

2596/2023

7-2240/23



5-11 P.M.

पश्चिम बंगाल WEST BENGAL

21336934/23



Additional Registrar of Assurances-II  
Kolkata

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

Additional Registrar  
of Assurances-II Kolkata

21 FEB 2023

### DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE IS MADE ON THIS THE 17<sup>TH</sup> DAY OF  
FEBRUARY TWO THOUSAND AND TWENTY THREE (2023)

BETWEEN

Case No. 430  
 250/-  
 200/-  
 Total  
 Paid

16/2/23

04 FEB 2023  
04 FEB 2023

SINHA & CO.  
 NAME: Parag Lane, Gt. Floor  
 Kolkata - 700 001  
 ADD: .....  
 Rs: .....

04 FEB 2023  
 HATTERJEE  
 Registered Stamp Vendor  
 C. C. Court  
 1, S. Roy Road, W-11

*[Handwritten scribbles]*

*[Handwritten scribbles]*

Signature  
  
Signature

1385

Identified by me.  
*[Signature]*  
 s/o Late Anil Roy  
 North Bowdevpur  
 Choudhurypara  
 P.O + P.S. Belghoria  
 Kolkata - 700 056  
 Occupation - Service.



ADDITIONAL REGISTRAR  
 REGISTRAR GENERAL, KOLKATA  
 17 FEB 2023

*[Small handwritten marks]*








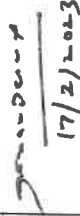


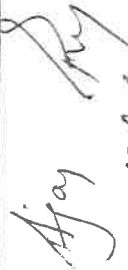
Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19022000336934/2023

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	Mr Rajarshi Majumder 21/1, Jhamapukur Lane, City:- , P.O:- Amherst Street, P.S:-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700009	Representative of Seller [A T Dev Private Limited ]		1387 	 17/02/2023
2	Mr Subhash Chand Khandelwal 212, Girish Ghosh Road, City:- , P.O:- Belur, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711202	Representative of Buyer [GSPR Developer's Private Limited ]		1385 	 17/2/2023
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr AJAY ROY Son of Late ANIL ROY NORTH BASUDEVPUR, City:- Not Specified, P.O:- BELGHORIA, P.S:-Belgharia, District:-North 24- Parganas, West Bengal, India, PIN:- 700056	Mr Rajarshi Majumder, Mr Subhash Chand Khandelwal		1388 	 17/02/2023

(Satyajit Biswas)



ADDITIONAL REGISTRAR  
OF ASSURANCE  
OFFICE OF THE A.R.A. -  
II KOLKATA  
Kolkata, West Bengal





सत्यमेव जयते

Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip

L.R.  
KH  
3535

Query No / Year	2000336934/2023	Office where deed will be registered
Query Date	08/02/2023 8:45:31 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Dipak Jana 10, K.S. Roy Road, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 6296030799, Status : Solicitor firm	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
Rs. 10,00,00,000/-	Rs. 11,59,11,141/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 57,95,577/- (Article:23)	Rs. 11,59,125/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

**Land Details :**

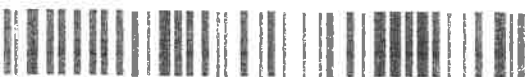
District: North 24-Parganas, Thana: Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Raghunathpur Road, Mouza: Raghunathpur, , Ward No: 009 JI No: 8, , Pin Code : 700059

Sch No	Plot Number	Khatian Number	Land Use	ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-470 (RS :-)	LR-19/1	Bastu	Bastu	1 Bigha 7 Katha 6 Chatak 12 Sq Ft	4,99,50,000/-	5,42,38,498/-	Width of Approach Road: 13 Ft.,
L2	LR-472 (RS :-)	LR-19/1	Bastu	Bastu	1 Bigha 11 Katha 7 Sq Ft	5,00,00,000/-	6,14,02,643/-	Width of Approach Road: 13 Ft.,
		TOTAL :			96.3623Dec	999,50,000 /-	1156,41,141 /-	
		Grand Total :			96.3623Dec	999,50,000 /-	1156,41,141 /-	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	50,000/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		400 sq ft	50,000 /-	2,70,000 /-	

1-10-12-35







**Seller Details :**

SI No	Name & address	Status	Execution Admission Details :
1	A T Dev Private Limited 22/5A, Jhamapukur Lane, City:- , P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, india, PIN:- 700001 PAN No. aaxxxxx8h, Aadhaar No Not Provided by UIDAI Status : Organization, Executed by: Representative	Organization	Executed by: Representative

**Buyer Details :**

SI No	Name & address	Status	Execution Admission Details :
1	GSPR Developers Private Limited Block C/1, Flat No. 1B, Ground Floor, Narayanpur, City:- , P.O:- Rajarhat Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 PAN No. aaxxxxx8q, Aadhaar No Not Provided by UIDAI Status : Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

SI No	Name & Address	Representative of
1	Mr Rajarshi Majumder Son of Mr Barun Chandra Majumder 21/1, Jhamapukur Lane, City:- , P.O:- Amherst Street, P.S:-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700009 Sex: Maie, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ajxxxxx8l, Aadhaar No.: 99xxxxxxxx2647	A T Dev Private Limited (as Director)
2	Mr Subhash Chand Khandelwal Son of Mr Debi Prasad Khandelwal 212, Girish Ghosh Road, City:- , P.O:- Belur, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711202 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. aexxxxx7j, Aadhaar No.: 63xxxxxxxx9674	GSPR Developers Private Limited (as Director)

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	A T Dev Private Limited	GSPR Developers Private Limited-45.1963 Dec

**Transfer of property for L2**

SI.No	From	To. with area (Name-Area)
1	A T Dev Private Limited	GSPR Developers Private Limited-51.166 Dec

**Transfer of property for S1**

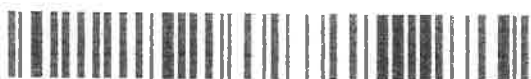
SI.No	From	To. with area (Name-Area)
1	A T Dev Private Limited	GSPR Developers Private Limited-400 Sq Ft

**Note:**

Query No: 2000336934 of 2023, Printed On : Feb 9 2023 8:37AM, Generated from wbregistration.gov.in



1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 10-03-2023) for e-Payment . Assessed market value & Query is valid for 30 days (i.e. upto 10-03-2023)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
10. It appears that seller/transferor(s) is not recorded owner/tenant(s). Please get his/her(their) name mutated at concerned Block Land & Land Reforms Office at immediately, if possible, prior to registration, for your own benefit. You may submit application for mutation now online using the following website: [banglarbhumi.gov.in](http://banglarbhumi.gov.in).
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:  
D.S.R. - I NORTH 24-PARGANAS, D.S.R. - II NORTH 24-PARGANAS, A.D.S.R. RAJARHAT, D.S.R. - III NORTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA







# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



130220232029411406

## GRIPS Payment Detail

GRIPS Payment ID:	130220232029411406	Payment Init. Date:	13/02/2023 15:54:59
Total Amount:	6954702	No of GRN:	1
Bank/Gateway:	State Bank of India	Payment Mode:	Counter Payment
BRN:	90014652	BRN Date:	14/02/2023 00:00:00
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

## Depositor Details

Depositor's Name: GSPR Developers Pvt Ltd  
Mobile: 9874242281

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230294114072	Directorate of Registration & Stamp Revenue	6954702
<b>Total</b>			<b>6954702</b>

**IN WORDS: SIXTY NINE LAKH FIFTY FOUR THOUSAND SEVEN HUNDRED TWO 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



192022230294114072

GRN Details

GRN:	192022230294114072	Payment Mode:	Counter Payment
GRN Date:	13/02/2023 15:54:59	Bank/Gateway:	State Bank of India
BRN :	90014652	BRN Date:	14/02/2023 00:00:00
GRIPS Payment ID:	130220232029411406	Payment Init. Date:	13/02/2023 15:54:59
Payment Status:	Successful	Payment Ref. No:	2000336934/4/2023

[Query No\*/Query Year]

Depositor Details

Depositor's Name:	GSPR Developers Pvt Ltd
Address:	Narayanpur Rajarhat, West Bengal, 700136
Mobile:	9874242281
Email:	sajal@banyantreegroup.in
Contact No:	9874242281
Depositor Status:	Buyer/Claimants
Query No:	2000336934
Applicant's Name:	Mr Dipak Jana
Identification No:	2000336934/4/2023
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	13/02/2023
Period To (dd/mm/yyyy):	13/02/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000336934/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	5795577
2	2000336934/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	1159125
<b>Total</b>				<b>6954702</b>

IN WORDS: SIXTY NINE LAKH FIFTY FOUR THOUSAND SEVEN HUNDRED TWO ONLY.





**A. T. DEV PRIVATE LIMITED (PAN AACCA1098H), (CIN No. U22219WB1945PTC012265)** a company incorporated under the Companies Act 1956 having its registered office at Premises no. 22/5-A, Jhamapukur Lane, Police Station Amherst Street, Post Office Amherst Street, Kolkata 700 009, represented by its Director **MR RAJARSHI MAJUMDER (PAN AJCPM5568L), (AADHAR No. 9936 5034 2647)** , son of Mr. Barun Chandra Majumder, by faith Hindu, by nationality Indian, by occupation Business, residing at Premises no. 21/1, Jhamapukur Lane, Police Station Amherst Street, Post Office Amherst Street, Kolkata 700 009, hereinafter referred to as the **“OWNER/VENDOR”** (which expression shall mean and include unless excluded by or repugnant to the context of its Directors, office bearers, executors, successors -in-office, administrators, representatives and assigns) of the **ONE PART**

**AND**

**GSPR DEVELOPERS PRIVATE LIMITED (PAN AABCJ2378Q), (CIN No. CU70102WB1982PTC035139)** a company incorporated under the Companies Act 1956 having its registered office at Akshay Niloy Housing Complex, Block C/1, Flat No 1 B, Ground Floor Narayanpur, Police Station Airport, Post Office Rajarhat Gopalpur, Kolkata 700 136, represented by its Director **MR SUBHASH CHAND KHANDELWAL (PAN No AEUPK9157J), (Aadhar No. 6302 0448 9674)**, son of Mr. Debi Prasad Khandelwal, by faith Hindu, by nationality Indian, by occupation Business, residing at Flat No. 4, 9<sup>th</sup> Floor, Block G, Forum Pravesh, Premises no. 212, Girish Ghosh Road, Police Station Belur, Post Office Belur, Howrah 711 202, hereinafter referred to as the **“PURCHASER”** (which expression shall mean and include unless excluded by or repugnant to the context of its directors, office bearers, executors, successors -in-office, administrators, representatives and assigns) of the **OTHER PART**

**WHEREAS** Bimala Bala Gyne and others were the joint owners and seized and possessed of or otherwise well and sufficiently entitled to interalia **ALL THAT** piece and parcel of “Danga” land admeasuring 1 Bigha, 16 Cottahs and 4 Chittacks comprised in C.S. Dag no. 450 corresponding to R.S. and L.R. Dag no. 472 and another piece and parcel of “Bagan” land admeasuring 1 Bigha, 8 Cottahs and 3 Chittacks comprised in C.S. Dag no. 447 corresponding to R.S. and



*l*

ADDITIONAL REGISTRAR  
OF ASSURANCE - KOLKATA

L.R. Dag no. 470 in total admeasuring 3 Bighas, 4 Cottahs and 7 Chittacks lying and situated at Mouja Raghunathpur comprised in J.L. no. 8, R.S. no. 134, Touzi no. 3027, C.S. Khatian no. 200, R.S. Khatian no. 263, District 24 Parganas North, Police Station Rajarhat (Old), Baguiati, (New), previously within the ambit of Gopalpur Arjunpur no 3 Gram Panchayet presently Ward no. 9 within the ambit of Bidhannagar Municipal Corporation along with several other properties and enjoying the right, title and interest thereof free from all sorts of encumbrances, charges, liens, lispenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever.

**AND WHEREAS** the said Bimala Bala Gyne and others being the joint owners and seized and possessed of or otherwise well and sufficiently entitled to interalia **ALL THAT** piece and parcel of "Danga" land admeasuring 1 Bigha, 16 Cottahs and 4 Chittacks comprised in C.S. Dag no. 450 corresponding to R.S. and L.R. Dag no. 472 and another piece and parcel of "Bagan" land admeasuring 1 Bigha, 8 Cottahs and 3 Chittacks comprised in C.S. Dag no. 447 corresponding to R.S. and L.R. Dag no. 470 in total admeasuring 3 Bighas, 4 Cottahs and 7 Chittacks lying and situated at Mouja Raghunathpur comprised in J.L. no. 8, R.S. no. 134, Touzi no. 3027, C.S. Khatian no. 200, R.S. Khatian no. 263, District 24 Parganas North, Police Station Rajarhat (Old), Baguiati, (New), previously within the ambit of Gopalpur Arjunpur no 3 Gram Panchayet presently Ward no. 9 within the ambit of Bidhannagar Municipal Corporation along with several other properties executed a Partition Deed dated 17.12.1963 and duly registered with the office of Sub Registrar at Cossipore Dumdum and recorded in Book no. I, Volume no. 134, Pages 141 to 153, Being no. 9372 for the year 1963 by and between themselves whereby and whereunder the said Bimala Bala Gyne became the sole and absolute owner and seized and possessed of and otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of "Danga" land admeasuring 1 Bigha, 16 Cottahs and 4 Chittacks comprised in C.S. Dag no. 450 corresponding to R.S. and L.R. Dag no. 472 and another piece and parcel of "Bagan" land admeasuring 1 Bigha, 8 Cottahs and 3 Chittacks comprised in C.S. Dag no. 447 corresponding to R.S. and L.R. Dag no. 470 in total admeasuring 3 Bighas, 4 Cottahs and 7 Chittacks lying and situated at Mouja Raghunathpur comprised in J.L. no. 8, R.S. no. 134, Touzi no. 3027, C.S. Khatian no. 200, R.S. Khatian no. 263, District 24



1  
ADDITIONAL REGISTRAR  
OF ASSURANCE IN KOLKATA

Parganas North, Police Station Rajarhat (Old), Baguiati, (New), previously within the ambit of Gopalpur Arjunpur no 3 Gram Panchayet presently Ward no. 9 within the ambit of Bidhannagar Municipal Corporation free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever.

**AND WHEREAS** the said Bimala Bala Gyne became the sole and absolute owner and seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of "Danga" land admeasuring 1 Bigha, 16 Cottahs and 4 Chittacks comprised in C.S. Dag no. 450 corresponding to R.S. and L.R. Dag no. 472 and another piece and parcel of "Bagan" land admeasuring 1 Bigha, 8 Cottahs and 3 Chittacks comprised in C.S. Dag no. 447 corresponding to R.S. and L.R. Dag no. 470 in total admeasuring 3 Bighas, 4 Cottahs and 7 Chittacks lying and situated at Mouja Raghunathpur comprised in J.L. no. 8, R.S. no. 134, Touzi no. 3027, C.S. Khatian no. 200, R.S. Khatian no. 263, District 24 Parganas North, Police Station Rajarhat (Old), Baguiati, (New), previously within the ambit of Gopalpur Arjunpur no 3 Gram Panchayet presently Ward no. 9 within the ambit of Bidhannagar Municipal Corporation and enjoying the right, title and interest thereof free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever.

**AND WHEREAS** the said Bimala Bala Gyne being the sole and absolute owner and seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of "Danga" land admeasuring 1 Bigha, 16 Cottahs and 4 Chittacks comprised in C.S. Dag no. 450 corresponding to R.S. and L.R. Dag no. 472 and another piece and parcel of "Bagan" land admeasuring 1 Bigha, 8 Cottahs and 3 Chittacks comprised in C.S. Dag no. 447 corresponding to R.S. and L.R. Dag no. 470 in total admeasuring 3 Bighas, 4 Cottahs and 7 Chittacks lying and situated at Mouja Raghunathpur comprised in J.L. no. 8, R.S. no. 134, Touzi no. 3027, C.S. Khatian no. 200, R.S. Khatian no. 263, District 24 Parganas North, Police Station Rajarhat (Old), Baguiati, (New), previously within the ambit of Gopalpur Arjunpur no 3 Gram Panchayet presently Ward no. 9 within the ambit of Bidhannagar



1  
ADDITIONAL REGISTRAR  
OF ASSURANCE IN KOLKATA

Municipal Corporation by a Sale Deed dated 17.12.1963 and duly registered with the office of Sub Registrar at Cossipore Dumdum and recorded in Book no. I, Volume no. 138, Pages 5 to 14, Being no. 9380 for the year 1963 sold, transferred, conveyed, delivered, granted, devised, demised, alienated, assured, provided and given a part of the said land admeasuring 1 Bigha, 7 Cottahs, 6 Chittacks and 12 Square Feet i.e. equivalent to 46 Decimals comprised in C.S. Dag no. 447 corresponding to R.S. and L.R. Dag no. 470 and 1 Bigha, 12 Cottahs and 13 Chittacks i.e. equivalent to 54 Decimals comprised in C.S. Dag no. 450 corresponding to R.S. and L.R. Dag no. 472, in total admeasuring 3 Bighas, 3 Chittacks and 12 Square Feet i.e. equivalent to 1 Acre unto and in favour of Kesharbai Dwarkadas for valuable consideration/s mentioned thereon and the same was duly confirmed by Bishnu Charan Gyne free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever.

**AND WHEREAS** the said Kesharbai Dwarkadas being the sole and absolute owner and seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of "Bagan" land admeasuring 1 Bigha, 7 Cottahs, 6 Chittacks and 12 Square Feet i.e. equivalent to 46 Decimals comprised in C.S. Dag no. 447 corresponding to R.S. and L.R. Dag no. 470 and "Danga" land admeasuring 1 Bigha, 12 Cottahs and 13 Chittacks i.e. equivalent to 54 Decimals comprised in C.S. Dag no. 450 corresponding to R.S. and L.R. Dag no. 472, in total admeasuring 3 Bighas, 3 Chittacks and 12 Square Feet i.e. equivalent to 1 Acre lying and situated at Mouja Raghunathpur comprised in J.L. no. 8, R.S. no. 134, Touzi no. 3027, C.S. Khatian no. 200, R.S. Khatian no. 263, District 24 Parganas North, Police Station Rajarhat (Old), Baguiati, (New), previously within the ambit of Gopalpur Arjunpur no 3 Gram Panchayet presently Ward no. 9 within the ambit of Bidhannagar Municipal Corporation by a Sale Deed dated 01.06.1977 and duly registered with the office of Registrar of Assurances, Calcutta and recorded in Book no. I, Volume no. 225, Pages 96 to 103, Being no. 2417 for the year 1977 sold, transferred, conveyed, delivered, granted, devised, demised, alienated, assured, provided and given the same unto and in favour of Ajit Baran Mukherji for valuable consideration/s mentioned therein free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues,

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acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever.

**AND WHEREAS** the said Ajit Baran Mukherji became the sole and absolute owner and seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of "Bagan" land admeasuring 1 Bigha, 7 Cottahs, 6 Chittacks and 12 Square Feet i.e. equivalent to 46 Decimals out of total land admeasuring 95 Decimals being 0.4842 share of 1.0000 share comprised in C.S. Dag no. 447 corresponding to R.S. and L.R. Dag no. 470 and "Danga" land admeasuring 1 Bigha, 12 Cottahs and 13 Chittacks i.e. equivalent to 54 Decimals out of 87 Decimals being 0.6207 share of 1.0000 share comprised in C.S. Dag no. 450 corresponding to R.S. and L.R. Dag no. 472, in total admeasuring 3 Bighas, 3 Chittacks and 12 Square Feet i.e. equivalent to 1 Acre lying and situated at Mouja Raghunathpur comprised in J.L. no. 8, R.S. no. 134, Touzi no. 3027, C.S. Khatian no. 200, R.S. Khatian no. 263, corresponding to L.R. Khatian no. 19/1, District 24 Parganas North, Police Station Rajarhat (Old), Baguiati, (New), previously within the ambit of Gopalpur Arjunpur no 3 Gram Panchayet presently Ward no. 9 within the ambit of Bidhannagar Municipal Corporation and enjoying the right, title and interest thereof free from all sorts of encumbrances, charges, liens, lispenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner and constructed 2 rooms admeasuring 200 Square Feet each with cement flooring in total admeasuring 400 Square Feet thereon.

**AND WHEREAS** the said Ajit Baran Mukherji being the sole and absolute owner and seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of "Bagan" land admeasuring 1 Bigha, 7 Cottahs, 6 Chittacks and 12 Square Feet i.e. equivalent to 46 Decimals out of total land admeasuring 95 Decimals being 0.4842 share of 1.0000 share comprised in C.S. Dag no. 447 corresponding to R.S. and L.R. Dag no. 470 and "Danga" land admeasuring 1 Bigha, 12 Cottahs and 13 Chittacks i.e. equivalent to 54 Decimals out of 87 Decimals being 0.6207 share of 1.0000 share comprised in C.S. Dag no. 450 corresponding to R.S. and L.R. Dag no. 472, in total admeasuring 3 Bighas, 3 Chittacks and 12 Square Feet i.e. equivalent to 1 Acre together with 2 rooms



ADDITIONAL REFERENCE  
AS ASSIGNED BY CLERK

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admeasuring 200 Square Feet each with cement flooring in total admeasuring 400 Square Feet standing thereon lying and situated at Mouja Raghunathpur comprised in J.L. no. 8, R.S. no. 134, Touzi no. 3027, C.S. Khatian no. 200, R.S. Khatian no. 263, corresponding to L.R. Khatian no. 19/1, District 24 Parganas North Police Station Rajarhat (Old), Baguiati, (New), previously within the ambit of Gopalpur Arjunpur no 3 Gram Panchayet presently Ward no. 9 within the ambit of Bidhannagar Municipal Corporation by a Sale Deed dated 11.12.1985 and duly registered with the office of Registrar of Assurances at Calcutta and recorded in Book no. I, Volume no. 305, Pages 481 to 490, Being no. 17223 for the year 1985 sold, transferred, conveyed, delivered, granted, devised, demised, alienated, assured, provided and given the same unto and in favour of A.T. Dev Private Limited for valuable consideration/s mentioned therein free from all sorts of encumbrances, charges, liens, lispenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever.

**AND WHEREAS** the said A.T. Dev Private Limited the Owner/Vendor herein became the sole and absolute owner and seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of "Bagan" land admeasuring 1 Bigha, 7 Cottahs, 6 Chittacks and 12 Square Feet i.e. equivalent to 46 Decimals out of total land admeasuring 95 Decimals being 0.4842 share of 1.0000 share comprised in C.S. Dag no. 447 corresponding to R.S. and L.R. Dag no. 470 and "Danga" land admeasuring 1 Bigha, 12 Cottahs and 13 Chittacks i.e. equivalent to 54 Decimals out of 87 Decimals being 0.6207 share of 1.0000 share comprised in C.S. Dag no. 450 corresponding to R.S. and L.R. Dag no. 472, in total admeasuring 3 Bighas, 3 Chittacks and 12 Square Feet i.e. equivalent to 1 Acre together with 2 rooms admeasuring 200 Square Feet each with cement flooring in total admeasuring 400 Square Feet standing thereon lying and situated at Mouja Raghunathpur comprised in J.L. no. 8, R.S. no. 134, Touzi no. 3027, C.S. Khatian no. 200, R.S. Khatian no. 263 corresponding to L.R. Khatian no. 19/1, District 24 Parganas North, Police Station Rajarhat (Old), Baguiati, (New), previously within the ambit of Gopalpur Arjunpur no 3 Gram Panchayet presently Ward no. 9 within the ambit of Bidhannagar Municipal Corporation and enjoying the right, title and interest thereof free from all sorts of encumbrances, charges, liens, lispenses, demands, claims, hindrances, attachments, debts, dues,



INTERNATIONAL REG. BOARD  
(OFFICE OF THE SECRETARY)  
17

acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever.

**AND WHEREAS** the said A.T. Dev Private Limited the Owner/Vendor herein became the sole and absolute owner and seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of "Bagan" land admeasuring 1 Bigha, 7 Cottahs, 6 Chittacks and 12 Square Feet i.e. equivalent to 46 Decimals out of total land admeasuring 95 Decimals being 0.4842 share of 1.0000 share comprised in C.S. Dag no. 447 corresponding to R.S. and L.R. Dag no. 470 and "Danga" land admeasuring 1 Bigha, 12 Cottahs and 13 Chittacks i.e. equivalent to 54 Decimals out of 87 Decimals being 0.6207 share of 1.0000 share comprised in C.S. Dag no. 450 corresponding to R.S. and L.R. Dag no. 472, in total admeasuring 3 Bighas, 3 Chittacks and 12 Square Feet i.e. equivalent to 1 Acre together with 2 rooms admeasuring 200 Square Feet each with cement flooring in total admeasuring 400 Square Feet standing thereon lying and situated at Mouja Raghunathpur comprised in J.L. no. 8, R.S. no. 134, Touzi no. 3027, C.S. Khatian no. 200, R.S. Khatian no. 263 corresponding to L.R. Khatian no. 19/1, District 24 Parganas North, Police Station Rajarhat (Old), Baguiati, (New), previously within the ambit of Gopalpur Arjunpur no 3 Gram Panchayet presently Ward no. 9 within the ambit of Bidhannagar Municipal Corporation got its name duly mutated with the BL & LRO Rajarhat and got the land converted to homestead and applied for sanction of building plans before the Bidhannagar Municipal Corporation.

**AND WHEREAS** the said A.T. Dev Private Limited the Owner/Vendor herein became the sole and absolute owner and seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land admeasuring 1 Bigha, 7 Cottahs, 6 Chittacks and 12 Square Feet i.e. equivalent to 46 Decimals out of total land admeasuring 95 Decimals being 0.4842 share of 1.0000 share comprised in C.S. Dag no. 447 corresponding to R.S. and L.R. Dag no. 470 and land admeasuring 1 Bigha, 12 Cottahs and 13 Chittacks i.e. equivalent to 54 Decimals out of 87 Decimals being 0.6207 share of 1.0000 share comprised in C.S. Dag no. 450 corresponding to R.S. and L.R. Dag no. 472, in total admeasuring 3 Bighas, 3 Chittacks and 12 Square Feet i.e. equivalent to 1 Acre together with 2 rooms admeasuring 200 Square Feet each with cement flooring in



ADDITIONAL REGISTRAR  
OF ASSURANCE, KOLKATA

total admeasuring 400 Square Feet standing thereon lying and situated at Mouja Raghunathpur comprised in J.L. no. 8, R.S. no. 134, Touzi no. 3027, C.S. Khatian no. 200, R.S. Khatian no. 263 corresponding to L.R. Khatian no. 19/1, District 24 Parganas North, Police Station Rajarhat (Old), Baguiati, (New), previously within the ambit of Gopalpur Arjunpur no 3 Gram Panchayet presently Ward no. 9 within the ambit of Bidhannagar Municipal Corporation morefully and particularly described and enumerated in the **FIRST SCHEDULE** hereinafter written by two Gift Deeds and duly registered with the office of the Additional District Sub Registrar at Rajarhat and recorded for the year 2022 gifted, transferred, delivered, granted, devised, demised, alienated, assured, provided and given a part of the same **ALL THAT** piece and parcel of land admeasuring 1 Bigha, 7 Cottahs, 6 Chittacks and 12 Square Feet out of total land admeasuring 95 Decimals comprised in C.S. Dag no. 447 corresponding to R.S. and L.R. Dag no. 470 and land admeasuring 1 Bigha, 10 Cottahs, 12 Chittacks and 35 Square Feet out of 87 Decimals comprised in C.S. Dag no. 450 corresponding to R.S. and L.R. Dag no. 472, in total admeasuring 2 Bighas, 18 Cottahs, 3 Chittacks and 2 Square Feet together with 2 rooms admeasuring 200 Square Feet each with cement flooring in total admeasuring 400 Square Feet standing thereon lying and situated at Mouja Raghunathpur comprised in J.L. no. 8, R.S. no. 134, Touzi no. 3027, C.S. Khatian no. 200, R.S. Khatian no. 263 corresponding to L.R. Khatian no. 19/1, District 24 Parganas North, Police Station Rajarhat (Old), Baguiati, (New), previously within the ambit of Gopalpur Arjunpur no 3 Gram Panchayet presently Ward no. 9 within the ambit of Bidhannagar Municipal Corporation comprised in C.S. Dag no. 450 corresponding to R.S. and L.R. Dag no. 472, unto and in favour of Bidhannagar Municipal Corporation morefully and particularly described and enumerated in the **SECOND SCHEDULE** hereinafter written free from all sorts of encumbrances, charges, liens, lispenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever.

**AND WHEREAS** the Purchaser herein approached the Owncr/Vendor herein, to purchase and acquire **ALL THAT** piece and parcel of land admeasuring 1 Bigha, 7 Cottahs, 6 Chittacks and 12 Square Feet out of total land admeasuring 95 Decimals comprised in C.S. Dag no. 447 corresponding to R.S. and L.R. Dag no. 470 and land admeasuring 1 Bigha, 10 Cottahs, 12 Chittacks and 35 Square Feet



ADDITIONAL REGISTRAR  
OF ASSURANCE - KOLKATA



out of 87 Decimals comprised in C.S. Dag no. 450 corresponding to R.S. and L.R. Dag no. 472, in total admeasuring 2 Bighas, 18 Cottahs, 3 Chittacks and 2 Square Feet together with 2 rooms admeasuring 200 Square Feet each with cement flooring in total admeasuring 400 Square Feet standing thereon lying and situated at Mouja Raghunathpur comprised in J.L. no. 8, R.S. no. 134, Touzi no. 3027, C.S. Khatian no. 200, R.S. Khatian no. 263 corresponding to L.R. Khatian no. 19/1, District 24 Parganas North, Police Station Rajarhat (Old), Baguiati, (New), previously within the ambit of Gopalpur Arjunpur 110 3 Gram Panchayet presently Ward no. 9 within the ambit of Bidhannagar Municipal Corporation morefully and particularly described and enumerated in the **THIRD SCHEDULE** hereinafter written together with the benefit of the applied Sanction plan and entered into an Agreement for Sale dated 11.12.2018 and a Supplementary Agreement for Sale dated 21.09.2020 the Owner/Vendor herein agreed to sell, transfer and convey unto and in favour of GSPR Developer Private Limited for a valuable consideration/s, thereof free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever.

**NOW THIS DEED OF CONVEYANCE WITNESSETH THAT IN PURSUANCE** with the Agreements made by and between the Owner/Vendor herein and Purchaser herein and in consideration of the said total sum of Rs. 10,00,00,000/- (Rupees Ten Crores) only paid by the Purchaser herein to the Owner/Vendor herein on or before the execution of these presence, the receipt whereof the Owner/Vendor herein do hereby and as well as by a receipt hereunder written, admit acknowledge and confirm **AND** the Owner/Vendor herein respectively to the limit and extent of his respective right, title and interest do hereby grant, transfer, sell convey, release, discharge, assign and assure the said Purchaser herein to **ALL THAT** piece and parcel of land admeasuring 1 Bigha, 7 Cottahs, 6 Chittacks and 12 Square Feet out of total land admeasuring 95 Decimals comprised in C.S. Dag no. 447 corresponding to R.S. and L.R. Dag no. 470 and land admeasuring 1 Bigha, 10 Cottahs, 12 Chittacks and 35 Square Feet out of 87 Decimals comprised in C.S. Dag no. 450 corresponding to R.S. and L.R. Dag no. 472, in total admeasuring 2 Bighas, 18 Cottahs, 3 Chittacks and 2 Square Feet together with 2 rooms admeasuring 200 Square Feet each with cement flooring in total admeasuring 400 Square Feet standing thereon lying and situated at Mouja



ADDITIONAL REGISTRAR  
OF ASSURANCE - KOLKATA

Raghunathpur comprised in J.L. no. 8, R.S. no. 134, Touzi no. 3027, C.S. Khatian no. 200, R.S. Khatian no. 263 corresponding to L.R. Khatian no. 19/1, District 24 Parganas North, Police Station Rajarhat (Old), Baguiati, (New), previously within the ambit of Gopalpur Arjunpur no 3 Gram Panchayet presently Ward no. 9 within the ambit of Bidhannagar Municipal Corporation morefully and particularly described and enumerated in the **THIRD SCHEDULE** hereinafter written being the said property free from all encumbrances, attachments charges liens etc, **TOGETHER WITH** full and free right and liberty for the Purchaser herein its executors administrators, representatives, assigns and agents, servants, visitors and all persons authorized by the Purchaser herein from time to time and at all times hereafter and for all purposes connected with the use and/or enjoy the said property or any part thereof to go pass and re-pass and to use and enjoy the common areas and facilities and also fully and free right and liberty for the Purchaser herein its executors, administrators, representatives and assigns to draw lay carry all connections including electric, telephone, gas etc as may be deemed necessary by the Purchaser for the best use and enjoyment of the said property in its portion **TOGETHER WITH** all right and liberties, easements, privileges, advantages, appendages, appurtenances, whatsoever belonging to the said property on its portion or in any wise appertaining to or usually held, occupied used or enjoyed or reputed to belong or be appurtenant thereto and the rents, issue and profits thereof together with all caste right, title and inheritance, use trust, property claim and demand whatsoever unto and upon the said property on its portion of the Owner/Vendor herein with transferable and heritable, absolute, right title and interest thereon **TO ENTER INTO AND TO HAVE HOLD OWN POSSESS USE ALL THAT** piece and parcel of land admeasuring 1 Bigha, 7 Cottahs, 6 Chittacks and 12 Square Feet out of total land admeasuring 95 Decimals comprised in C.S. Dag no. 447 corresponding to R.S. and L.R. Dag no. 470 and land admeasuring 1 Bigha, 10 Cottahs, 12 Chittacks and 35 Square Feet out of 87 Decimals comprised in C.S. Dag no. 450 corresponding to R.S. and L.R. Dag no. 472, in total admeasuring 2 Bighas, 18 Cottahs, 3 Chittacks and 2 Square Feet together with 2 rooms admeasuring 200 Square Feet each with cement flooring in total admeasuring 400 Square Feet standing thereon lying and situated at Mouja Raghunathpur comprised in J.L. no. 8, R.S. no. 134, Touzi no. 3027, C.S. Khatian no. 200, R.S. Khatian no. 263 corresponding to L.R. Khatian no. 19/1, District 24 Parganas North, Police Station Rajarhat (Old), Baguiati, (New), previously within the ambit of Gopalpur Arjunpur

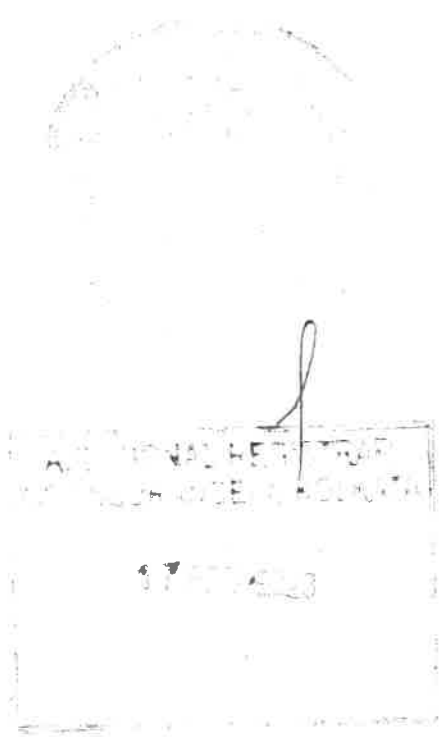
ADDITIONAL REGISTRAR  
OF ASSURANCE - II KOLKATA

no 3 Gram Panchayet presently Ward no. 9 within the ambit of Bidhannagar Municipal Corporation morefully and particularly described and enumerated in the **THIRD SCHEDULE** hereinafter written together with the common paths, passages, easements, quasi-easements, messuages, tenenements, heriditaments, premises and other herein below as shown and depicted in the map or plan annexed herewith and bordered with **RED** ink and every part thereof together with all benefits and advantages of ancient and other lights, rights, liberties, easements, privileges, appendages and appurtenances whatsoever to the said property or any party thereof usually held, used occupied or reputed to belong or be appurtenant thereto well and sufficiently indemnified against all encumbrances, claims, demands, liens etc. whatsoever created or suffered by the Owner/Vendor herein or by any of its predecessors in title and the Owner/Vendor herein do hereby its, executors, administrators, representatives and assigns covenant with the Purchaser herein its executors, administrators, representatives and assigns that **NOT WITHSTANDING** any act deed or thing whatsoever by the Owner/Vendor or any of its predecessors in title done or executed or knowingly suffered to the contrary the Owner/Vendor hereto have at all material limits heretofore and now have good right, indefeasible, title and full power and absolute authority to grant, transfer, sell convey assign and assure the said property and hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser herein its executors, administrators representatives and assign in the manner aforesaid with heritable and transferable right.

**IT IS HEREBY FURTHER DECLARED BY THE OWNER/VENDOR HEREIN THAT:**

1. The **THIRD SCHEDULE** property hereunder written and/or given is free from all sorts of encumbrances, charges, liens, lispenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interfercnce, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever.
2. The Purchaser herein is having the absolute and unfettered right, title and interest at and upon the **THIRD SCHEDULE** property hereunder written and/or given and is having full right, title and interest to alienate, transfer, demise,

100



devise, grant and provide the same to any person whomsoever for valuable consideration/s with or without encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever as per the choice and discretion of the Purchaser herein.

3. The Purchaser herein shall be having all the right, title and interest to mortgage and transfer the **THIRD SCHEDULE** property hereunder written and/or given permanently or otherwise unto and in favour of any person, body corporate, financial institution and others as per the choice and discretion of the Purchaser herein with or without encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever as per the choice and discretion of the Purchaser herein.

4. The Owner/Vendor herein state and declare further that the Owner/Vendor herein have delivered all the papers and documents relating to the **THIRD SCHEDULE** property hereunder written and/or given in original and photocopy whatsoever the case may be as per the applicability.

5. The Owner/Vendor herein further declare and state that the Owner/Vendor herein have not deposited any Original Title Deed/s in connection with the property herein conveyed, alienated, transferred, demised, devised, provided and given hereby unto and in favour of the Purchaser herein with the execution and registration of these presents in any financial institution by way of equitable mortgage against any loan. from any person, body corporate, financial institution and others encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever.

120.715  
3.125

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1299  
720 (1)  
579 (12)  
45  
129  
90  
39



**THE FIRST SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of land admeasuring 1 Bigha, 7 Cottahs, 6 Chittacks and 12 Square Feet i.e. equivalent to 46 Decimals out of total land admeasuring 95 Decimals being 0.4842 share of 1.0000 share comprised in C.S. Dag no. 447 corresponding to R.S. and L.R. Dag no. 470 and land admeasuring 1 Bigha, 12 Cottahs and 13 Chittacks i.e. equivalent to 54 Decimals out of 87 Decimals being 0.6207 share of 1.0000 share comprised in C.S. Dag no. 450 corresponding to R.S. and L.R. Dag no. 472, in total admeasuring 3 Bighas, 3 Chittacks and 12 Square Feet i.e. equivalent to 1 Acre homestead land together with 2 rooms admeasuring 200 Square Feet each with cement flooring in total admeasuring 400 Square Feet standing thereon lying and situated at Mouja Raghunathpur comprised in J.L. no. 8, R.S. no. 134, Touzi no. 3027, C.S. Khatian no. 200, R.S. Khatian no. 263 corresponding to L.R. Khatian no. 19/1, <sup>Hal L.R Khatian no 3585</sup> District 24 Parganas North, Police Station Baguiati, Ward no. 9 within the ambit of Bidhannagar Municipal Corporation together with the common paths, passages, easements, quasi-easements, messuages, tenenements, heriditaments and butted and bounded as follows;

**ON THE NORTH:** By land comprised in Dag Nos 224,335 and 336 in Mouja Raghunathpur;

**ON THE SOUTH:** By land comprised in Dag No 44 at Mouja Raghunathpur;

**ON THE EAST:** By 13 feet wide Road;

**ON THE WEST:** By land comprised in Dag Nos 451, 452 and 454 in Mouja Raghunathpur.

**THE SECOND SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of land admeasuring 1 Cottah, 12 Chittacks and 5 Square Feet and another 34 Square Feet comprised in C.S. Dag no. 450 corresponding to R.S. and L.R. Dag no. 472, lying and situated at Mouja Raghunathpur comprised in J.L. no. 8, R.S. no. 134, Touzi no. 3027, C.S. Khatian no. 200, R.S. Khatian no. 263 corresponding to L.R. Khatian no. 19/1, District 24

Registered  
Mouja Raghunathpur

ALL INFORMATION CONTAINED  
HEREIN IS UNCLASSIFIED  
DATE 11-19-2002 BY 60322 UCBAW

1-7-6/2  
1-10-1235  
2-18-03-02

Parganas North, Police Station Baguiati, Ward no. 9 within the ambit of Bidhannagar Municipal Corporation.

**THE THIRD SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of land admeasuring 1 Bigha, 7 Cottahs, 6 Chittacks and 12 Square Fcct out of total land admeasuring 95 Decimals comprised in C.S. Dag no. 447 corresponding to R.S. and L.R. Dag no. 470 and land admeasuring 1 Bigha, 10 Cottahs, 12 Chittacks and 35 Square Feet out of 87 Decimals comprised in C.S. Dag no. 450 corresponding to R.S. and L.R. Dag no. 472, in total admeasuring 2 Bighas, 18 Cottahs, 3 Chittacks and 2 Square Feet together with 2 rooms admeasuring 200 Square Feet each with cement flooring in total admeasuring 400 Square Feet standing thereon lying and situated at Mouja Raghunathpur comprised in J.L. no. 8, R.S. no. 134, Touzi no. 3027, C.S. Khatian no. 200, R.S. Khatian no. 263 corresponding to L.R. Khatian no. 19/1, District 24 Parganas North, Police Station Rajarhat (Old), Baguiati, (New), previously within the ambit of Gopalpur Arjunpur no 3 Gram Panchayet presently Ward no. 9 within the ambit of Bidhannagar Municipal Corporation together with the common paths, passages, easements, quasi-easements, messuages, tenenements, heriditaments and butted and bounded as follows;

**ON THE NORTH:** By land comprised in Dag Nos 224,335 and 336 in Mouja Raghunathpur;

**ON THE SOUTH:** By land comprised in Dag No 44 at Mouja Raghunathpur;

**ON THE EAST:** By 13 Feet wide Road;

**ON THE WEST:** By land comprised in Dag Nos 451, 452 and 454 in Mouja Raghunathpur.

*Handwritten note:*  
Rajarhat Rajarhat

Handwritten notes in the top right corner, including the number "10" and some illegible scribbles.



NATIONAL REGISTER  
OF INSURANCE COMMISSIONERS  
17 APR 2014

IN WITNESS WHEREOF the parties hereto have executed this Indenture on the day month and year first above written.

**EXECUTED AND DELIVERED** by the **OWNER/VENDOR** at Kolkata in the presence of:

**WITNESSES:**

1. *Ajoy Ray*  
North Basyapur, Chowdhury para  
PO Belgoria, Calcutta-56

A. T. DEV PRIVATE LIMITED

*Rishi Majumdar*  
Director

2. Sourick Chakrabarti  
19/210, A. C. Banerjee Road.  
Kolkata - 700 57.

**SIGNATURE OF THE OWNER/VENDOR**

**EXECUTED AND DELIVERED** by the **PURCHASER** at Kolkata in the presence of:

**WITNESSES:**

1. *Ajoy Ray*

GSPR DEVELOPERS PVT. LTD.

*[Signature]*

Director

2. Sourick Chakrabarti

**SIGNATURE OF THE PURCHASER**

Drafted by me

Chakrabarty

Advocate

High Court Calcutta

F 1731/02.

62  
-1234  
567



ADDITIONAL REGISTRATION  
OF ANNUAL DEEDS  
17 FEB 1972

**MEMORANDUM OF CONSIDERATION**

The Owner/Vendor herein have received a sum of Rs. 10,00,00,000/- (Rupees Ten Crores) only from the Purchaser herein as and by way of total consideration money for the sell, alienation, transfer, demised, devise, grant and conveyance of the **SCHEDULE** property absolutely and forever and the said amount is provided by the Purchaser herein to the Owner/Vendor herein in the manner as under.

**MEMORANDUM OF CONSIDERATION**

Cheque No.	Bank	Date	Amount (Rs.)
0000 43	HDFC Bank	11.10.2018	1,00,00,000/-
0000 87	"	17.4.2019	1,00,00,000/-
063 747	SBI	21.10.2020	21,00,000/-
063 768	"	12.2.2021	10,00,000/-
000 205	HDFC Bank	12.2.2021	20,00,000/-
063 780	SBI	15.3.2021	15,00,000/-
477563	"	17.8.2021	50,00,000/-
477637	"	31.5.2022	25,00,000/-
477638	"	2.6.2022	25,00,000/-
316 179	"	5.9.2022	40,00,000/-
371 316	"	13.2.2023	1,00,00,000/-
371 317	"	15.2.2023	4,00,00,000/-
371 318	"	15.2.2023	94,00,000/-
		<b>Total</b>	<b>10,00,00,000/-</b>

(Rupees Ten Crores only)

**WITNESSES:**

1.

*Ajay Raj*

2. Souvik Chakrabarti

A. T. DEY PRIVATE LIMITED

*Rajesh Majumdar*

\_\_\_\_\_  
**SIGNATURE OF THE OWNER/VENDOR**



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA  
17 FEB 2011







ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

17 FEB 2022

# SPECIMEN FORM FOR TEN FINGERPRINTS



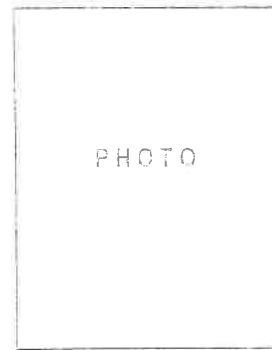
Rajesh Meher

	Index Finger	Middle Finger	Ring Finger	Little Finger
Left Hand				
Right Hand				

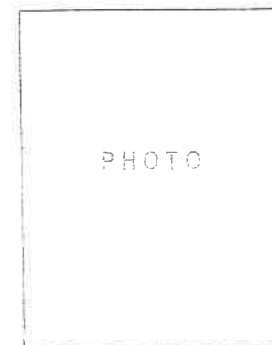


Sankar

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



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

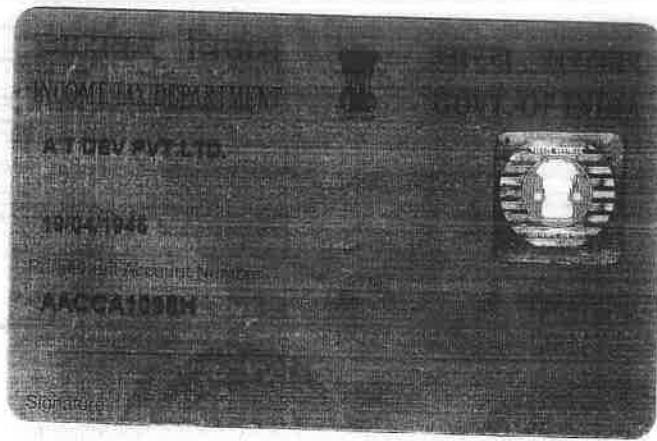


	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

17 FEB 2023



A. T. DEV PRIVATE LIMITED

*Rejitha Rajendran*

Managing Director



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT OF INDIA**



**स्थायी लेखा संख्या कार्ड**  
**Permanent Account Number Card**  
**AJCPM5568L**

**QR Code**

**नाम / Name**  
**RAJARSHI MAJUMDER**

**पिता का नाम / Father's Name**  
**BARUN PHANDRA MAZUMDAR**

**जन्म तिथि / Date of Birth**  
**23/03/1967**

*Rajarshi Majumder*  
**Signature**

**24062022**

*Rajarshi Majumder*

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT OF INDIA**

**स्थायी लेखा संख्या कार्ड**  
**Permanent Account Number Card**

**नाम / Name**  
**RAJARSHI MAJUMDER**

**पिता का नाम / Father's Name**  
**BARUN PHANDRA MAZUMDAR**

**जन्म तिथि / Date of Birth**  
**23/03/1967**

**स्थायी लेखा संख्या / Permanent Account Number**  
**AJCPM5568L**

**QR Code**

**नाम / Name**  
**RAJARSHI MAJUMDER**

**पिता का नाम / Father's Name**  
**BARUN PHANDRA MAZUMDAR**

**जन्म तिथि / Date of Birth**  
**23/03/1967**

**स्थायी लेखा संख्या / Permanent Account Number**  
**AJCPM5568L**

**QR Code**





রাজর্ষি মজুমদার  
**Rajarshi Majumder**  
পিতা : বরুন চন্দ্র মজুমদার  
Father : BARUN CHANDRA MAJUMDER

কম্পোজিট / DOB: 23/03/1967

পুরুষ / Male

**9936 5034 2647**



আমার আধার, আমার পরিচয়



Rajarshi Majumder

আধার


ঠিকানা: ২১/১, জহাঙ্গির লেন, রাজা  
রাম মোহন সারনী, কোলকাতা,  
পশ্চিমবঙ্গ, 700009

Address: 21/1, JHAMAPUKUR  
LANE, Raja Ram Mohan Sarani  
S.O, Raja Ram Mohan Sarani,  
Kolkata, West Bengal, 700009

**9936 5034 2647**



1947  [help@uidai.gov.in](mailto:help@uidai.gov.in)  [www.uidai.gov.in](http://www.uidai.gov.in)



  
**ELECTION COMMISSION OF INDIA**  
 ভারতের নির্বাচন কমিশন

WB / 22 / 157 / 093768

IDENTITY CARD  
 পরিচয় পত্র





Elector's Name নিবাহকের নাম	Majumder Rajarshi মজুমদার রাজর্ষি
Father/Mother/ Husband's Name পিতা/মাতা/স্বামীর নাম	Barun বরুণ
Sex লিঙ্গ	M পুরুষ
Age as on 1.1.1986 ১১.১১.৮৬-এ বয়স	26 ২৬

*Rajshi Majumder*

Address  
 21/1 Jhamapukur Lane, Calcutta.

ঠিকানা  
 ২১/১ জামাপুকুর লেন, কলিকাতা ১।



Facsimile Signature  
 Electoral Registration Officer  
 নির্বাচন-নিবন্ধন অধিকারিক

For 157 -Vidyasagar  
 Assembly Constituency  
 ১৫৭-বিদ্যাসাগর  
 বিধানসভা নির্বাচন কেন্দ্র

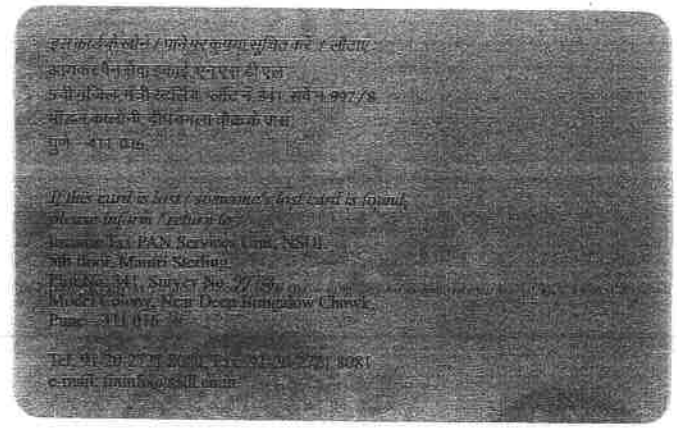
Place	Calcutta
স্থান	কলিকাতা
Date	29.11.86
তারিখ	২৯.১১.৮৬





GSPR DEVELOPERS PVT. LTD.

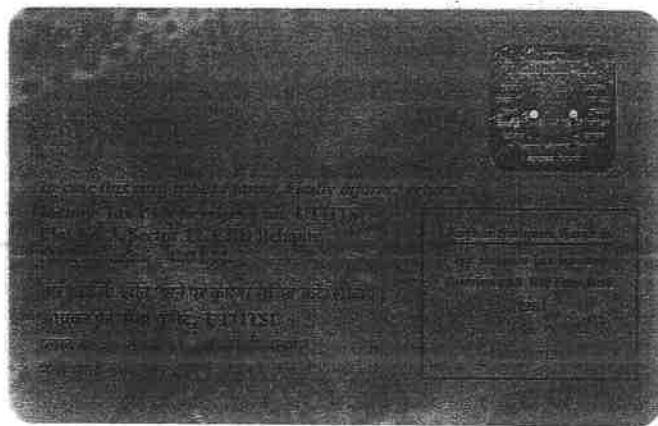
Director







Subhash









सुभाष चंद खडेलवाल  
 Subhash Chand Khandelwal  
 जन्म तिथि/ DOB: 06/01/1961  
 पुरुष / MALE



6302 0448 9674

आतार आधार, आतार परिचय

*Handwritten signature*



आतार आधार प्रमाण प्रतिकरण  
 GOVERNMENT OF INDIA

Download Date: 05/06/2017

पता:  
 S/O देवी सहाय खडेलवाल, बीएल-  
 जी, 9वां फ्लोर, एफएल-04, 212,  
 गिरीश घोष रोड, फोरम परवेश, बेलूर,  
 बंगलूर (एम), होवर,  
 वेस्ट बंगाल - 711202

Address :  
 S/O Devi Sahay Khandelwal,  
 Bl- G, 9th Floor, FL-04, 212,  
 Girish Ghosh Road, Forum  
 Parvesh, Belur, Bally (M),  
 Howrah,  
 West Bengal - 711202

Generation Date: 22/03/2017

6302 0448 9674



1800 300 1847

hec@india.gov.in

www.uidai.gov.in

P.O. Box No. 1947  
 New Delhi - 110019





ভারতের নির্বাচন কমিশন  
পরিচয় কার্ড  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

WBE0626168



নির্বাচকের নাম : সুভাষ জেথ খাটুয়া-গুয়ালা  
Elector's Name : Subhas Jeth Khadua  
পিতার নাম : দেবীসাহায্য খাটুয়া-গুয়ালা  
Father's Name : Devi Sahay Khadua  
লিঙ্গ/সেক্স : পু / M  
জন্ম তারিখ : 06/01/1961  
Date of Birth

*Signature*

WBE0626168

ঠিকানা:  
212, গিরিশ ঘোষ রোড, হাওড়া সিটি কর্পোরেশন,  
বেলুর, হাওড়া-711202

Address:  
212 GIRISH GHOSH ROAD, HOWRAH  
MUNICIPAL CORPORATION, BELUR  
HOWRAH-711202

Date: 06/03/2018

(69) - ভারতীয় নির্বাচন কমিশনের নির্বাচন পরিচালনা  
আইনানুযায়ী প্রস্তুত করা হয়েছে।  
Facsimile Signature of the Electoral  
Registration Officer for  
169 - Bally Constituency

বিজ্ঞপ্তি: এই কার্ডটি আপনার নির্বাচন পরিচয় কার্ড হিসেবে  
ব্যবহার করা হবে। এই কার্ডটিতে আপনার নাম এবং  
ঠিকানা উল্লেখ করা হয়েছে।  
In case of change in address mention the Card No.  
in the relevant Form for including your name in the  
roll at the changed address and so obtain the card.  
Serial number: 157 / 649





भारत सरकार  
Government of India

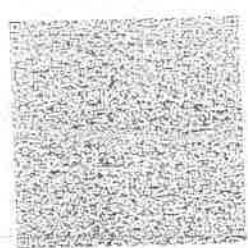
ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার  
Unique Identification Authority of India

ভাষাসংস্কৃতির নম্বর/ Enrolment No.: 0000/00412/55553

Download Date: 14/12/2020

To  
জনরায়  
Ajoy Roy  
NORTH BASUDEBPUR CHOUDHURI PARA  
BELGHARIYA  
Kamarhati (m)  
Belghoria  
North 24 Parganas West Bengal - 700056  
9831209764

Issue Date: 02/07/2017



আপনার আধার সংখ্যা / Your Aadhaar No. :

3667 3990 0968

VID : 9111590198951505

আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India



Download Date: 14/12/2020



জনরায়  
Ajoy Roy  
জন্মতারিখ: DOB: 25/08/1965  
পুরুষ MALE

Issue Date: 02/07/2017

3667 3990 0968

VID : 9111590198951505

আমার আধার, আমার পরিচয়



भारत सरकार  
Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিরাপত্তা কিউআর কোড / অফলাইন XML / অনলাইন মোবাইল অ্যাপ ব্যবহার করে পরিচয় যাচাই করুন।
- এটি এক ইলেক্ট্রনিক প্রিন্টআউট ডকুমেন্ট।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- আধার সারা দেশে মাল্য
- আধার আপনাকে বিভিন্ন সরকারি ও বেসরকারি পরিষেবা গ্রহণে সাহায্য করে।
- আধারে আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেট রাখুন।
- আধার লিঙ্কের স্মার্ট ফোনে রাখুন, mAadhaar App ডাউনলোড করুন।

- Aadhaar is valid throughout the country
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ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার  
Unique Identification Authority of India

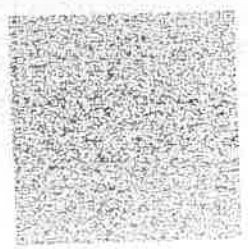


জন্মতারিখ:

বেলাঘরিয়া, কামারহাটি (ম), উত্তর ২৪  
পার্শ্বাঞ্চল,  
পশ্চিমবঙ্গ - 700056

Address:

NORTH BASUDEBPUR  
CHOUDHURI PARA, BELGHARIYA,  
Kamarhati (m), North 24 Parganas,  
West Bengal - 700056



3667 3990 0968

VID : 9111590198951505

Ajoy Roy



# A. T. DEV PRIVATE LIMITED

PRINTERS & PUBLISHERS

Regd. Office : 22/5A, JHAMAPOOKER LANE, KOLKATA - 700 009

Phone : 2350-4294, 2350-4295, 2350-7887

Your Ref. :

Our Ref. :

Date :

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE BOARD MEETING OF M/s A.T. DEV PRIVATE LIMITED HAVING ITS REGISTERED OFFICE AT 22/5A, JHAMA POOKER LANE, KOLKATA 700009 HELD ON WEDNESDAY, THE 3<sup>rd</sup> DAY OF APRIL, 2019 AT 1.00 P.M.**

**3. To consider, discuss and approve the sale of property situated at Raghunathpur, Deshbandhunagar, Kolkata – 700059**

“RESOLVED that approval of the Board of Directors be and is hereby accorded to enter into a Sale Agreement with M/s GSPR Developers Pvt. Ltd. having their registered office Akash Nilay Housing Complex, Ground Floor, Flat C/1, Narayanpur, Battala, Kolkata - 700136 in respect of the Company's property situated at RS and LR Dag No. 470 and 472 in Mouza – Rajarhat, JL 8, PS Rajarhat, North 24 Parganas, Raghunathpur, Deshbandhunagar, , Kolkata-700 059 comprising an area of 3 Bighas 3 Chittacks and 12 sq. ft. ”

**4. To authorise Mr. Rajarshi Mazumder, Director of the Company in relation to the sale of property situated at Raghunathpur, Deshbandhunagar , Kolkata – 700059**

“RESOLVED THAT Mr. Rajarshi Majumder, Director of the Company be and is hereby severally authorised to negotiate and settle the terms and conditions of the Sale Agreement in the best interest of the Company with M/s GSPR Developers Pvt. Ltd. and also to negotiate and settle the most advantageous price subject to a minimum of Rs. Rs.10,00,00,000/- (Rupees Ten Crore only) for sale of the aforesaid company's property and to sign and execute the Sale Agreement.

“RESOLVED FURTHER THAT Mr. Rajarshi Majumder, Director be and is hereby requested to communicate to the Board the outcome of this arrangement / transaction in details at the forthcoming meeting of the Board.”

  
CHAIRMAN

CERTIFIED TRUE COPY







**GSPR DEVELOPERS PVT.LTD.**  
**(A Banyan Tree Group Company)**



**Extract from the Minutes of the Meeting of Board of Directors of M/s GSPR DEVELOPERS PRIVATE LIMITED held at its Registered office at AKASH NILOY HOUSING COMPLEX, BLOCK -E, GROUND FLOOR, NARAYANPUR, KOLKATA - 700 136 on 08<sup>th</sup> FEBRUARY, 2023**

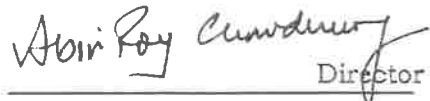
It is hereby resolved that Mr. Subhash Chand Khandelwal, son of Mr. Devl Sahay Khandelwal, one of the Directors of the company having DIN No. 00619839 has informed the Board that M/s A T Dev Private Limited, having registered office at 22/5A, Jhamapukur Lane, Kolkata -700 009 has agreed to sale the land property of their Company admeasuring 2 Bighas, 18 katthas, 6 chittaks and 19 square feet situated under R.S. Dag Nos. 470 and 472 and R.S. Khatian No. 263 in Mouza- Raghunathpur, J.L. No. 8, R.S. No. 134 in Touzi No. 3027, P.S. Baguihati (previously Rajarhat) in the District North 24 Parganas.

**"RESOLVED THAT,** the Board of Directors of the Company, on behalf of the company hereby giving consent to purchase the above mentioned property at a price of 10,00,00,000/- (Rupees Ten Crores) only

**"FURTHER RESOLVED THAT** the company hereby authorize Mr. Subhash Chand Khandelwal (**PAN : AEUPK9157J**) to do all necessary acts and to sign all the relevant documents for the purpose of purchase of the said property.

The signature of Mr. Subhash Chand Khandelwal is attested herewith.  
GSPR DEVELOPERS PVT. LTD.

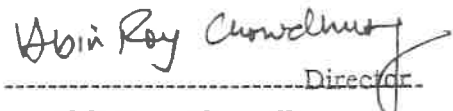
  
----- Director---  
**Subhash Chand Khandelwal**  
Director

GSPR DEVELOPERS PVT. LTD.  
  
----- Director  
**Abir Roy Chowdhury**  
Director

**Certified to be true copy**

I, Abir Roy Chowdhury, one of the directors of the Company, hereby certify that the above is an extract from the minutes of the proceedings of the meeting of the Board of Directors of GSPR Developers Pvt Ltd held on, 08<sup>th</sup> February, 2023 and is a true and correct copy of the proceedings to which it relates as recorded in the said minute book.

GSPR DEVELOPERS PVT. LTD.

  
----- Director  
**Abir Roy Chowdhury**  
Director

CIN U70102WB1982PTC035139  
GSTIN-19AABCJ2378Q1ZV



**Registered Office**

Akash Nilay Housing Complex  
Ground Floor, Flat C/1,  
Narayanpur, Battala  
Kolkata - 700 136, Dist - 24 Pgs.(N).

**Administrative Office**

Suite 208, Haute Street  
86A Topsia Road (South),  
Kolkata - 700 046  
Phone - (033) 6613 8972



## Major Information of the Deed

Deed No :	I-1902-02240/2023	Date of Registration	21/02/2023
Query No / Year	1902-2000336934/2023	Office where deed is registered	
Query Date	08/02/2023 8:45:31 AM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Dipak Jana 10, K.S. Roy Road, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 6296030799, 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. 10,00,00,000/-	Rs. 11,55,56,749/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 57,95,597/- (Article:23)	Rs. 11,59,125/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Raghunathpur Road, Mouza: Raghunathpur, , Ward No: 009 JI No: 8, Pin Code : 700059

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-470 (RS :-)	LR-3585	Bastu	Bastu	1 Bigha 7 Katha 6 Chatak 12 Sq Ft	4,99,50,000/-	5,42,68,450/-	Width of Approach Road: 13 Ft.,
L2	LR-472 (RS :-)	LR-3585	Bastu	Bastu	1 Bigha 10 Katha 12 Chatak 35 Sq Ft	5,00,00,000/-	6,10,18,299/-	Width of Approach Road: 13 Ft.,
		<b>TOTAL :</b>			<b>96.014Dec</b>	<b>999,50,000 /-</b>	<b>1152,86,749 /-</b>	
		<b>Grand Total :</b>			<b>96.014Dec</b>	<b>999,50,000 /-</b>	<b>1152,86,749 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	50,000/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
		<b>Total :</b>	<b>400 sq ft</b>	<b>50,000 /-</b>	<b>2,70,000 /-</b>



**Seller Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>A T Dev Private Limited</b> 22/5A, Jhamapukur Lane, City:- , P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: aaxxxxxx8h,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>GSPR Developers Private Limited</b> Block C/1, Flat No. 1B, Ground Floor, Narayanpur, City:- , P.O:- Rajarhat Gopalpur, P.S:-Airport, District:-North 24 -Parganas, West Bengal, India, PIN:- 700136 , PAN No.:: aaxxxxxx8q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Rajarshi Majumder</b> Son of Mr Barun Chandra Majumder 21/1, Jhamapukur Lane, City:- , P.O:- Amherst Street, P.S:-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700009, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ajxxxxxx8l, Aadhaar No: 99xxxxxxxx2647 Status : Representative, Representative of : A T Dev Private Limited (as Director)
2	<b>Mr Subhash Chand Khandelwal (Presentant )</b> Son of Mr Debi Prasad Khandelwal 212, Girish Ghosh Road, City:- , P.O:- Belur, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711202, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aexxxxxx7j, Aadhaar No: 63xxxxxxxx9674 Status : Representative, Representative of : GSPR Developers Private Limited (as Director)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr AJAY ROY</b> Son of Late ANIL ROY NORTH BASUDEVPUR, City:- Not Specified, P.O:- BELGHORIA, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056			

Identifier Of Mr Rajarshi Majumder, Mr Subhash Chand Khandelwal

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	A T Dev Private Limited	GSPR Developers Private Limited-45.1963 Dec

**Transfer of property for L2**

SI.No	From	To. with area (Name-Area)
1	A T Dev Private Limited	GSPR Developers Private Limited-50.8177 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	A T Dev Private Limited	GSPR Developers Private Limited-400.00000000 Sq Ft



## Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Raghunathpur Road, Mouza: Raghunathpur, , Ward No: 009 JI No: 8, Pin Code : 700059

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 470, LR Khatian No:- 3585	Owner:এ.টি.দেব. প্রাঃ পিঃ, Gurdian:পঙ্কে ডাইরেক্টর, Address:ঝামাপুকুর লেন, কোল- , Classification:বাগান, Area:0.46000000 Acre,	A T Dev Private Limited
L2	LR Plot No:- 472, LR Khatian No:- 3585	Owner:এ.টি.দেব. প্রাঃ পিঃ, Gurdian:পঙ্কে ডাইরেক্টর, Address:ঝামাপুকুর লেন, কোল- , Classification:ভাঙ্গা, Area:0.54000000 Acre,	A T Dev Private Limited





**Endorsement For Deed Number : I - 190202240 / 2023**

**On 16-02-2023**

**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 11,55,56,740/-

  
**Satyajit Biswas**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - II KOLKATA**  
**Kolkata, West Bengal**

**On 17-02-2023**

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

Presented for registration at 17:11 hrs on 17-02-2023, at the Private residence by Mr Subhash Chand Khandelwal .


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

Execution is admitted on 17-02-2023 by Mr Rajarshi Majumder, Director, A T Dev Private Limited, 22/5A, Jhamapukur Lane, City:- , P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Identified by Mr AJAY ROY, , , Son of Late ANIL ROY, NORTH BASUDEVPUR, P.O: BELGHORIA, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by profession Service

Execution is admitted on 17-02-2023 by Mr Subhash Chand Khandelwal, Director, GSPR Developers Private Limited, Block C/1, Flat No. 1B, Ground Floor, Narayanpur, City:- , P.O:- Rajarhat Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Identified by Mr AJAY ROY, , , Son of Late ANIL ROY, NORTH BASUDEVPUR, P.O: BELGHORIA, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by profession Service

  
**Satyajit Biswas**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - II KOLKATA**  
**Kolkata, West Bengal**

**On 21-02-2023**

**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 11,55,665.00/- ( A(1) = Rs 11,55,567.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 11,59,125/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/02/2023 12:00AM with Govt. Ref. No: 19202230294114072 on 13-02-2023, Amount Rs: 11,59,125/-, Bank: State Bank of India ( SBIN0000001), Ref. No. 90014652 on 14-02-2023, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 57,77,857/- and Stamp Duty paid by Stamp Rs 20.00/-, by online = Rs 57,95,577/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 449396, Amount: Rs 20 00/-, Date of Purchase: 04/02/2023. Vendor name: S CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 14/02/2023 12:00AM with Govt. Ref. No: 192022230294114072 on 13-02-2023, Amount Rs: 57,95,577/-,

Bank: State Bank of India ( SBIN0000001), Ref. No. 90014652 on 14-02-2023, Head of Account 0030-02-103-003-02

17/2

**Satyajit Biswas**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - II KOLKATA**  
**Kolkata, West Bengal**





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 78525 to 78556

being No 190202240 for the year 2023.



Digitally signed by SATYAJIT BISWAS  
Date: 2023.02.24 11:43:53 +05:30  
Reason: Digital Signing of Deed.

(Satyajit Biswas) 2023/02/24 11:43:53 AM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
West Bengal.

(This document is digitally signed.)