

2841/2021

I-2832/2021

भारतीय गैर न्यायिक

दस  
रुपये

रु.10

भारत



TEN  
RUPEES

Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

53AB 102923

M  
19/3  
no-39



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

2/606713  
2021

Rs. 30,00,000/-  
L.P. No. 18, Ashok  
on 18/03/21

Additional Registrar  
of Assurances-IV, Kolkata

20 MAR 2021

Additional Registrar of  
Assurances-IV, Kolkata

CONVEYANCE

1. Date: 19th March, 2021

2. Place: Kolkata

3. Parties:

Deepamala Veema

Visa Case No. 714 of 19.03.21

J(1) 250  
J(2) 150  
Total 400/-  
Realised on.....

A.R.A-IV  
Kolkata

Deepamala Veema

27 FEB 2021

S. NO 35514 DATE \_\_\_\_\_  
NAME \_\_\_\_\_  
ADD \_\_\_\_\_  
AMT 10/-

**SAHA & RAY**  
ADVOCATES  
7C, K. S. ROY ROAD,  
KOLKATA-1

*Subscribed*

*Mousumi Ghosh*  
**MOUSUMI GHOSH**  
LICENSED STAMP VENDOR  
KOLKATA REGISTRATION OFFICE



**ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA**

19 MAR 2021



- 3.1 **Deepamala Verma alias Deep Mala Verma**, wife of Ramesh Verma, by faith Hindu, by occupation Housewife, nationality Indian, residing at Jagardanga, PIN-700136, Post Office Rajarhat Gopalpur, Police Station Airport, District North 24 Parganas, West Bengal (**PAN ABQPV0596F**)

(Vendor, includes successors-in-interest)

And

- 3.2 **Preamsagar Advisory Services Private Limited**, a company governed by the provisions of the Companies Act, 2013, having its registered office at 1<sup>st</sup> Floor, 111, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AADCP447N**], represented by its authorized signatory, **Subrata Chakraborty**, son of Satinath Chakraborty, by faith Hindu, occupation Service, nationality Indian, working for gain at Siddha Park, 99A, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AELPC8428D**]

- 3.2.1 **Sagun Advisory Service Private Limited**, a company governed by the provisions of the Companies Act, 2013, having its registered office at 1<sup>st</sup> Floor, 111, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAKCS0245G**], represented by its authorized signatory, **Subrata Chakraborty**, son of Satinath Chakraborty, by faith Hindu, occupation Service, nationality Indian, working for gain at Siddha Park, 99A, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AELPC8428D**]

(collectively, **Purchasers**, includes successors-in-interest).

Vendor and Purchasers are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

#### **NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

#### **4. Subject Matter of Conveyance**

- 4.1 **Said Property:** Land classified as *sahi* (agricultural) measuring 4 (four) decimal [equivalent to 2.4242 (two point four two four two) *cottah*], more or less, out of 44 (forty four) decimal, being a portion of R.S./L.R. *Dag* No. 481, recorded in L.R. *Khatian* No. 16, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, PIN-700135, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in the **2<sup>nd</sup> Schedule** below (**Said Property**), **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.

#### **5. Background, Representations, Warranties and Covenants**

- 5.1 **Representations and Warranties Regarding Title:** The Vendor has made the following representations and given the following warranties to the Purchasers regarding title:

*Deepmala Verma*



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- 5.1.1. **Ownership of Arabinda's First Land:** Arabinda Nath was the owner of land classified as *sali* (agricultural) measuring 4 (four) decimal, being a portion of R.S./L.R. *Dag* No.481, recorded in L.R. *Khatian* No. 16, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Arabinda's First Land**).
- 5.1.2. **Ownership of Subodh Bala Nath:** Subodh Bala Nath was the owner of land classified as *sali* (agricultural) measuring 15 (fifteen) decimal, being a portion of R.S./L.R. *Dag* No.481, recorded in L.R. *Khatian* No.831, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Subodh Bala's Land**).
- 5.1.3. **Ownership of Arabinda's Second Land:** By a Deed of Settlement dated 15<sup>th</sup> June, 1985, registered in the Office of the Sub-Registrar, Bidhannagar (Salt Lake City), North 24 Parganas, in Book No. I, CD Volume No.85F, at Pages 351 to 356, being Deed No.4520 for the year 1985, Subodh Bala Nath settled land measuring 7.5 (seven point five) decimal, out of Subodh Bala's Land in favour of Arabinda Nath (**Arabinda's Second Land**).
- 5.1.4. **Larger Property:** In the abovementioned circumstances, Arabinda Nath became the sole owner of Arabinda's First Land and Arabinda's Second Land (collectively **Larger Property**), more fully described in the **1<sup>st</sup> Schedule** below and the Larger Property is delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon.
- 5.1.5. **Purchase by Vendor:** By a Deed of Conveyance dated 28<sup>th</sup> July, 2008, registered in the Office of the Additional District Sub-Registrar, Bidhannagar (Salt Lake City), North 24 Parganas, in Book No. I, CD Volume No.9, at Pages 16170 to 16186, being Deed No.09899 for the year 2008, the Vendor, herein purchased from Arabinda Nath, the entirety of the Larger Property.
- 5.1.1 **Absolute Ownership of Vendor:** In the abovementioned circumstances, the Vendor has become the sole and absolute owner of the Said Property which is part of the Larger Property.
- 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 the *Panchayet* Authority or Government or any 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.

Deepmala Veema



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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 Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **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.
- 5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutter*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *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 and the title of the Vendor to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **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 **Agreement to Sell and Purchase:** The basic understanding between the Parties is that the Vendor will 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** *khas*, vacant, peaceful and physical possession and the Purchasers will purchase the same on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their sub-clauses mentioned above (collectively **Representations**).

## 7. Transfer

- 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, more fully described in the **2<sup>nd</sup> Schedule** below, being land classified as *sali* (agricultural) measuring 4 (four) decimal [equivalent to 2.4242 (two point four two four two) *cottah*], more or less, out of 44 (forty four) decimal, being a portion of R.S./L.R. *Dag* No. 481, recorded in L.R. *Khatian* No. 16, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, PIN-700135, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and **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



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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. 3,00,000/- (Rupees three lac) paid by the Purchasers to the Vendor, receipt of which the Vendor hereby as well as by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

## 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*, uses, *debutter*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *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 by Vendor:** 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, 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 Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchasers and/or the Purchasers' successors-in-interest and assigns, 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 and assigns by reason of any claim made by any third parties with respect to the title of the Vendor.

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, peaceful and physical possession of the Said Property has been handed over to the Purchasers.

8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoing and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with



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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' successors-in-interest and/or 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 exclusively 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 and it is further expressly and specifically covenanted, confirmed and declared by the Vendor that notwithstanding anything contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendor, the Vendor shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the *Dag* (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendor hereby expressly waive, surrender and give up each and everyone of the aforesaid rights.
- 8.6 **No Objection to Mutation and Conversion:** The Vendor covenants, confirms and declares that (1) the Purchasers shall be fully entitled to mutate the Purchasers' name in all public and statutory records and the Vendor hereby expressly (a) consent to the same and (b) appoint the Purchasers as the constituted attorney of the Vendor and empower and authorize the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendor is fully aware that the Purchasers shall convert the nature of use and classification of the Said Property from agricultural to non-agricultural/housing for construction of a housing complex and the Purchasers shall be fully entitled to do the same in all public and statutory records and the Vendor hereby expressly (a) consent to the same, notwithstanding the nature of use and classification of the balance portion of the *Dag* (from which the Said Property has been carved out) being and remaining agricultural and (b) appoint the Purchasers as the constituted attorney of the Vendor and empower and authorize 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 conversion of the nature of use and classification thereof from agricultural to non-agricultural/housing 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 the Purchasers' successors-in-interest and assigns, 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.
- 8.8 **Statutory Representation:** Be it specifically stated that the Vendor is the absolute owners of the land, free from all encumbrances and have the right to sell, convey and transfer the right, title interest of the Said Property and the Said Property described in the 2<sup>nd</sup> **Schedule** mentioned herein below is not situated within the definitions of





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Notified Area, Cantonment Area, Leasehold Property and Thika Tenancy Property and no embargo and/or restriction has been imposed by the Local Authority/Competent Authority/Government Authority for transferring the Said Property in question/no violation of the Section 22/A of the Indian Registration Act, 1908 and if any restriction prevails, in that event, We, the Vendor will be held responsible for the same.

**1<sup>st</sup> Schedule  
(Larger Property)**

Land classified as *sali* (agricultural) measuring 11.5 (eleven point five) decimal [equivalent to 6.9575 (six point nine five seven five) *cottah*], more or less, out of 44 (forty-four) decimal, being a portion of R.S./L.R. *Dag* No. 481, recorded in L.R. *Khatian* Nos. 16 and 831, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, PIN-700135, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

**On the North** : By R.S./L.R. *Dag* No. 471;  
**On the East** : By R.S./L.R. *Dag* No. 483;  
**On the South** : By R.S./L.R. *Dag* No. 481 (Part);  
**On the West** : By R.S./L.R. *Dag* No. 480.

**2<sup>nd</sup> Schedule  
(Said Property)**

Land classified as *sali* (agricultural) measuring 4 (four) decimal [equivalent to 2.4242 (two point four two four two) *cottah*], more or less, out of 44 (forty four) decimal, being a portion of R.S./L.R. *Dag* No. 481, recorded in L.R. *Khatian* No. 16, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, PIN-700135, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas **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.

The details of the Said Property are tabulated below:

<b><i>Mouza</i></b>	<b>L.R. <i>Dag</i> No.</b>	<b>L.R. <i>Khati</i> an No.</b>	<b>Nature of Land</b>	<b>Total Area of <i>Dag</i> (in Decimal)</b>	<b>Total Area Sold (in Decimal)</b>	<b>Name of Recorded Owners</b>
<i>Bhatenda</i>	481	16	<i>sali</i>	44	4	Arabinda Nath

*Deepmala Verma*



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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.

Deepmala Verma  
**Deepamala Verma alias Deep Mala Verma**  
**(Vendor)**

Read over and explained the contents of this document by me to the Vendor in her vernacular language, who after understanding the meaning and purport of this document, put his LTI/signature in my presence.

Signature \_\_\_\_\_

**PREMSAGAR ADVISORY SERVICES PRIVATE LIMITED**

Subrata Chakraborty  
**PremSagar Advisory Services Private Limited**  
Authorized Signatory/Director

represented by its authorized signatory  
**Subrata Chakraborty**

**SAGUN ADVISORY SERVICE PRIVATE LIMITED**

Subrata Chakraborty  
**Sagun Advisory Service Private Limited**  
Authorized Signatory/Director

represented by its authorized signatory  
**Subrata Chakraborty**

**(Purchasers)**

**Drafted by**

Swati Chomal  
F/1390/1245/2018  
Advocate, High Court At Calcutta

**Witnesses:**

Signature: Islam Mondal

Name: Islam Mondal

Father's Name: Let. B. Mondal

Address: Gopalpure Rajarhat

Kat-136

Signature: Jiakhil Ali Mondal

Name: Jiakhil Ali Mondal

Father's Name: TANT Ali Mondal

Address: Rai Gachhi P.O. PS

Rajas Hat PANT 135



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OF ASSURANCES-IV, KOLKATA

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**Receipt and Memo of Consideration**

Received from the within named Purchasers the within mentioned sum of **Rs.3,00,000/- (Rupees three lac)** towards full and final payment of the Total Consideration for sale of the Said Property described in the **2<sup>nd</sup> Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
UTIBR52021031900362611	19.03.2021	Axis Bank	3,00,000/-
<b>Total</b>			<b>3,00,000/-</b>

Deepamala Verma

Deepamala Verma

**Deepamala Verma alias Deep Mala Verma**  
(Vendor)

**Witnesses:**Signature Islam MondalName: Islam MondalSignature Siddhik Ah. MondalName: Siddhik Ah. Mondal



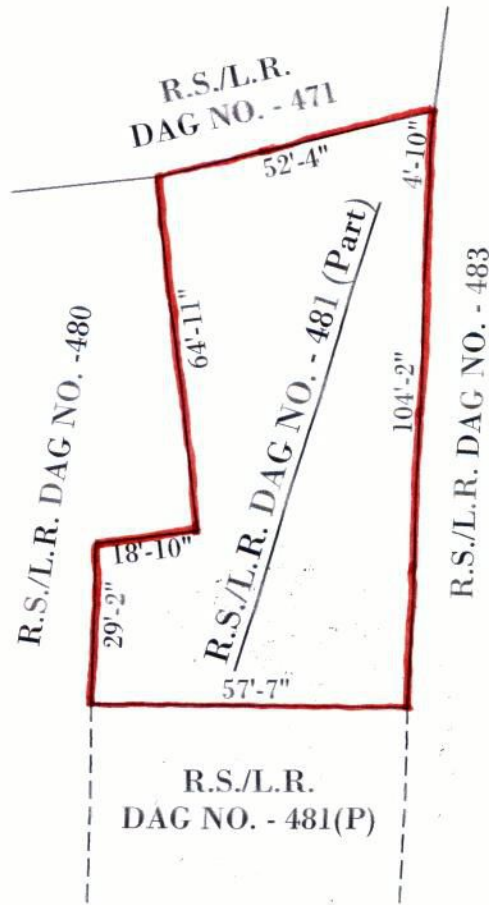
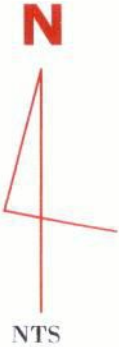


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SITE PLAN OF PART OF R.S./L.R. DAG NO.- 481, L.R. KHATIAN NO. - 16, MOUZA - BHATENDA, J.L. NO.- 28, P.S.- RAJARHAT, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET, DIST.- NORTH 24 PARGANAS.

Total Area in Dag No.481 is 44 Decimal



*Deepmala Vema*

SIGNATURE OF THE VENDOR/S.

SAGUN ADVISORY SERVICE PRIVATE LIMITED  
PREMSAGAR ADVISORY SERVICES PRIVATE LIMITED

*Sulace Choudhary*

Authorised Signatory/Director

NAME & SIGNATURE OF THE PURCHASER/S.

LEGEND : 4.0000 DECIMAL LAND OUT OF 11.5000 DECIMAL DIVIDED AND DEMARCATED SHALI LAND OUT OF 44 DECIMAL IN R.S./L.R. DAG NO. 481.

SHOWN THUS :



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA

19 MAR 2021



# SPECIMEN FORM TEN FINGER PRINTS

S. No. Signature of the executants and/or purchaser Presentants



Deepmala  
Verma

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



Sabeta Chhabra

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

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



ADJUT. REGISTRAR  
OF ASSURANCES IN, KOLKATA

19 MAR 2021



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

GRN Details

GRN: 192020210246791451 Payment Mode: Online Payment  
GRN Date: 18/03/2021 19:13:58 Bank/Gateway: State Bank of India  
BRN : CKP9001642 BRN Date: 18/03/2021 19:03:12  
Payment Status: Successful Payment Ref. No: 2000606713/1/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: SAHA AND RAY  
Address: ROOM NO.5A&B, 5TH FLOOR, 7C.K. KOLKATA - 700001  
Mobile: 8482063816  
Depositor Status: Solicitor firm  
Query No: 2000606713  
Applicant's Name: Mr Saha And Ray  
Identification No: 2000606713/1/2021  
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000606713/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	150020
2	2000606713/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	30014
			<b>Total</b>	<b>180034</b>

IN WORDS: ONE LAKH EIGHTY THOUSAND THIRTY FOUR ONLY.







Government of West Bengal

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

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19042000606713/2021

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	Deepamala Verma Alias Deep Mala Verma Jagardanga, P.O:- Rajarhat Gopalpur, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136	Seller		1859 	Deepmala Verma 19.3.2021
2	Subrata Chakraborty Siddha Park, 99A, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016	Representative of Buyer [Preamsagar Advisory Services Private Limited ] ,[Sagun Advisory Service Private Limited ]		1856 	Subrata Chakraborty 19.3.21



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA

19 MAR 2021



SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Ramesh Verma Son of Late Babulal Verma Talcher Kothi Lane, P.O:- Tulsipur, P.S:- BIDANASI, District:- Cuttack, Orissa, India, PIN - 753008	Deepamala Verma, Su Chakraborty		1558 	Ramesh Verma 19/3/2021

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





ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA

19 MAR 2021

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABQPV0596F



नाम /NAME

DEEPAMALA VERMA

पिता का नाम /FATHER'S NAME

KANHEYA LAL SONI

जन्म तिथि /DATE OF BIRTH

22-08-1967

हस्ताक्षर /SIGNATURE

Deepamala Verma


आयकर आयुक्त, भुवनेश्वर


COMMISSIONER OF INCOME-TAX, BHUBANESWAR


Deepamala Verma







  
 Unique Identification Authority of India


  
 ନାମ/Name  
 Deepmala Verma  
 ପିତା / Father: Kanheyajal Sori  
 ଜନ୍ମ ତାରିଖ / DOB: 22/08/1987  
 ଲିଙ୍ଗ / Gender: ମହିଳା / Female



**3563 6618 2468**




**ଆଧାର - ସାଧାରଣ ଲୋକର ଅଧିକାର**


  
 Unique Identification Authority of India

ଠିକଣା:  
 ଡାକଟେର କୋଠି ଲେନ୍, ବିଜୁରାଜସ୍ୱର  
 ସୋନାର, ତୁଳସିପୁର, କଟକ ସଦର, ଓଡିଶା,  
 ୭୫୩୦୦୮

Address:  
 TALCHER KOTHI LANE,  
 BIJURATNAJK SQUARE,  
 TULSIPUR, Cuttack Sadar,  
 Cuttack, Tulasipur, Odisha,  
 753008

**3563 6618 2468**

 1800 300 1847
  help@uidai.gov.in
  www.uidai.gov.in

Deepmala Verma



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PREMSAGAR ADVISORY SERVICES  
PRIVATE LIMITED



31/01/2006

Permanent Account Number

AADCP9447N

29072006

PREMSAGAR ADVISORY SERVICES PRIVATE LIMITED

*Suloch Chavhan*  
Authorised Signatory/Director







SAGUN ADVISORY SERVICE PRIVATE LIMITED

*Sulochan Choudhary*

Authorised Signatory/Director



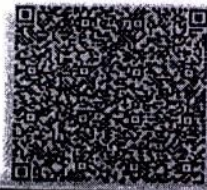




ভারত সরকার  
Government of India



সুব্রত চক্রবর্তী  
Subrata Chakraborty  
পিতা : সতীশ চক্রবর্তী  
Father : Satinath Chakraborty  
জন্মতারিখ / DOB : 02/01/1970  
পুরুষ / Male



5139 3393 9643

আধার - সাধারণ মানুষের অধিকার



ভারতীয় পরিচয়-প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা:  
2, বি. এম. লেন, রাজা রাম  
মোহন সারনী, রাজা রাম মোহন  
সারনী, কোলকাতা, পশ্চিম বঙ্গ,  
700009

Address:  
2, B. M. LANE, Raja Ram Mohan  
Sarani, Raja Ram Mohan Sarani,  
Kolkata, West Bengal, 700009

5139 3393 9643

1847  
1800 300 1947

help@uidai.gov.in

www  
www.uidai.gov.in

*Handwritten signature*





स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABQPV0593A



नाम /NAME

RAMESH VERMA

पिता का नाम /FATHER'S NAME

BABULAL VERMA

जन्म तिथि /DATE OF BIRTH

20-01-1966

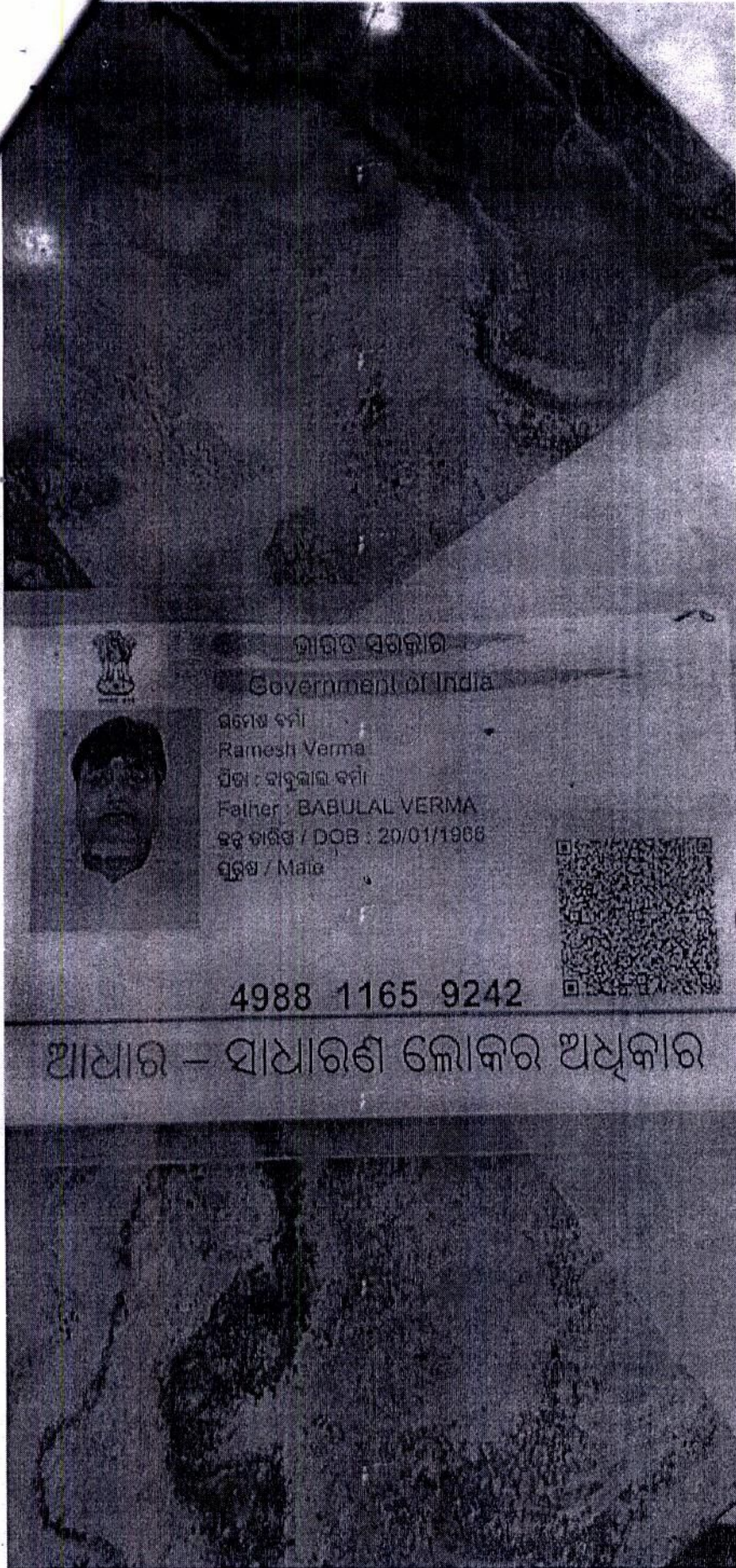
हस्ताक्षर /SIGNATURE

आयकर निदेशक (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)



1000



ଭାରତ ସରକାର

Government of India



ନାମ / Name

Ramesh Verma

ପିତା : ବାବୁଲାଲ ବର୍ମା

Father : BABULAL VERMA

ଜନ୍ମ ତାରିଖ / DOB : 20/01/1966

ପୁରୁଷ / Male

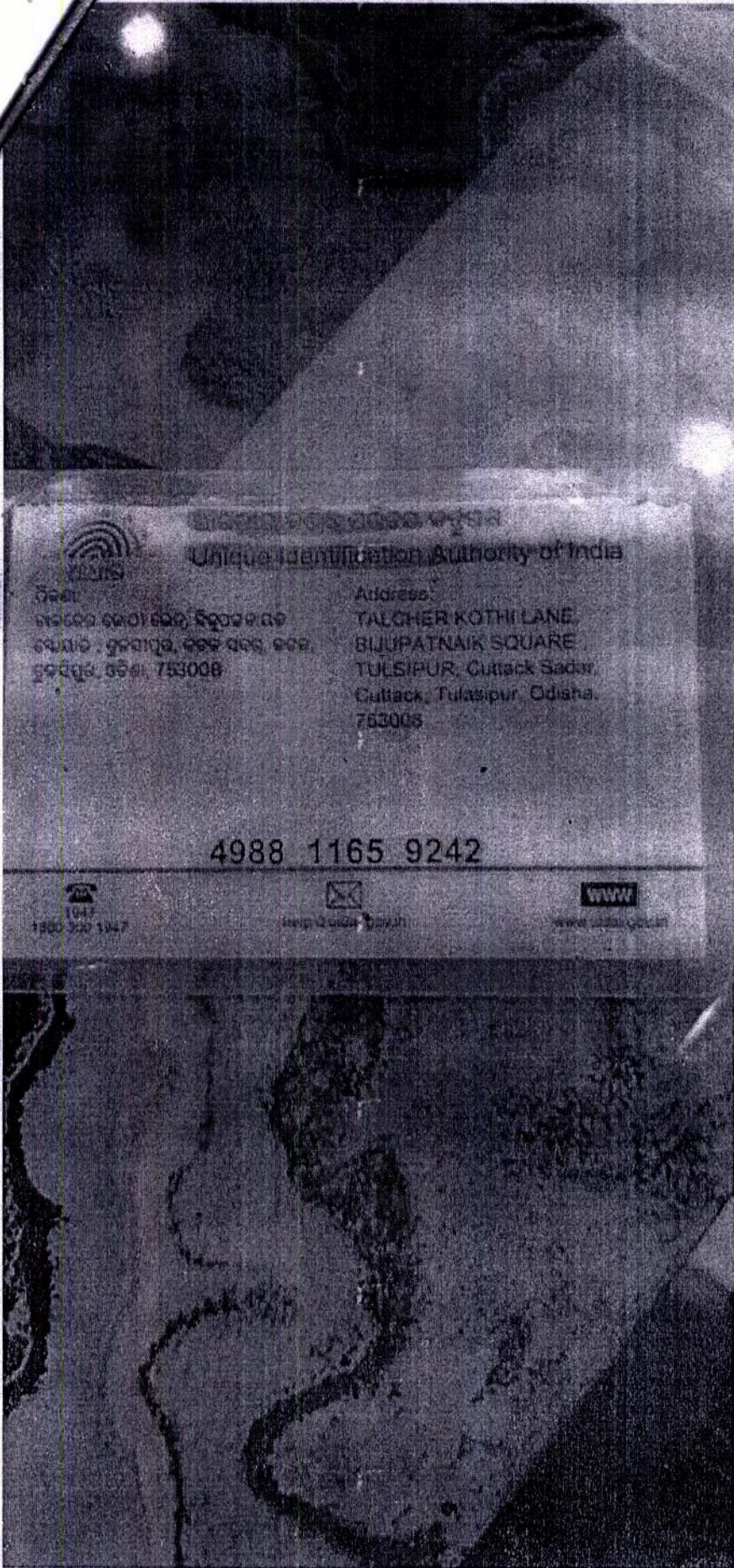


4988 1165 9242

ଆଧାର - ସାଧାରଣ ଲୋକର ଅଧିକାର







विभागाचे कार्यालय  
**Unique Identification Authority of India**

द्वारा  
 तालुका कथिली रोड, सुंदरगड  
 चौक, बिल्पातनाई चौक, सुंदरगड,  
 तालुका, सुंदरगड, 753008

Address:  
 TALCHER KOTHI LANE,  
 BIJUPATNAIK SQUARE,  
 TULSIPUR, Cuttack Sadar,  
 Cuttack, Tulasipur, Odisha,  
 753008

4988 1165 9242

1047  
 1800 300 1047

Help Centre Odisha

www.uidai.gov.in

*[Handwritten signature]*





## Major Information of the Deed

Deed No :	I-1904-02832/2021	Date of Registration	20/03/2021
Query No / Year	1904-2000606713/2021	Office where deed is registered	
Query Date	18/03/2021 10:44:03 AM	1904-2000606713/2021	
Applicant Name, Address & Other Details	Saha And Ray 7C, K.S. Roy Road, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7003630583, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 3,00,000/-	Rs. 30,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,50,030/- (Article:23)	Rs. 30,098/- (Article:A(1), E, M(a), M(b), I)		
Remarks			

### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Bhatenda, Pin Code : 700135

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-481 (RS :-)	LR-16	Shali	Bastu	4 Dec	3,00,000/-	30,00,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>4Dec</b>	<b>3,00,000 /-</b>	<b>30,00,000 /-</b>	

### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Deepamala Verma, (Alias: Deep Mala Verma)</b> Wife of Ramesh Verma Jagardanga, P.O:- Rajarhat Gopalpur, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ABxxxxxx6F, Aadhaar No: 35xxxxxxxx2468, Status :Individual, Executed by: Self, Date of Execution: 19/03/2021 , Admitted by: Self, Date of Admission: 19/03/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/03/2021 , Admitted by: Self, Date of Admission: 19/03/2021 ,Place : Pvt. Residence

### Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>PremSagar Advisory Services Private Limited</b> 1st Floor, 111, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 , PAN No.:: AAxxxxxx7N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative





2	<b>Sagun Advisory Service Private Limited</b> 1st Floor, 111, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 , PAN No.:: AAxxxxxx5G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
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### Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Subrata Chakraborty (Presentant )</b> Son of Satinath Chakraborty Siddha Park, 99A, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AExxxxxx8D, Aadhaar No: 51xxxxxxxx9643 Status : Representative, Representative of : Premsagar Advisory Services Private Limited (as Authorised Signatory), Sagun Advisory Service Private Limited (as Authorised signatory)

### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Ramesh Verma</b> Son of Late Babulal Verma Talcher Kothi Lane, P.O:- Tulsipur, P.S:- BIDANASI, District:-Cuttack, Orissa, India, PIN - 753008			
Identifier Of Deepamala Verma, Subrata Chakraborty			

### Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Deepamala Verma	Premsagar Advisory Services Private Limited-4 Dec

### Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Bhatenda, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 481, LR Khatian No:- 16	Owner:শ্রী অরবিন্দ নাথ, Gurdian:ভারাদ্দ নাথ, Address:নিজ , Classification:শালি, Area:0.04000000 Acre,	Seller is not the recorded Owner as per Applicant.





**Endorsement For Deed Number : I - 190402832 / 2021**

**On 19-03-2021**

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

Presented for registration at 20:39 hrs on 19-03-2021, at the Private residence by Subrata Chakraborty ,

**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 30,00,000/-

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

Execution is admitted on 19/03/2021 by Deepamala Verma, Alias Deep Mala Verma, Wife of Ramesh Verma, Jagardanga, P.O: Rajarhat Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession House wife

Indetified by Ramesh Verma, , , Son of Late Babulal Verma, Talcher Kothi Lane, P.O: Tulsipur, Thana: BIDANASI, , Cuttack, ORISSA, India, PIN - 753008, by caste Hindu, by profession Business

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

Execution is admitted on 19-03-2021 by Subrata Chakraborty, Authorised Signatory, Premsagar Advisory Services Private Limited (Private Limited Company), 1st Floor, 111, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016; Authorised signatory, Sagun Advisory Service Private Limited (Private Limited Company), 1st Floor, 111, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016

Indetified by Ramesh Verma, , , Son of Late Babulal Verma, Talcher Kothi Lane, P.O: Tulsipur, Thana: BIDANASI, , Cuttack, ORISSA, India, PIN - 753008, by caste Hindu, by profession Business



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

**On 20-03-2021**

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

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 30,098/- ( A(1) = Rs 30,000/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 84/-, by online = Rs 30,014/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/03/2021 7:24PM with Govt. Ref. No: 192020210246791451 on 18-03-2021, Amount Rs: 30,014/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKP9001642 on 18-03-2021, Head of Account 0030-03-104-001-16

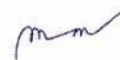


### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,50,020/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 1,50,020/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 35514, Amount: Rs.10/-, Date of Purchase: 27/02/2021, Vendor name: M Ghosh  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 18/03/2021 7:24PM with Govt. Ref. No: 192020210246791451 on 18-03-2021, Amount Rs: 1,50,020/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. CKP9001642 on 18-03-2021, 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 1904-2021, Page from 126209 to 126239

being No 190402832 for the year 2021.



Digitally signed by MOHUL  
MUKHOPADHYAY  
Date: 2021.03.26 17:50:46 +05:30  
Reason: Digital Signing of Deed.

**(Mohul Mukhopadhyay) 2021/03/26 05:50:46 PM**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**West Bengal.**

**(This document is digitally signed.)**





23  
Dated this 19th day of March, 2021

**Between**

**Deepamala Verma *alias* Deep Mala Verma  
... Vendor**

**And**

**Preamsagar Advisory Services Private Limited & Anr.  
... Purchasers**

**And**

**CONVEYANCE**

**Land Measuring  
4 (four) decimal  
Portion of  
R.S./L.R. Dag No. 481  
*Mouza* Bhatenda  
Police Station Rajarhat  
District North 24 Parganas**

**Saha & Ray**

Advocates  
3A/1, 3<sup>rd</sup> floor  
Hastings Chambers  
7C, Kiran Sankar Roy Road  
Kolkata-700001