.S.



Dag No. **276** corresponding to in L.R. Dag No.**359** under **L.R. Khatian No.4832** lying and situated at Mouza: Humaipur, J.L. No. 52 under Police Station- Barasat, District - 24 Paraganas (North) hereinafter referred to as "**The Said Property**" and more fully described in the schedule mentioned here under.

## **5. Background:**

5.1 The Vendor has *inter alia* represented to the Purchaser (hereafter the "**Representations**") that:

**WHEREAS** by virtue Deed of Conveyance dated 27<sup>th</sup> October of 2016, registered at the office of Additional District Sub Registrar, Barasat recorded in Book No-I, Volume No.1503-2016, Pages: 215097-215125, being No. 8141 for the year 2016, the Vendor herein therein referred to as Purchaser has become the owner of the said Property, thereafter mutated its name in the Records of Rights in respect of L.R. Dag Nos.354 & 359 under L.R Khatian No. 4832.

**AND WHEREAS** That the Vendor herein is now desirous of selling of The Said Property morefully described in the schedule herein below to the Purchaser **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and reputed so to be the easement right in respect of The Said Property for ingress and egress and for laying telephone, water and electric connection, through under or over the said paths and passages together with all sorts of easement rights and all right appertaining thereto, vacant from all encumbrances.



# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



190620242008317311

## GRIPS Payment Detail

|                   |                    |                     |                     |
|-------------------|--------------------|---------------------|---------------------|
| GRIPS Payment ID: | 190620242008317311 | Payment Init. Date: | 19/06/2024 10:57:48 |
| Total Amount:     | 193869             | No of GRN:          | 1                   |
| Bank/Gateway:     | SBI EPay           | Payment Mode:       | SBI Epay            |
| BRN:              | 3050305702220      | BRN Date:           | 19/06/2024 10:58:15 |
| Payment Status:   | Successful         | Payment Init. From: | Department Portal   |

## Depositor Details

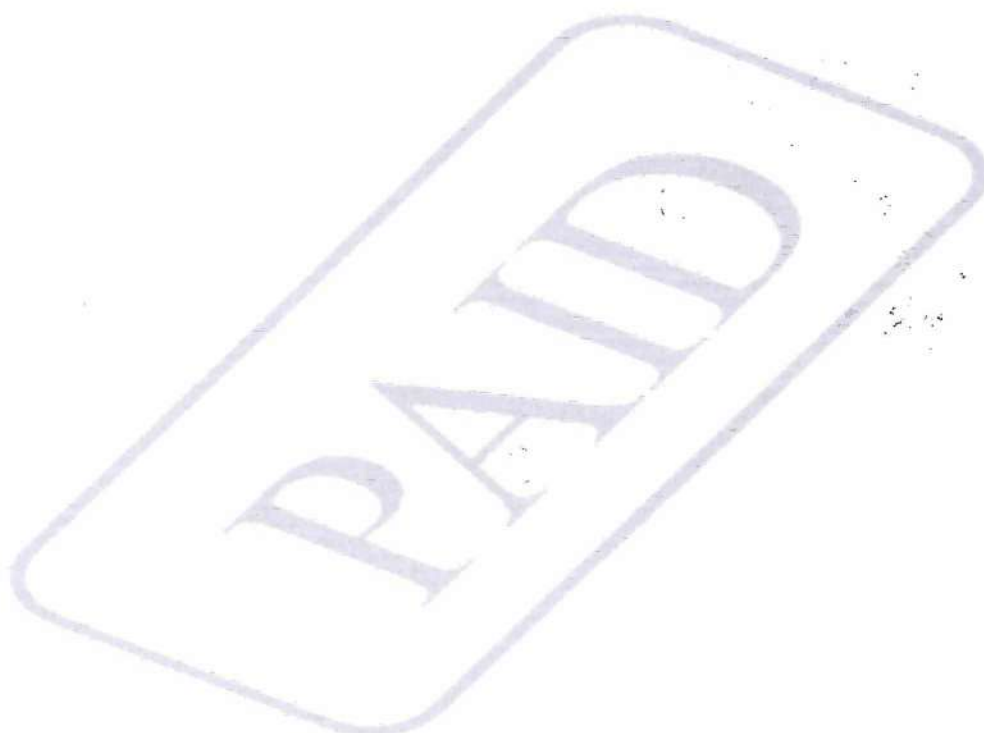
Depositor's Name: Mr RAVI KHAINTAN  
Mobile: 9830339883

## Payment(GRN) Details

| Sl. No. | GRN                | Department                                  | Amount (₹) |
|---------|--------------------|---------------------------------------------|------------|
| 1       | 192024250083173138 | Directorate of Registration & Stamp Revenue | 193869     |
| Total   |                    |                                             | 193869     |

IN WORDS: ONE LAKH NINETY THREE THOUSAND EIGHT HUNDRED SIXTY NINE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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



192024250083173138

GRN Details

|                        |                     |                     |                           |
|------------------------|---------------------|---------------------|---------------------------|
| GRN:                   | 192024250083173138  | Payment Mode:       | SBI Epay                  |
| GRN Date:              | 19/06/2024 10:57:48 | Bank/Gateway:       | SBIePay Payment Gateway   |
| BRN :                  | 3050305702220       | BRN Date:           | 19/06/2024 10:58:15       |
| Gateway Ref ID:        | 0                   | Method:             | ICICI Bank - Corporate NB |
| GRIPS Payment ID:      | 190620242008317311  | Payment Init. Date: | 19/06/2024 10:57:48       |
| Payment Status:        | Successful          | Payment Ref. No:    | 2001406585/3/2024         |
| [Query No*/Query Year] |                     |                     |                           |

Depositor Details

|                           |                                   |
|---------------------------|-----------------------------------|
| Depositor's Name:         | Mr RAVI KHAINTAN                  |
| Address:                  | 1 No. N S Road, Kolkata - 700 001 |
| Mobile:                   | 9830339883                        |
| Period From (dd/mm/yyyy): | 19/06/2024                        |
| Period To (dd/mm/yyyy):   | 19/06/2024                        |
| Payment Ref ID:           | 2001406585/3/2024                 |
| Dept Ref ID/DRN:          | 2001406585/3/2024                 |

Payment Details

| Sl. No. | Payment Ref No    | Head of A/C Description                  | Head of A/C        | Amount (₹) |
|---------|-------------------|------------------------------------------|--------------------|------------|
| 1       | 2001406585/3/2024 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 155093     |
| 2       | 2001406585/3/2024 | Property Registration- Registration Fees | 0030-03-104-001-16 | 38776      |
| Total   |                   |                                          |                    | 193869     |

IN WORDS: ONE LAKH NINETY THREE THOUSAND EIGHT HUNDRED SIXTY NINE ONLY.



- 5.1.1 The Said Property or any part thereof is not the subject matter of any mortgage, charge, lien, security and/or guarantee of any nature whatsoever.
- 5.1.2 No notices have been issued by the Income-tax Authority nor any proceedings pending within the meaning of Section 281 of Income-tax Act, 1961 and there is no prohibitory order upon the Vendor from selling and/or dealing with the Said Property or any part thereof.
- 5.1.3 No prohibitory orders have been issued by any other taxing or revenue authorities prohibiting the Vendor from selling and/or dealing with The Said Property.
- 5.1.4 The Said Property and/or the Said Land or any part thereof is at present not affected by any requisition or acquisition or any alignment by any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Vendor.
- 5.1.5 No part of the Said Property and/or the Said Land has been or is liable to be acquired and/or vested under the West Bengal Land Reforms Act, 1955 and/or under any other law and no proceedings have been initiated or are pending in respect thereof.
- 5.2 Relying on the aforesaid Representations of the Vendor and believing the same to be true and correct, the Purchaser has agreed to purchase the Said Property and this Deed of Conveyance is now being executed to give effect to the transfer of the Said Property by the Vendor to the Purchaser.

- 5.3 That the Purchaser had approached the Vendor for purchasing The Said Property for a consideration of **Rs.38,00,000/-** (Rupees Thirty-Eight Lakh) only and the Vendor has agreed to it.

**6 NOW THIS INDENTURE WITNESSETH NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the sum **Rs.38,00,000/-** (Rupees Thirty-Eight Lakh) only, paid to the Vendor from the Purchaser at or immediately before the execution of these presents (the receipt whereof the Vendor do hereby admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the Purchaser, its successors and assigns and every one of them and also the said "Property"), the Vendor as beneficial Owner do by these presents indefeasibly grant, sell, convey, and transfer, assign and assure unto the Purchaser and/or its successors and assigns vacant, free from encumbrances, attachment and other defects in title **ALL THAT** "the said Property" **HOWSOEVER** otherwise "the said Property" now or heretofore were or was situate, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** the land or ground whereupon or on part whereof the same is erected and built **TOGETHER FURTHER WITH** all houses, outhouses or other buildings, erections, fixtures, walls, yards, courtyards and benefit and advantages of ancient and other lights, liberties, easements, privileges, appendages and appurtenances whatsoever to "the said Property" or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendor into and upon "the said Property" or every part thereof **AND** all deeds, pattas, muniments, writings and evidences of title which in any wise relate to the said land or any part or parcel thereof and

which now are or hereafter shall or may be in the custody, power or possession of the Vendor, his/her/their heirs, executors, administrators, legal representatives and assigns or any persons from whom he or they can or may procure the same without action or suit at law or in equity **TO ENTER INTO AND HAVEHOLD, POSSESS AND ENJOY** the said land and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenances unto and to the use of the Purchaser, its successors and assigns forever freed and discharged from or otherwise by the Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens, etc. whatsoever created or suffered by the Vendor from to these presents **AND** the Vendor do hereby for himself, his/her/their heirs, executors, administrators, legal representatives and assigns covenant with the Purchaser, its successors and assigns, **THAT** notwithstanding any act, deed or thing whatsoever, by the Vendor or by any of its predecessors and ancestors in title, done or executed or knowingly suffered to the contrary, they the Vendor had at all material times heretofore and now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said land hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser, its successors and assigns in the manner aforesaid **AND THAT** the Purchaser, its successors and assigns shall and may at all times hereafter, peaceably and quietly enter into hold, possess and enjoy the said land and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, hinder and interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for them or from or under any of its ancestors or predecessors in title **AND THAT** free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and



encumbrances whatsoever made or suffered by the Vendor or any of his/her/their ancestors or predecessors in title or any person or persons and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for them, the Vendor or from or under any of his/her/their predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser, its successors and assigns do and execute, or cause to be done and executed perfectly assuring the said land and every part thereof unto and to the use of the Purchaser, its successors and assigns according to the true intent and meaning of these presents as shall or may be reasonably required **AND FURTHER THAT** the Vendor and his/her/their heirs, executors, administrators, legal representatives and assigns shall at all times hereafter indemnify and keep indemnified the Purchaser, its successors and assigns against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendor to the said land or any breach of the covenants hereunder contained.

**7 THE SAID VENDOR HEREBY COVENANTS WITH THE SAID PURCHASER AS FOLLOWS :-**

- a) The Vendor are otherwise well and sufficiently entitled to **'The Said Property'** described in the **SCHEDULE** of the said property hereunder written and the same is its self-acquired property. Its title to **The Said Property'** is free and marketable;
- b) No other person except the Vendor have any right, claim or demand in respect of **'The Said Property'** or any part thereof;
- c) The Vendor have not created any sale, gift, mortgage, charge, lien, lease or any other adverse right or any other encumbrance whatsoever or howsoever on **The Said Property'** and **The Said Property'** is not subject to any claim or demand, encumbrance, attachment or any process issued by any Court

or Authority and the Vendor hereby declare that they shall hereafter not create any third party rights or whatsoever nature in respect of **The Said Property'**;

- d) The Vendor have not entered into any agreement or arrangement, oral or written with regard to the sale of **The Said Property'**;
- e) The Vendor have not received any notice of acquisition or requisition from the Government of West Bengal or any authority or authorities in respect of **The Said Property'**; and
- f) The Vendor hereby covenant with the Purchaser, its/their successors, persons/successors-in-interest and assigns to save, harmless, indemnify and keep indemnified the Purchaser, its successors, persons/successors-in-office and assigns from or against all encumbrances, charges and equities whatsoever; and
- g) The Vendor shall at the request and costs of the Purchaser, its/their successors, persons/successors-in-interest and assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring **The Said Property'** and every part thereof in the aforesaid manner.

**SCHEDULE ABOVE REFERRED TO  
[THE SAID PROPERTY]**

All that piece and parcel of land measuring more or less **5.50 Decimal** in R.S. Dag No. **272** corresponding to L.R. Dag No.**354** & **2 Decimal** in R.S. Dag No. **276** corresponding to in L.R. Dag No.**359** under L.R. Khatian No.**4832** lying and situated at Mouza: Humaipur, J.L. No. 52 under Police Station- Barasat, District:



North 24-Parganas and subject dags are marked with '**Red**' border in the plan annexed herewith **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances.

Subject dags are butted and bounded as follows:

| L.R. Dag No. | North       | South      | East           | West            |
|--------------|-------------|------------|----------------|-----------------|
| 354          | Dag No. 356 | Dag No.353 | Dag No.345&346 | Dag Nos.359&360 |
| 359          | Dag no.332  | Dag No.360 | Dag No.357&358 | Mouza-330 & 331 |

✓ Badu Road (off road) with only approach, 8' Road.

**IN WITNESS WHEREOF** the parties hereto have executed these presents on this 20th day of June, 2024 first mentioned above.

**Executed and Delivered** by the **Vendor and Purchaser** at Kolkata in the presence of:

1. Tiyasa Pal  
185/353/A, Rajib Gandhi Road, Konnagar, Hooghly - 712235
2. Soumadip Joradar  
AG-158/A, Kestopur, Kolkata-700101

For FASTENER NIRMAN PRIVATE LIMITED

Soumen Kumar Ghosh.

Signature of the Vendor **Director / Authorised Signatory**

Jupiter Reality Private Limited

Jitendra Kr. Singh.  
Authorised Signatory

Signature of the Purchaser

Drafted by me:

Soham Basu

Alipore Judge's Court.

F/2388/2031/2019.

**MEMO OF CONSIDERATION**

The Vendor herein confirms having received from the Purchaser the sum of **Rs.38,00,000/-** (Rupees Thirty-Eight Lakh) only towards full consideration for Sale of the Said Property in the manner following:

| Owner Name                      | Date       | Demand Draft No. | Bank         | Amount (Rs.)          |
|---------------------------------|------------|------------------|--------------|-----------------------|
| Fastener Nirman Private Limited | 10.06.2024 | 000072           | ICICI Bank   | Rs.38,00,000/-        |
|                                 |            |                  | <b>Total</b> | <b>Rs.38,00,000/-</b> |

**Rs.38,00,000/-** (Rupees Thirty-Eight Lakh) only.

**Witnesses:**

1. Tejasa Pal  
185/353/A, Rajib Gandhi  
Road, Konnagar,  
Hooghly - 712235

2. Somdip Jaiswal  
Ari-158/A, Kestopur.  
Kolkata-700101

For FASTENER NIRMAN PRIVATE LIMITED

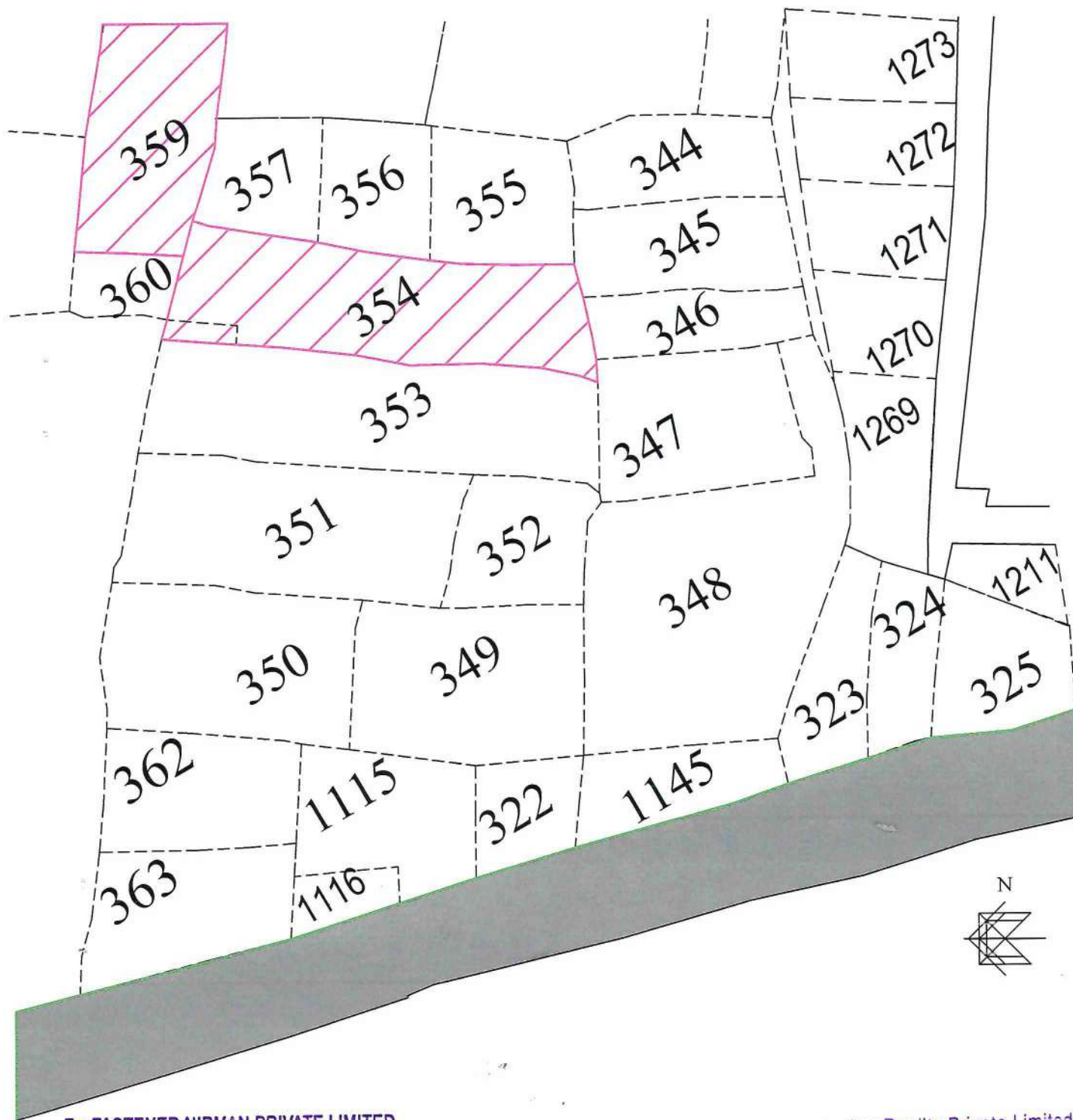
*Selamen Kumar Ghosh*

Director / Authorised Signatory

**Signature of Vendor**



SITE PLAN OF APPROX 7.5 DECIMAL SPREAD OVER L.R DAG NO.  
354(P), 359 (P) IN MOUZA - HUMAIPUR, J.L - 52, L. R. KHAITAN - 4832,  
P.S - BARASAT, UNDER MADHYAMGRAM MUNICIPALITY, WARD NO.  
4, NORTH 24 PGNS



For FASTENER NIRMAN PRIVATE LIMITED

*Seemen Kumar Ghosh.*

Director / Authorised Signatory

VENDOR

Jupiter Reality Private Limited

*Jupiter Reality Private Limited*

Authorised Signatory

PURCHASER

# **SPECIMEN FORM FOR TEN FINGER PRINTS**



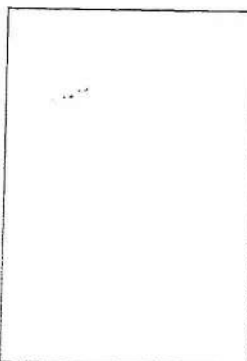
*Somen Kumar Ghosh*

|              |               |             |               |             |               |
|--------------|---------------|-------------|---------------|-------------|---------------|
|              | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
| Left Finger  |               |             |               |             |               |
|              | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Finger |               |             |               |             |               |

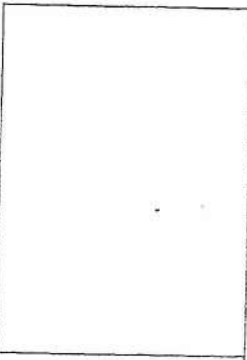


*Pitender Kr Singh*

|              |               |             |               |             |               |
|--------------|---------------|-------------|---------------|-------------|---------------|
|              | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
| Left Finger  |               |             |               |             |               |
|              | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Finger |               |             |               |             |               |



|              |               |             |               |             |               |
|--------------|---------------|-------------|---------------|-------------|---------------|
|              | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
| Left Finger  |               |             |               |             |               |
|              | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Finger |               |             |               |             |               |



|              |               |             |               |             |               |
|--------------|---------------|-------------|---------------|-------------|---------------|
|              | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
| Left Finger  |               |             |               |             |               |
|              | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Finger |               |             |               |             |               |



### Major Information of the Deed

|                                         |                                                                                                                 |                                        |            |
|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------|----------------------------------------|------------|
| Deed No :                               | I-1904-10033/2024                                                                                               | Date of Registration                   | 10/07/2024 |
| Query No / Year                         | 1904-2001406585/2024                                                                                            | Office where deed is registered        |            |
| Query Date                              | 07/06/2024 6:34:33 PM                                                                                           | A.R.A. - IV KOLKATA, District: Kolkata |            |
| Applicant Name, Address & Other Details | Sumit Kolay<br>Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 7003895093, Status : Advocate |                                        |            |
| Transaction                             | Additional Transaction                                                                                          |                                        |            |
| [0101] Sale, Sale Document              |                                                                                                                 |                                        |            |
| Set Forth value                         | Market Value                                                                                                    |                                        |            |
| Rs. 38,00,000/-                         | Rs. 38,77,574/-                                                                                                 |                                        |            |
| Stampduty Paid(SD)                      | Registration Fee Paid                                                                                           |                                        |            |
| Rs. 1,55,103/- (Article:23)             | Rs. 38,860/- (Article:A(1), M(a), M(b), I)                                                                      |                                        |            |
| Remarks                                 | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)                  |                                        |            |

### Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Badu Road(off Road), Mouza: Humaipur, JI No: 52, Pin Code : 700129

| Sch No | Plot Number    | Khatian Number       | Land Proposed | Use ROR | Area of Land  | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                  |
|--------|----------------|----------------------|---------------|---------|---------------|-------------------------|-----------------------|--------------------------------|
| L1     | LR-354 (RS :-) | LR-4832              | Bastu         | Bastu   | 5.5 Dec       | 27,86,666/-             | 27,86,666/-           | Width of Approach Road: 8 Ft., |
| L2     | LR-359 (RS :-) | LR-4832              | Bastu         | Bastu   | 2 Dec         | 10,13,334/-             | 10,90,908/-           | Property is on Road            |
|        |                | <b>TOTAL :</b>       |               |         | <b>7.5Dec</b> | <b>38,00,000 /-</b>     | <b>38,77,574 /-</b>   |                                |
|        |                | <b>Grand Total :</b> |               |         | <b>7.5Dec</b> | <b>38,00,000 /-</b>     | <b>38,77,574 /-</b>   |                                |

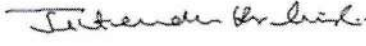
### Seller Details :

| SI No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                            |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>Fastener Nirman Private Limited</b><br>City:- Not Specified, P.O:- Sahapore, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 Date of Incorporation:XX-XX-2XX3 , PAN No.:: aaxxxxxx5f,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative |

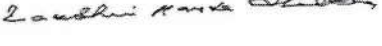
### Buyer Details :

| SI No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                         |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>Jupiter Reality Private Limited</b><br>City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Date of Incorporation:XX-XX-2XX5 , PAN No.:: aaxxxxxx2c,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

**Representative Details :**

| SI No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                                 |                                                                                                                          |                                                                                                                                         |                                                                                                                      |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| 1     | <b>Name</b><br><b>Mr Jitendra Kumar Singh (Presentant)</b><br>Son of Late Ramchabila Singh<br>Date of Execution - 20/06/2024, , Admitted by: Self, Date of Admission: 20/06/2024, Place of Admission of Execution: Office                                                                                                                                     | <b>Photo</b><br><br>Jun 20 2024 3:16PM  | <b>Finger Print</b><br><br>Captured<br>LTI 20/06/2024  | <b>Signature</b><br><br>20/06/2024 |
|       | City:- Not Specified, P.O:- Morepukur, P.S:-Rishra, District:-Hooghly, West Bengal, India, PIN:- 712250, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: enxxxxx8k, Aadhaar No: 43xxxxxxx0521 Status : Representative, Representative of : Jupiter Reality Private Limited (as Authorised Signatory) |                                                                                                                          |                                                                                                                                         |                                                                                                                      |
| 2     | <b>Name</b><br><b>Mr Soumen Kumar Ghosh</b><br>Son of Mr Netai Chandra Ghosh<br>Date of Execution - 20/06/2024, , Admitted by: Self, Date of Admission: 20/06/2024, Place of Admission of Execution: Office                                                                                                                                                   | <b>Photo</b><br><br>Jun 20 2024 3:17PM | <b>Finger Print</b><br><br>Captured<br>LTI 20/06/2024 | <b>Signature</b><br><br>20/06/2024 |
|       | City:- Not Specified, P.O:- Hati, P.S:-Pursurah, District:-Hooghly, West Bengal, India, PIN:- 712450, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: bixxxxx8j, Aadhaar No: 53xxxxxxx9596 Status : Representative, Representative of : Fastener Nirman Private Limited (as Authorised Signatory)    |                                                                                                                          |                                                                                                                                         |                                                                                                                      |

**Identifier Details :**

| Name                                                                                                                                                                                                | Photo                                                                                             | Finger Print                                                                                                  | Signature                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| <b>Mr Lakshmikanta Halder</b><br>Son of Mr Madhu Halder<br>53/1, MOTILAL GUPTA ROAD, City:- Kolkata, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 | <br>20/06/2024 | <br>Captured<br>20/06/2024 | <br>20/06/2024 |
| Identifier Of Mr Jitendra Kumar Singh, Mr Soumen Kumar Ghosh                                                                                                                                        |                                                                                                   |                                                                                                               |                                                                                                    |

**Transfer of property for L1**

| SI.No | From                            | To. with area (Name-Area)               |
|-------|---------------------------------|-----------------------------------------|
| 1     | Fastener Nirman Private Limited | Jupiter Reality Private Limited-5.5 Dec |

**Transfer of property for L2**

| SI.No | From                            | To. with area (Name-Area)             |
|-------|---------------------------------|---------------------------------------|
| 1     | Fastener Nirman Private Limited | Jupiter Reality Private Limited-2 Dec |



## Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Badu Road(off Road), Mouza: Humaipur, JI No: 52, Pin Code : 700129

| Sch No | Plot & Khatian Number                  | Details Of Land                                                                                                                                                                       | Owner name in English as selected by Applicant |
|--------|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| L1     | LR Plot No:- 354, LR Khatian No:- 4832 | Owner:Fastener Nirman Pvt.Ltd .,<br>Gurdian:Sri Suraj Khandelwal,<br>Address:376A,SN Roy Road,Surya Homes,New Alipur,P.S New Alipur ,<br>Classification:ডাঙ্গা, Area:0.05500000 Acre, | Fastener Nirman Private Limited                |
| L2     | LR Plot No:- 359, LR Khatian No:- 4832 | Owner:Fastener Nirman Pvt.Ltd .,<br>Gurdian:Sri Suraj Khandelwal,<br>Address:376A,SN Roy Road,Surya Homes,New Alipur,P.S New Alipur ,<br>Classification:ডাঙ্গা, Area:0.02000000 Acre, | Fastener Nirman Private Limited                |

**Endorsement For Deed Number : I - 190410033 / 2024**

**On 20-06-2024**

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

Presented for registration at 14:58 hrs on 20-06-2024, at the Office of the A.R.A. - IV KOLKATA by Mr Jitendra Kumar Singh ,.

**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 38,77,574/-

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

Execution is admitted on 20-06-2024 by Mr Jitendra Kumar Singh, Authorised Signatory, Jupiter Reality Private Limited (Private Limited Company), City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104

Indetified by Mr Lakshmikanta Halder, , , Son of Mr Madhu Halder, 53/1, MOTILAL GUPTA ROAD, P.O: Barisha, Thana: Thakurpukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Service

Execution is admitted on 20-06-2024 by Mr Soumen Kumar Ghosh, Authorised Signatory, Fastener Nirman Private Limited (Private Limited Company), City:- Not Specified, P.O:- Sahapore, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700038

Indetified by Mr Lakshmikanta Halder, , , Son of Mr Madhu Halder, 53/1, MOTILAL GUPTA ROAD, P.O: Barisha, Thana: Thakurpukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 38,860.00/- ( A(1) = Rs 38,776.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 38,776/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/06/2024 10:58AM with Govt. Ref. No: 192024250083173138 on 19-06-2024, Amount Rs: 38,776/-, Bank: SBI EPay ( SBlePay), Ref. No. 3050305702220 on 19-06-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,55,103/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 1,55,093/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2769, Amount: Rs.10.00/-, Date of Purchase: 05/04/2024, Vendor name: A K Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/06/2024 10:58AM with Govt. Ref. No: 192024250083173138 on 19-06-2024, Amount Rs: 1,55,093/-, Bank: SBI EPay ( SBlePay), Ref. No. 3050305702220 on 19-06-2024, Head of Account 0030-02-103-003-02

  
**Pradipta Kishore Guha**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**



On 10-07-2024

**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.



**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 564575 to 564598  
being No 190410033 for the year 2024.**



*SS*

Digitally signed by SEMANTI SIKDAR  
Date: 2024.07.23 13:52:24 +05:30  
Reason: Digital Signing of Deed.

**(Semanti Sikdar) 23/07/2024**

**ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.**