

2844/2021

I-2834/2021

भारतीय गैर न्यायिक

दस
रुपये

रु.10

भारत



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

53AB 102919

पश्चिम बंगाल
19/3
20/21



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

21 607014
2021

Additional Registrar
of Assurances-IV, Kolkata

Additional Registrar of
Assurances-IV, Kolkata

प्र = रु 55500/-
on the 5.67 mdu-

20 MAR 2021

Dr. Deepmala Verma

CONVEYANCE

- Date: 19th March, 2021
- Place: Kolkata
- Parties:

Visit Case No. 716 19.03.21

J(1)	250
J(2)	150
Total	400/-

Realised on.....

ARA-IV
Kolkata

Dr.

Deepmala Verma

27 FEB 2021

No. 35510 DATE
NAME
ADD
AMT. 10/-

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

Sumit Chandra

Chal
MOU... GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



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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 **Surdhuni Advisory Private Limited**, a company governed by the provisions of the Companies Act, 2013, having its registered office at 1st Floor, 111, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAKCS0248M**], 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**]

(**Purchaser**, includes successors-in-interest).

Vendor and Purchaser 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 *sali* (agricultural) measuring 5.674 (five point six seven four) decimal [equivalent to 3.4388 (three point four three eight eight) *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. 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 (**Said Property**), more fully described in the **2nd Schedule** below **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

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 Purchaser regarding title:
- 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.



✓
ADDITIONAL REGISTRAR
OF ASSAM, DISPUR, ASSAM

19 MAR 2007

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 15th 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 **1st 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 28th 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.
- 5.1.6 **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.
- 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 Purchaser.
- 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 whosoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA

19 MAR 2021

- 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 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 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 Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **2nd Schedule** below, being land classified as *sali* (agricultural) measuring 5.674 (five point six seven four) decimal [equivalent to 3.4388 (three point four three eight eight) *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. 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 **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.
- 7.2 **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs. 5,00,000/- (Rupees five lac) paid by the Purchaser 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:



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19 MAR 2021

- 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 Purchaser and/or the Purchaser's successors-in-interest and assigns, 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 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 Purchaser.
- 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 regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's 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 Purchaser, 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,



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

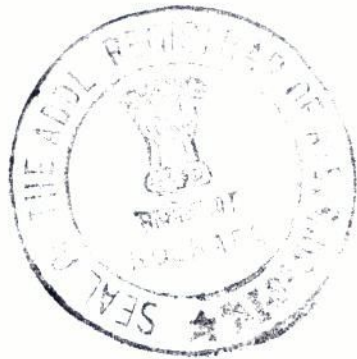
19 MAR 2021

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 Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (a) consent to the same and (b) appoint the Purchaser as the constituted attorney of the Vendor and empower and authorize the Purchaser 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 Purchaser 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 Purchaser 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 Purchaser as the constituted attorney of the Vendor 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 Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser 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 Purchaser.
- 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 Purchaser and/or the Purchaser's 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 2nd Schedule mentioned hereinbelow is not situated within the definitions of 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.

1st 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) *cottahi*], more or less, out of 44



ADDITIONAL REGISTRAR
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(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.

2nd Schedule
(Said Property)

Land classified as *sali* (agricultural) measuring 5.674 (five point six seven four) decimal [equivalent to 3.4388 (three point four three eight eight) *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. 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 **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.

Deepmala Verma



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

19 MAR 2021

9. Execution and Delivery

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

Deepamala 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 _____

SURDHUNI ADVISORY PRIVATE LIMITED

Subrata Chakraborty

Authorized Signatory/Director
Surdhuni Advisory Private Limited
represented by its authorized signatory
Subrata Chakraborty
(Purchaser)

Drafted by

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

Witnesses:

Signature: <u>Islam Mondal</u>	Signature: <u>Siddhik Ali Mondal</u>
Name: <u>Islam Mondal</u>	Name: <u>Siddhik Ali Mondal</u>
Father's Name: <u>Let - Bi Mondal</u>	Father's Name: <u>IMRAT ALI Mondal</u>
Address: <u>Gopalpura Rajarhal</u> <u>Kat-136</u>	Address: <u>Rajgari pps</u> <u>Rajas Hal</u>



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

19 MAR 2021

Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.5,00,000/- (Rupees three lac)** towards full and final payment of the Total Consideration for sale of the Said Property described in the **2nd Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
UTIBR52021031900362472	19.03.2021	Axis Bank	5,00,000/-
Total			5,00,000/-

Deepmala Verma

Deepmala Verma

Deepamala Verma alias Deep Mala Verma
(Vendor)

Witnesses:

Signature: Israr Mondal

Name: Israr Mondal

Signature: Sudhik Ali Mondal

Name: Sudhik Ali Mondal



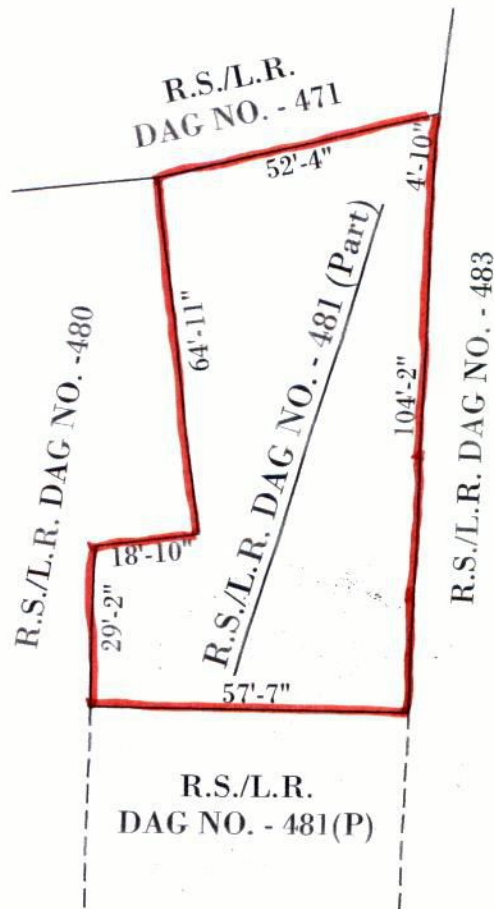
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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

19 MAR 2021

SITE PLAN OF PART OF R.S./L.R. DAG NO.- 481, L.R. KHATIAN NO. - 831, 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 Verma

SIGNATURE OF THE VENDOR/S.

SURDHUNI ADVISORY PRIVATE LIMITED

Heena Choudhary
Authorised Signatory/Director

NAME & SIGNATURE OF THE PURCHASER/S.

LEGEND : 5.674 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 :



[Handwritten mark]

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

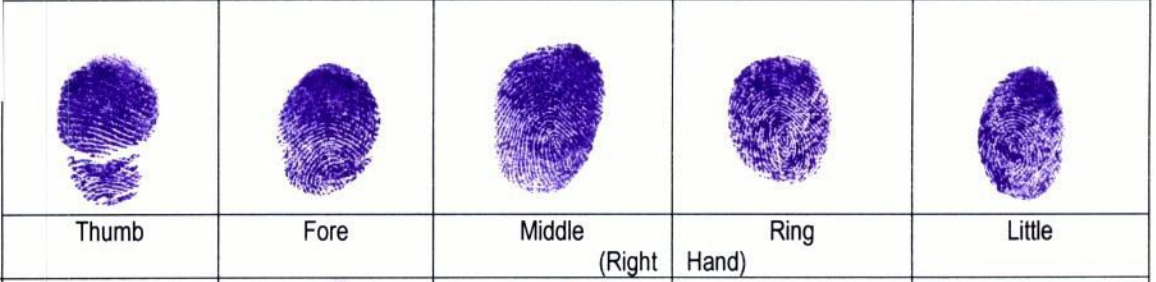
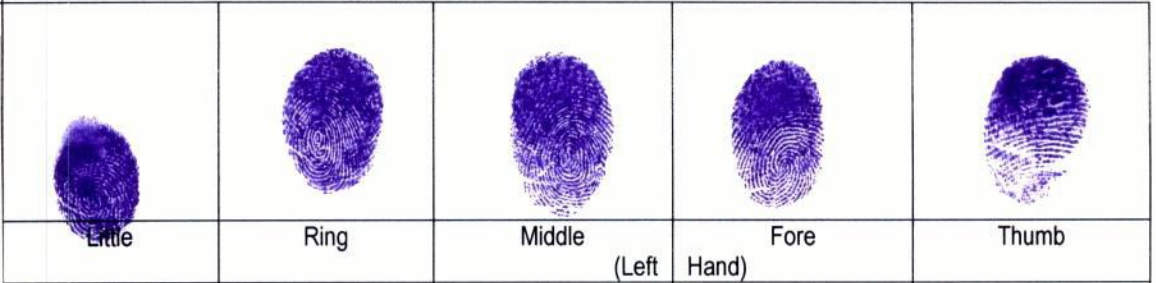
19 MAR 2021

SPECIMEN FORM TEN FINGER PRINTS

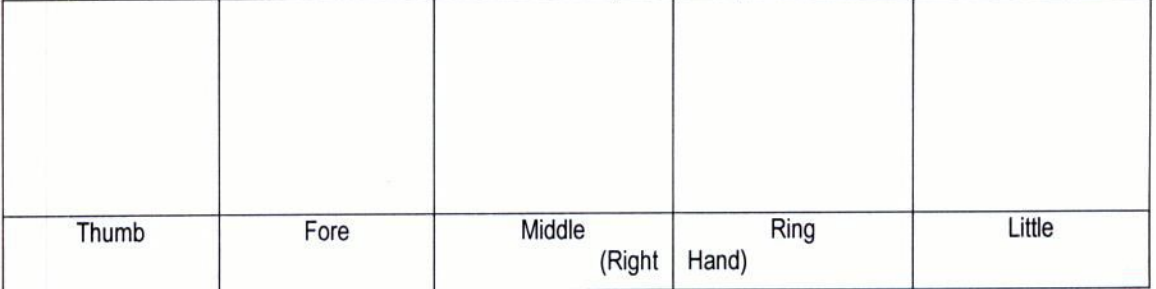
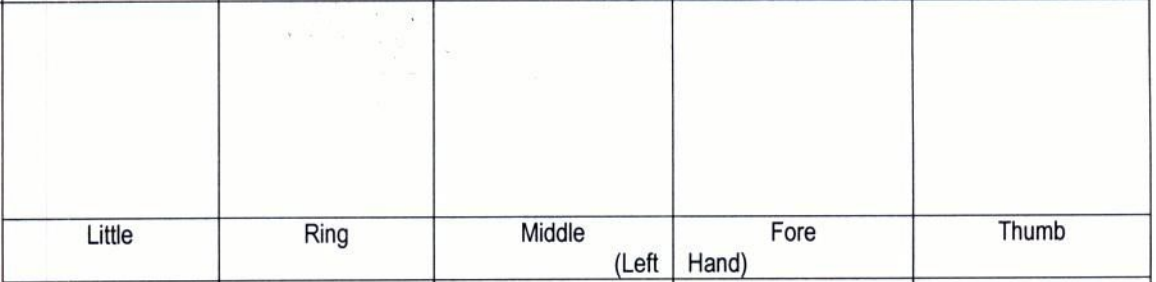
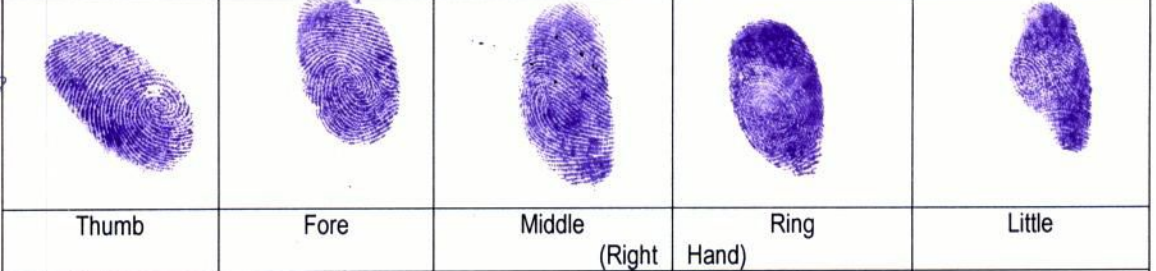
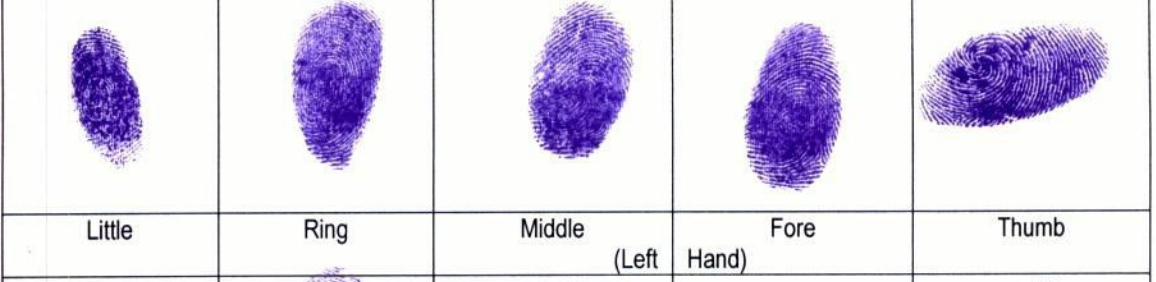
Sl. No.	Signature of the executants and/or purchaser Presentants
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Deepmala
Veerma



Anand Chandra





ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

19 MAR 2021



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

GRN Details

GRN: 192020210246790261 Payment Mode: Online Payment
GRN Date: 18/03/2021 19:11:59 Bank/Gateway: State Bank of India
BRN : CKP9001572 BRN Date: 18/03/2021 19:03:43
Payment Status: Successful Payment Ref. No: 2000607014/1/2021
[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: 2000607014
Applicant's Name: Mr Saha And Ray
Identification No: 2000607014/1/2021
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000607014/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	212795
2	2000607014/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	42569
			Total	255364

IN WORDS: TWO LAKH FIFTY FIVE THOUSAND THREE HUNDRED SIXTY 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 19042000607014/2021

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

SI 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
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Subrata Chakraborty Siddha Park, 99A, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016	Represent ative of Buyer [Surdhuni Advisory Private Limited]		1856 	Subrata Chakraborty 19.3.21
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, S Chakraborty		1858 	Ramesh Verma 19/3/2021

(Mohul Mukhopadhyay)

ADDITIONAL REGISTRAR
OF ASSURANCE



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

19 MAR 2021

OFFICE OF THE A.R.A. -
IV KOLKATA
Kolkata, West Bengal





ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

19 MAR 2001



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

Deepamala Verma


आयकर आयुक्त, भुवनेश्वर

COMMISSIONER OF INCOME-TAX, BHUBANESWAR


Deepamala Verma



 Unique Identification Authority of India




ବସନ୍ତାମା ଦେବୀ
 Deepmala Verma
 ପିତା : କନ୍ହେୟାଲ ସୋନି
 Father : Kanheyajal Soni
 ଜନ୍ମ ତାରିଖ / DOB : 22/08/1967
 ଗଣିତା / Female



3563 6618 2468

ଆଧାର - ସାଧାରଣ ଲୋକର ଅଧିକାର





 Unique Identification Authority of India


ଠିକଣା:
 ଭାରତର ଚୋଟା ଲେନ୍, ବିଜୁପତ୍ନୀକ୍ଷେତ୍ର
 ସୋନାର, ତୁଳସିପୁର, କଟକ ସହର, ଓଡ଼ିଶା
 ୭୫୩୦୦୮

Address:
 TALCHER KOTHI LANE,
 BIJUPATNAIK 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

SURDHUNI ADVISORY PRIVATE
LIMITED



30/01/2006

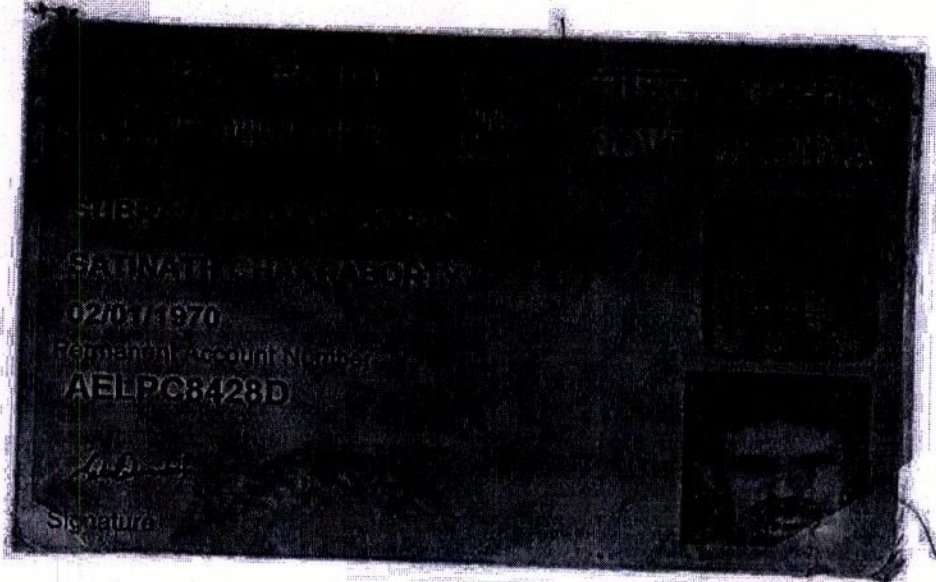
Permanent Account Number

AAKCS0248M

30/01/2006

SURDHUNI ADVISORY PRIVATE LIMITED

Suloch Chhara
Authorised Signatory/Director



ভারত সরকার
Government of India



সুব্রত চক্রবর্তী
Subrata Chakraborty
পিতা : সতীনাথ 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

Ramesh Verma

R. Singh

आयकर निदेशक (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)





ଭାରତ ସରକାର

Government of India



ରମେଶ ବର୍ମା

Ramesh Verma

ପିତା : ବାବୁଲାଲ ବର୍ମା

Father : BABULAL VERMA

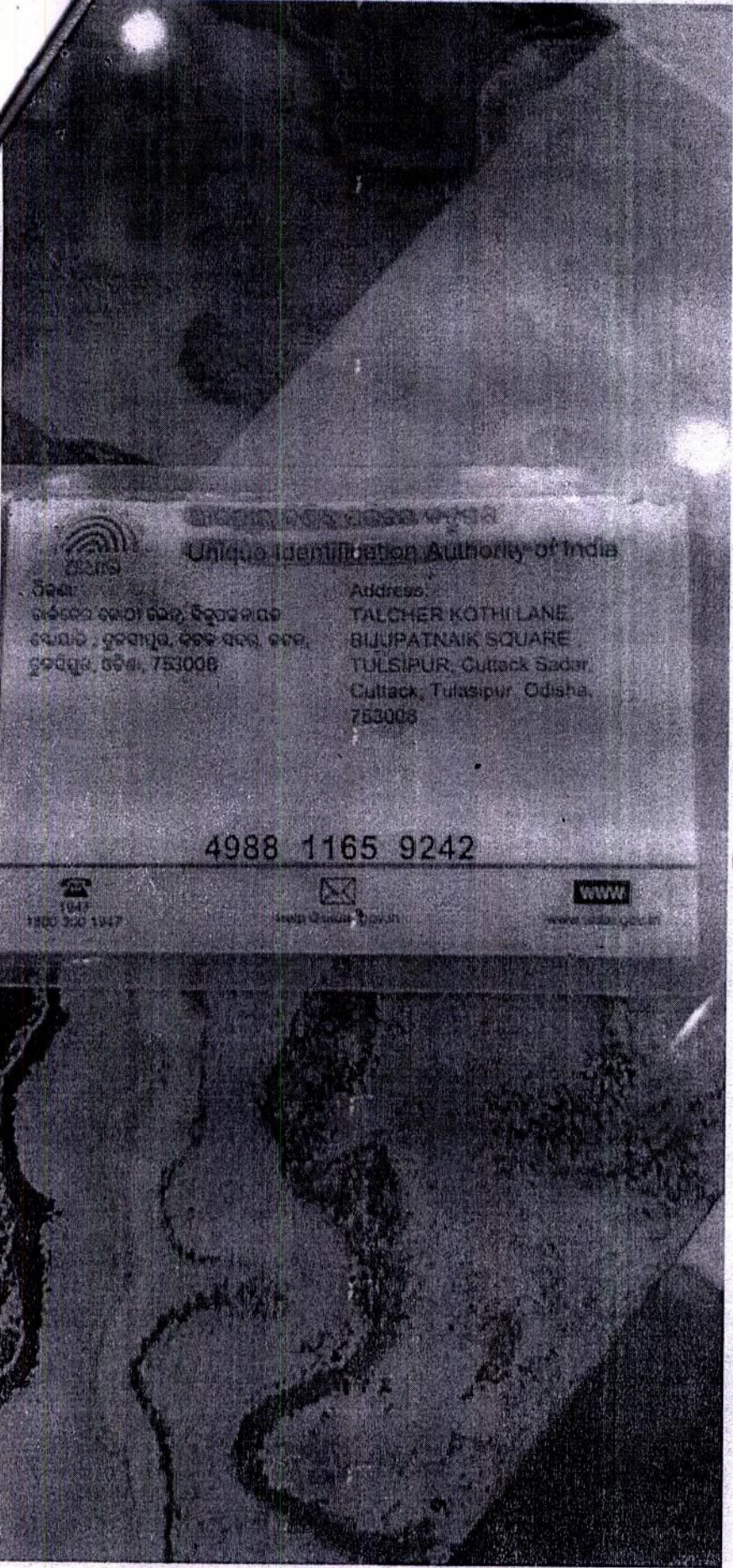
ଜନ୍ମ ତାରିଖ / DOB : 20/01/1966

ପୁରୁଷ / Male



4988 1165 9242

ଆଧାର - ସାଧାରଣ ଲୋକର ଅଧିକାର



भारतीय एकल पहचान प्राधिकार
Unique Identification Authority of India

पता:
एन.एन.एन. रोड, बिजुपटनाक
वर्ग, कटक, 753008

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

4988 1165 9242

1947
1800 220 1947


info@uidai.gov.in


www.uidai.gov.in

Major Information of the Deed

Deed No :	I-1904-02834/2021	Date of Registration	20/03/2021
Query No / Year	1904-2000607014/2021	Office where deed is registered	
Query Date	18/03/2021 10:59:56 AM	1904-2000607014/2021	
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. 5,00,000/-	Rs. 42,55,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,12,805/- (Article:23)	Rs. 42,653/- (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-831	Shali	Bastu	5.674 Dec	5,00,000/-	42,55,500/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :					5.674Dec	5,00,000 /-	42,55,500 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Deepamala Verma, (Alias: Deep Mala Verma) 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 :

SI No	Name,Address,Photo,Finger print and Signature
1	Surdhuni Advisory Private Limited 1st Floor, 111, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 , PAN No.: AAxxxxxx8M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Subrata Chakraborty (Presentant) 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 : Surdhuni Advisory Private Limited (as Authorised Signatory)

Identifier Details :

Name	Photo	Finger Print	Signature
Ramesh Verma 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	Surdhuni Advisory Private Limited-5.674 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:- 831	Owner:সুবোধবালা নাথ, Gurdian:সতীশ নাথ, Address:নিজ , Classification:শালি, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 190402834 / 2021

On 19-03-2021

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

Presented for registration at 20:45 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 42,55,500/-

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

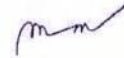
Execution is admitted on 19/03/2021 by Deepamala Verma, Alias Deep Mala Verma, Wife of Ramesh Verma, Jagardanga, P.O: Rajarhat Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession House wife

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, Surdhuni Advisory 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 42,653/- (A(1) = Rs 42,555/- ,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 42,569/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/03/2021 7:23PM with Govt. Ref. No: 192020210246790261 on 18-03-2021, Amount Rs: 42,569/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKP9001572 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. 2,12,795/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 2,12,795/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 35510, 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 7:23PM with Govt. Ref. No: 192020210246790261 on 18-03-2021, Amount Rs: 2,12,795/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKP9001572 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 126314 to 126343

being No 190402834 for the year 2021.



Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2021.03.26 17:54:54 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2021/03/26 05:54:54 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)



22/
Dated this 19th day of March, 2021

Between

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

And

**Surdhuni Advisory Private Limited
... Purchaser**

And

CONVEYANCE

Land Measuring
5.674 (five point six seven 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, 3rd floor
Hastings Chambers
7C, Kiran Sankar Roy Road
Kolkata-700001