

4966/2023

I-4358/23



1
5-24 P.M.
पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

ARA II 31AA 401248
2176108212

Additional Registrar of Assurances-II
Kolkata

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

Additional Registrar of Assurances II Kolkata

31 MAR 2023

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE IS MADE ON THIS THE 28th DAY OF
MAR.C.H..... TWO THOUSAND AND TWENTY THREE

BETWEEN

842 27 ³/₂₃
Vist Case No. _____
J(1) ... 250/-
J(2) ... 100/-
Total _____
Received on _____

04 FEB 2023
04 FEB 2023

SINHA & CO.
4, Fancy Lane, Gr. Floor,
Kolkata - 700 001

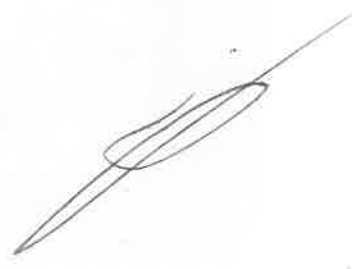
NAME.....
ADD.....
Rs.....
-4 FEB 2023
S. CHATTERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

449387
449387

Choudhury



Choudhury



Identified by me :-

Maya Roy

s/o Late Anil Roy
North Basudevpur
Choudhury para
P.O + P.S. Balghoria
Kolkata - 700 056
Occupation Service



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

28 MAR 2023



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



192022230355363151

GRN Details

GRN: 192022230355363151 Payment Mode: Online Payment
GRN Date: 30/03/2023 18:44:57 Bank/Gateway: State Bank of India
BRN : CKW5377874 BRN Date: 30/03/2023 18:46:40
GRIPS Payment ID: 300320232035536314 Payment Init. Date: 30/03/2023 18:44:57
Payment Status: Successful Payment Ref. No: 2000761082/11/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: GSPR Developers Pvt Ltd
Address: Narayanpur, Battala Rajarhat, West Bengal, 700136
Mobile: 9874242281
EMail: sajal@banyantreegroup.in
Contact No: 9874242281
Depositor Status: Buyer/Claimants
Query No: 2000761082
Applicant's Name: Mr Dipak Jana
Address: A.R.A. - II KOLKATA
Office Name: A.R.A. - II KOLKATA
Identification No: 2000761082/11/2023
Remarks: Sale, Sale Document Payment No 11
Period From (dd/mm/yyyy): 30/03/2023
Period To (dd/mm/yyyy): 30/03/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000761082/11/2023	Property Registration- Stamp duty	0030-02-103-003-02	1080
2	2000761082/11/2023	Property Registration- Registration Fees	0030-03-104-001-16	354
Total				1434

IN WORDS: ONE THOUSAND FOUR HUNDRED THIRTY FOUR ONLY.

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 3rd 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





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



192022230346611438

GRN Details

GRN: 192022230346611438 Payment Mode: SBI Epay
GRN Date: 23/03/2023 15:46:23 Bank/Gateway: SBIEpay Payment Gateway
BRN : 1359131276036 BRN Date: 23/03/2023 15:46:55
Gateway Ref ID: CHM1014414 Method: State Bank of India NB
GRIPS Payment ID: 230320232034661142 Payment Init. Date: 23/03/2023 15:46:23
Payment Status: Successful Payment Ref. No: 2000761082/1/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr GSPR Developers Pvt Ltd
Address: Narayanpur, Battala, Rajarhat, Kolkata-700136
Mobile: 9874242281
EMail: sajal@banyantreegroup.in
Period From (dd/mm/yyyy): 23/03/2023
Period To (dd/mm/yyyy): 23/03/2023
Payment Ref ID: 2000761082/1/2023
Dept Ref ID/DRN: 2000761082/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000761082/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	18367
2	2000761082/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	4601
			Total	22968

IN WORDS: TWENTY TWO THOUSAND NINE HUNDRED SIXTY EIGHT ONLY.

PAID

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 KHANDLWAL (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, 9th 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.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



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OF ASSURANCE-II, KOLKATA
28 MAR 2008



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

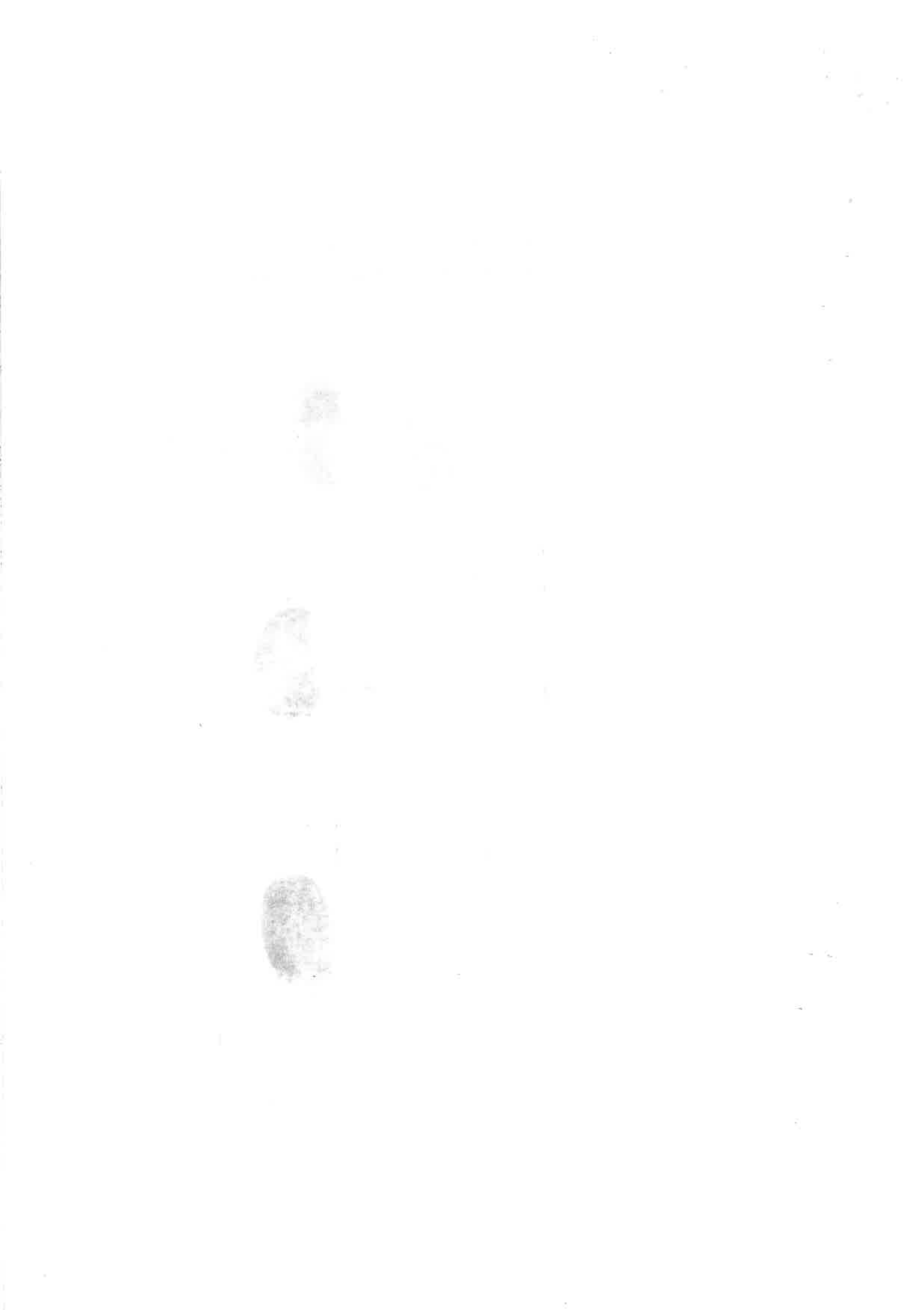
Signature / LTI Sheet of Query No/Year 19022000761082/2023

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

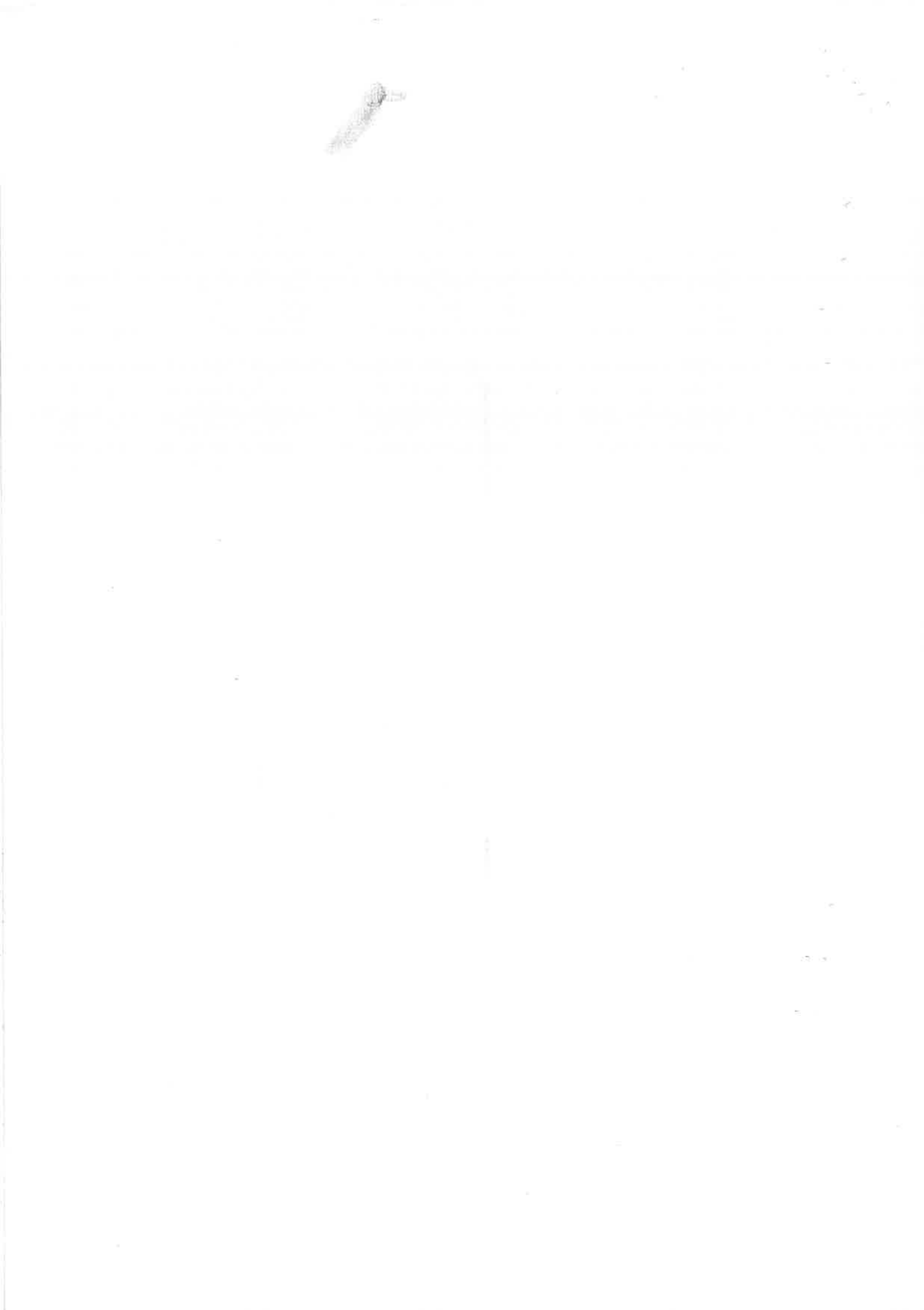
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Rajarshi Majumder 21/1, Jhamapukur Lane, City:- , P.O:- Amherst Street, P.S:-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700009	Represent ative of Seller [A T Dev Private Limited]		2746 	 28/03/2023
2	Mr Subhash Chand Khandelwal 212, Girish Ghosh Road, City:- , P.O:- Belur, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711202	Represent ative of Buyer [GSPR Developer s Private Limited]		2745 	 28/3/2023
SI 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 Chowdhury Para, City:- , P.O:- Belghoria, P.S:- Belghoria, District:- North 24-Parganas, West Bengal, India, PIN:- 700056	Mr.Rajarshi Majumder, Mr Subhash Chand Khandelwal		2747 	 28/3/2023

(Satyajit Biswas)

ADDITIONAL REGISTRAR
OF ASSURANCE



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



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 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, lispenses, demands, claims, hindrances, attachments, debts, dues,



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28 MAR 2023

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, 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 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 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



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OF ASSURANCE - CALCUTTA
28 MAR 2023

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



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ADDITIONAL REGISTRARS
OF ASSURANCE IN FLORIDA
28 MAR 2015

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, 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 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 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



ADDITIONAL REGISTRAR
OF ASSURANCE - J. B. K. ATA
28 MAY 2022

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



**ADDITIONAL REGISTRAR
OF ASSURANCE, CALCUTTA**

28 MAR 1954

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 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



ADDITIONAL REGISTRAR
OF COMPANIES - II, KOLKATA
28 MAR 2000

the ambit of Bidhannagar Municipal Corporation by a Gift Deed duly registered with the office of the Additional District Sub Registrar at Rajarhat and recorded in Book no. 1, Volume no. 1523-2022, Pages 474007 to 474023, Being no 152311692 for the year 2022 gifted, transferred, delivered, granted, devised, demised, alienated, assured, provided and given a part of the same admeasuring 1 Cottah, 12 Chittacks and 5 Square Feet and 34 Square Feet 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 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 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 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, 11 Cottahs, and 6 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, 6 Chittacks and 18 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 by a Sale Deed dated 17.02.2023 and duly registered with the office of Additional Registrar of Assurances II Kolkata and recorded in Book no. I, Volume no. 1902-2023, Pages 78525 to 78556, Being no. 190202240 for the year 2023 sold, transferred, conveyed, delivered, granted, devised, demised, alienated, assured, provided and given a part of the same 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 unto and in favour of GSPR Developers Private Limited for valuable consideration/s mentioned therein free



REGISTRAR GENERAL
CALCUTTA

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 Purchaser herein approached the Owner/Vendor herein, to purchase and acquire **ALL THAT** piece and parcel of land admeasuring 3 Chittacks and 16 Square Feet together 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, C.S. Dag no. 450 corresponding to R.S. and L.R. Dag no. 472, 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 **SCHEDULE** hereinafter written together with the benefit of the applied Sanction plan and 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. 1,00,000/- (Rupees 1 Lac) 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 3 Chittacks and 16 Square Feet together 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, C.S. Dag no. 450 corresponding to R.S. and L.R. Dag no. 472, District 24 Parganas North, Police Station Rajarhat (Old), Baguiati, (New), previously within



1
CENTRAL REGISTER
OF ASSURANCE II, 490 1911
28

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 **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 3 Chittacks and 16 Square Feet together 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, C.S. Dag no. 450 corresponding to R.S. and L.R. Dag no. 472, 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 **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



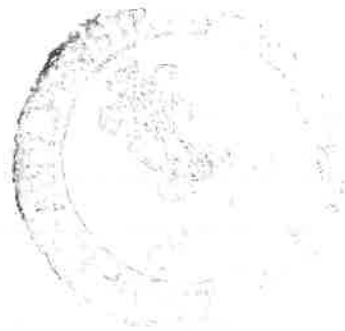
ADDITIONAL REGISTERED
DEPARTMENT OF AGRICULTURE, KALAMANG

28 MAR 2007

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 **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 interference, 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 **SCHEDULE** property hereunder written and/or given and is having full right, title and interest to alienate, transfer, demise, devise, grant and provide the same to any person whomsoever for valuable consideration/s with or without 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 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 **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



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28 MAR 2007

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 **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.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land admeasuring 3 Chittacks and 16 Square Feet together 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, C.S. Dag no. 450 corresponding to R.S. and L.R. Dag no. 472, 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 **SCHEDULE** hereinafter written together with the common paths, passages, easements, quasi-easements, messuages, tenenements, heriditaments and butted and bounded as follows;



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
28 APR 1954

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

ON THE SOUTH : By land of GSPR Developer Private Limited;

ON THE EAST : By 13 Feet wide Road;

ON THE WEST : By land of GSPR Developer Private Limited.

RAGHUNATHPUR ZONE.

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. *Ajay Roy*
North Boudharpur choudhury para
PO Barabona, Calcutta - 56

2. Prady Babu
Club to KM. VJP RD.
PO-2, Flat 4A.
Kolkata-700052

A. T. DEV PRIVATE LIMITED

Rishi Majumdar
Managing Director

SIGNATURE OF THE OWNER/VENDOR

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

WITNESSES:

1. *Ajay Roy*

2. *Prady Babu*

GSPR DEVELOPERS PVT. LTD.

Jenabany

Director

SIGNATURE OF THE PURCHASER

Drafted by me
Phakraborty
Advocate, High Court Calcutta



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

28/11/2017

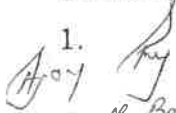
MEMORANDUM OF CONSIDERATION

The Owner/Vendor herein have received a sum of Rs. 1,00,000/- (Rupees One Lac) 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.

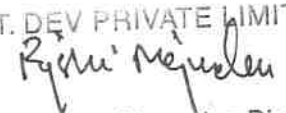
MEMORANDUM OF CONSIDERATION

Cheque No.	Bank	Date	Amount (Rs.)
371332	State Bank of India, Salt Lake Bidhannagar	28. 3. 2023	1,00,000/-
		Total	1,00,000/-

WITNESSES:

1. 
Nos. 14, Basudeo para
choand/kuw/para
P.O. B. J. Ghuma
Calcutta - 56

2. 

A. T. DEV PRIVATE LIMITED

Managing Director

SIGNATURE OF THE OWNER/VENDOR



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

28 MAR 2006

ENCLOSURE FORM FOR TEN FINGERPRINTS



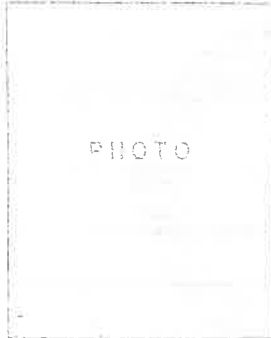
Right number.

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

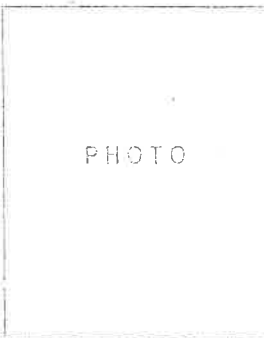


Hand

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



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



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



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

28 MAR 2003

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 17th March, 2023

It is hereby resolved that Mr. Subhash Chand Khandelwal, son of Mr. Devi 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 3 chittaks and 16 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 1,00,000/- (Rupees One lakh) only

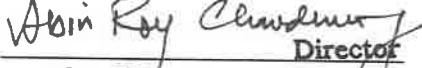
"FURTHER RESOLVED THAT the company hereby authorize Mr. Subhash Chand Khandelwal (**PAN : AEUPK9157J**) to do all necessary acts and to sign all the relevant documents for the purpose of purchase of the said property.

The signature of Mr. Subhash Chand Khandelwal is attested herewith.

GSPR DEVELOPERS PVT. LTD.


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

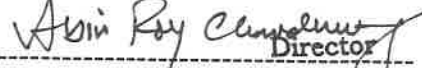
GSPR DEVELOPERS PVT. LTD.


-----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, 17th March, 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



1. Introduction

The purpose of this study is to investigate the effects of...

The study was conducted in a laboratory setting...

The results of the study are as follows...

The findings of this study have several implications...

It is concluded that...

Further research is needed to explore...

The author would like to thank...

This research was supported by...

References

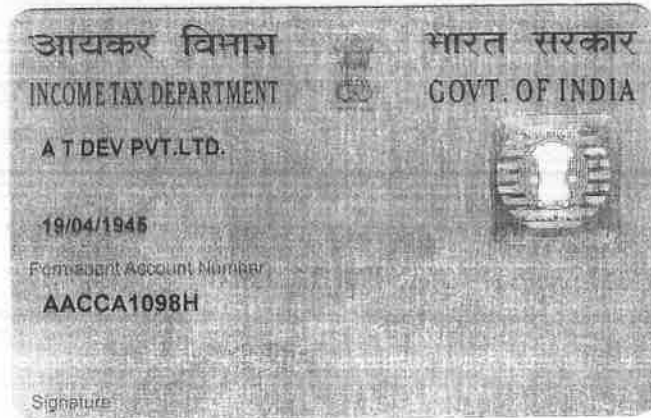
1. Smith, J. (2001). The effects of...

2. Jones, A. (2002). A study on...

3. Brown, C. (2003). Research on...

4. White, D. (2004). An analysis of...

5. Black, E. (2005). The impact of...



A. T. DEV PRIVATE LIMITED

Rajni Mehra
Managing Director

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, JHAMAPOOKER LANE, KOLKATA 700009 HELD ON WEDNESDAY, THE 3rd 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





রাজর্ষি মজুমদার
Rajarshi Majumder
 পিতা : বরুণ চন্দ্র মজুমদার
 Father : BARUN CHANDRA MAJUMDER

জন্মতারিখ / DOB: 23/03/1967
 পৃথক / Melo
9936 5034 2647






আমার আধার, আমার পরিচয়

Rishi Majumdar


আধার
 ঠিকানা: ২১/১, জহাপুকুর লেন, রাজা
 রাম মোহন সরনী, কোলকাতা,
 পশ্চিমবঙ্গ, ৭০০০০৯

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

9936 5034 2647

 1047
 help@ukta.gov.in
 www.ukta.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

राजेश मेहता सहकाय कार्ड
Rajesh Mehta Sahakaya Card

AJCPM5568L



सदस्य नाम
RAJESH MAHUMDER

सदस्य नाम
BARUN CHANDRA MAZUMDAR

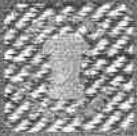
80080122

23/04/1907

Rajesh Mehta Sahakaya

यदि कार्ड खोने/पतने पर कृपया तुरंत सहायक/अधिकारी
आयकर विभाग, कोलकाता से संपर्क करें।
सदस्य संख्या: 80080122
सदस्य नाम: राजेश मेहता सहकाय कार्ड
फोन: 411 0115

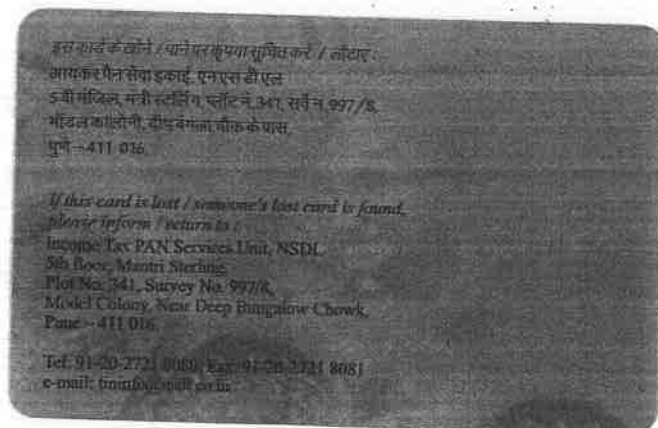
If this card is lost / someone's card is found,
please inform / return it
to the Tax Payee Service Unit, NSDL
at Place: Main Building
Plot No. 41, Survey No. 607/4
Model Colony, Near Deshpande Chowk
E-10, Connaught Place, New Delhi - 110028
E-mail: nsdl@nsdl.co.in





~~GSPR DEVELOPERS~~ PVT. LTD.

Director





भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम/Enrolment No.: 2016/00594/20125

Download Date: 05/06/2017

Generation Date: 22/03/2017

To
सुभाष चंद खंडेलवाल
Subhash Chand Khandelwal
S/O Devi Sahay Khandelwal
BL-G, 9th Floor, FL-04
212, Girish Ghosh Road
Belur
Forum Parvesh
Bally (M)
Howrah Belur Bazar
West Bengal - 711202
9433042973

Validity: unknown
Digital Signature
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA
Date: 2017-06-05 10:29
IST



आपका आधार क्रमांक / Your Aadhaar No. :

6302 0448 9674

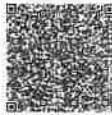
मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



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



6302 0448 9674

मेरा आधार, मेरी पहचान

Government of India

AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं |
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें |
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है |

INFORMATION

- **Aadhaar** is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है ।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा ।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
S/O देवी सहाय खंडेलवाल, बीएल-
जी, 9वां फ्लोर, एफएल-04, 212,
गिरीश घोष रोड, फोरम परवेश, बेलुर,
बल्लय (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

6302 0448 9674



1947



help@uidai.gov.in



www.uidai.gov.in

9433042973

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AEUPK9157J



नाम / Name
SUBHASH CHAND KHANDELWAL

पिता का नाम / Father's Name
DEBI PRABAD KHANDELWAL

जन्म की तारीख / Date of Birth
06/01/1961

Signature

हस्ताक्षर / Signature



04102017

Signature

यदि कार्ड खोने / पाते पर कृपया सूचित करें / लौटाने :
आयकर सेवन सेवा इकाई, एन एस डी एल
5 थीं मंजिर, मन्त्री स्टर्लिंग प्लॉट नं. 341, सर्वे नं. 997/8,
मोडल कॉलोनी, दीर्घ बंगला चौक के पास,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to :*
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: nmnfo@nsdl.co.in

Jain



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WBE0626168



নির্বাচকের নাম : সুভাষ চাঁদ খান্ডেলওয়াল

Elector's Name : Subhas Chand Khandelwal

পিতার নাম : দেবীসহায় খান্ডেলওয়াল

Father's Name : Dew Sahay Khandelwal

লিঙ্গ/সেক্স : পু / M

জন্ম তারিখ : 06/01/1961

Date of Birth

Subhas

WBE0626168

ইতিহাস:

212, গিরিশ ঘোষ রোড, হাওড়া মিউনিসিপাল কর্পোরেশন,
বেলুর, হাওড়া-711202

Address:

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

Date: 06/03/2018

169 - মৌলি পরিষদ কেন্দ্রীয় নির্বাচক নিয়ন্ত্রক
অফিস/বিভাগ, হাওড়া, বঙ্গবন্ধু

Facsimile Signature of the Electoral
Registration Officer for

169 - Bally Constituency

কোনো পরিবর্তন হলে নতুন ঠিকানা দেওয়া নির্দেশ নাম
কেন্দ্রীয় ও প্রকৃতি সংক্রান্ত মতামত পরিবর্তন পত্রিকা
জমা দিলেই ফর্ম এই পরিষদ/বিভাগে নথিভুক্ত করা হবে।

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

157 / 649

গুরুদেব

Major Information of the Deed

Deed No :	I-1902-04358/2023	Date of Registration	31/03/2023
Query No / Year	1902-2000761082/2023	Office where deed is registered	
Query Date	21/03/2023 8:17:09 PM	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. 1,00,000/-	Rs. 4,85,663/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 19,467/- (Article:23)	Rs. 4,955/- (Article:A(1), E, M)		
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 Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-472 (RS :-)	LR-19/1	Bastu	Bastu	3 Chatak 16 Sq Ft	95,000/-	4,58,663/-	Width of Approach Road: 13 Ft.,
Grand Total :					.346Dec	95,000 /-	4,58,663 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	5,000/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	5,000 /-	27,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
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.:: aaxxxxxx8h,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
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.:: aaxxxxxx8q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
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: 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	Mr Subhash Chand Khandelwal (Presentant) 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
Mr Ajay Roy Son of Late Anil Roy North Basudevpur Chowdhury Para, City:- , P.O:- Belghoria, P.S:-Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700056			
Identifier Of Mr Rajarshi Majumder, Mr Subhash Chand Khandelwal			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	A T Dev Private Limited	GSPR Developers Private Limited-0.346042 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	A T Dev Private Limited	GSPR Developers Private Limited-100.00000000 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:- 472, LR Khatian No:- 19/1		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 190204358 / 2023

On 28-03-2023

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

Presented for registration at 17:21 hrs on 28-03-2023, 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 28-03-2023 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

Indetified by Mr Ajay Roy, , Son of Late Anil Roy, North Basudevpur Chowdhury Para, P.O: Belghoria, Thana: Belghoria, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by profession Others

Execution is admitted on 28-03-2023 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

Indetified by Mr Ajay Roy, , Son of Late Anil Roy, North Basudevpur Chowdhury Para, P.O: Belghoria, Thana: Belghoria, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by profession Others

Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

On 30-03-2023

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 4,85,663/-

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,955.00/- (A(1) = Rs 4,857.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 4,601/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/03/2023 3:46PM with Govt. Ref. No: 192022230346611438 on 23-03-2023, Amount Rs: 4,601/-, Bank: SBI EPay (SBlePay), Ref. No. 1359131276036 on 23-03-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 19,447/- and Stamp Duty paid by by online = Rs 18,367/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/03/2023 3:46PM with Govt. Ref. No: 192022230346611438 on 23-03-2023, Amount Rs: 18,367/-, Bank: SBI EPay (SBlePay), Ref. No. 1359131276036 on 23-03-2023, Head of Account 0030-02-103-003-02

Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

On 31-03-2023

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 4,955.00/- (A(1) = Rs 4,857.00/- ,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 354/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/03/2023 6:46PM with Govt. Ref. No: 192022230355363151 on 30-03-2023, Amount Rs: 354/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW5377874 on 30-03-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 19,447/- and Stamp Duty paid by Stamp Rs 20.00/-, by online = Rs 1,080/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 449387, 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 30/03/2023 6:46PM with Govt. Ref. No: 192022230355363151 on 30-03-2023, Amount Rs: 1,080/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW5377874 on 30-03-2023, Head of Account 0030-02-103-003-02



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 142156 to 142186

being No 190204358 for the year 2023.



Digitally signed by SATYAJIT BISWAS
Date: 2023.04.05 10:55:53 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 2023/04/05 10:55:53 AM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)