

327/2023

371/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

2/3587605/22



796908

Additional Register of Assurances

Certify that the Document is submitted to the Registrar of Assurances and the same is duly registered.

(C)

1 JAN 2023

HIS INDENTURE made on this 6th day of January 2023

6.01.2023

Verd Cost 49 6/1
Jury 250
Total 100
11/1/23

Depart

AWANI KUMAR ROY
Advocate
107, Kanchi Road, Kanchi - 700 004

SI
No

19 OCT 2022
13 OCT 2022
19 OCT 2022

134

FOR NATURAL AWAS (P) LTD
Director

AARTI HIGHRISE (P) LTD
Authorized Signatory/Director

FOR FARUDA ENCLAVE (P) LTD
Authorized Signatory/Director

FOR SUBHARANT PROPERTIES (P) LTD
Director / Authorized Signatory

For the Nandya
S/O Lt. Kuman Nandya
210, Balarama Village Road
P.O. - Balaram
Hosur - 571110



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 / LT Sheet of Query No/Year 19022003587605/2022

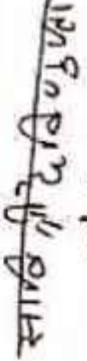
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt SAVITRI DEVI GUPTA P/323, C.I.T. ROAD, SCHEME-VIM, 1st FLOOR, KANKURGACHI, City:- Not Specified, P.O:- KANKURGACHI, P.S:- Phool Bagan, District:- South 24-Parganas, West Bengal, India, PIN:- 700054	Representative of Seller [K L GUPTA & COMPANY Y]		135 	 7/11/2023
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date

Query No: 19022003587605/2022, 06/01/2023 12:28:21 PM KOLKATA (A.R.A. - II)

Page 2 of 2



Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr MANISH KUMAR SHARMA 9A, LORD SINHA ROAD, City:- Kolkata, P.O.- MIDDLETON ROW, P.S.-Shakespeare Serani, District-Kolkata, West Bengal, India, PIN - 700071	Representative of Buyer [NATURA LAWAS PRIVATE LIMITED] [DARUJA ENCLAVE PRIVATE LIMITED] [AARTI HIGHRISE PRIVATE LIMITED] [SUDHAPATI PROJECTS PRIVATE LIMITED]		 134	 7/1/2023
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Smt SAVITRI DEVI GUPTA P/323, C.I.T. ROAD, SCHEME-VIM, 1st FLOOR, KANKURGACHI, City:- Not Specified, P.O.- KANKURGACHI, P.S.- Phool Bagan, District:- South 24-Parganas, West Bengal, India, PIN - 700054	Seller			 7/1/2023

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
4	Mr MANOJ KUMAR GUPTA P/323, C.I.T. ROAD, SCHEME-VIM, 1st FLOOR, KANKURGACHI, City:- Not Specified, P.O:- KANKURGACHI, P.S:- Phool Bagan, District:- South 24-Parganas, West Bengal, India, PIN - 700054	Seller		138 	Manoj Kumar Gupta 7/1/2023
5	Mr ABHISHEK KUMAR GUPTA P/323, C.I.T. ROAD, SCHEME-VIM, 1st FLOOR, KANKURGACHI, City:- Not Specified, P.O:- KANKURGACHI, P.S:- Phool Bagan, District:- South 24-Parganas, West Bengal, India, PIN - 700054	Seller		139 	Abhishek Kumar Gupta 7/1/2023
6	Mrs NILAM GOEL BE-382, SALT LAKE, SECTOR-I, City:- Not Specified, P.O:- SALT LAKE, P.S:- Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700064	Seller		136 	Nilam Goel 7/1/2023

Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr PARTHA NANDY Son of Late ARUN KUMAR NANDY 210, BAKSARA VILLAGE ROAD, City:- Howrah, P.O:- BAKSARA, P.S.- Santragachi, District:- Howrah, West Bengal, India. PIN.- 711110	Smt SAVITRI DEVI GUPTA, Mr MANISH KUMAR SHARMA, Smt SAVITRI DEVI GUPTA, Mr MANOJ KUMAR GUPTA, Mr ABHISHEK KUMAR GUPTA, Mrs NILAM GOEL		139 	Partha Nandy 7/1/2023

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

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



040120232024224050

GRIPS Payment Detail

GRIPS Payment ID:	040120232024224050	Payment Init. Date:	04/01/2023 16:07:53
Total Amount:	4818526	No of GRN:	1
Bank/Gateway:	HDFC Bank	Payment Mode:	Online Payment
BRN:	2001640074	BRN Date:	04/01/2023 16:08:37
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

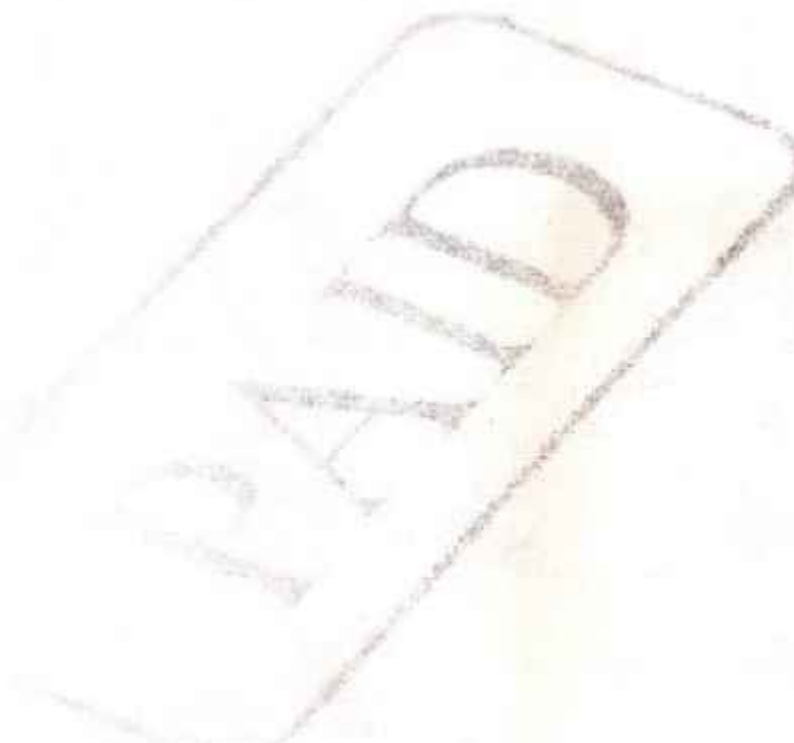
Depositor's Name: MANISH KUMAR SHARMA
Mobile: 9007337375

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230242240511	Directorate of Registration & Stamp Revenue	4818526
Total			4818526

IN WORDS: FORTY EIGHT LAKH EIGHTEEN THOUSAND FIVE HUNDRED TWENTY SIX ONLY.

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



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
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Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



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Payment Status:	Successful	Payment Ref. No:	2003587605/4/2022
[Query Fin*/Query Year]			

Depositor Details

Depositor's Name:	MANISH KUMAR SHARMA
Address:	9a, Lord sinha Road KOLKATA- 700071, West Bengal, 700071
Mobile:	9007337375
Email:	MKSHARMA_06@YAHOO.CO.IN
Contact No:	9830188888
Depositor Status:	Buyer/Claimants
Query No:	2003587605
Applicant's Name:	Mr AWANI KUMAR ROY
Identification No:	2003587605/4/2022
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	04/01/2023
Period To (dd/mm/yyyy):	04/01/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003587605/4/2022	Property Registration- Stamp duty	0930-02-103-003-02	4007570
2	2003587605/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	801524
3	2003587605/4/2022	Mutation/Conversion -Receipt	0029-00-800-028-27	9432
Total				4818526

IN WORDS: FORTY EIGHT LAKH EIGHTEEN THOUSAND FIVE HUNDRED TWENTY SIX ONLY.



Govt. of West Bengal
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Mobile:	9007337375
Email:	MKSHARMA_06@YAHOO.CO.IN
Contact No:	9830188888
Depositor Status:	Buyer/Claimants
Query No:	2003587605
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Identification No:	2003587605/4/2022
Remarks:	Sale, Sale Document
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Mobile: 9007337375
Email: MKSHARMA_06@YAHOO.CO.IN
Contact No: 9830188888
Depositor Status: Buyer/Claimants
Query No: 2003587605
Applicant's Name: Mr AWANI KUMAR ROY
Identification No: 2003587605/4/2022
Remarks: Sale, Sale Document
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Period To (dd/mm/yyyy): 04/01/2023

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Total				4818526

IN WORDS: FORTY EIGHT LAKH EIGHTEEN THOUSAND FIVE HUNDRED TWENTY SIX ONLY.



(Two Thousand Twenty Three) **BETWEEN 1. K.L. GUPTA & COMPANY** a sole proprietor concern of present proprietress **SMT. SAVITRI DEVI GUPTA (PAN AEXPG4709H) (AADHAAR NO. 906590579138)**, wife of Late Kanya Lal Gupta (being the previous proprietor) also for self and also as legal heirs of Late Kanya Lal Gupta, having its office at 46, Kali Krishna Tagore Street, 2nd Floor, Kolkata-700007 and also residing at No. P/323, C.I.T. Road, Scheme - VIM, 1st Floor, Kankurgachi, Kolkata - 700 054, hereinafter referred to as the **VENDOR** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, legal representatives, executors, administrators, successors, nominee and assigns), of the **FIRST PART**

AND

1. **SRI MANOJ KUMAR GUPTA (PAN ADXPG0453H), (AADHAAR NO. 908984350964)**, son of Late Kanya Lal Gupta, residing at No. 15, Pratap Ghose Lane, 3rd Floor, Singhee Bagan, Barabazar, Kolkata - 700 007, 2. **SRI ABHISHEK KUMAR GUPTA (PAN AEAPG9310B), (AADHAAR NO. 799190271615)** son of Late Kanya Lal Gupta, residing at No. P/323, C.I.T. Road, Scheme - VIM, 1st Floor, Kankurgachi, Kolkata - 700 054 3. **SMT NILAM GOEL (PAN ADSPG0290R), (AADHAAR NO. 305779464194)**, wife of Pawan Goel alias Pawan Kumar Goel and daughter of Late Kanya Lal Gupta residing at BE-382 Salt Lake, Sector-I, Kolkata-700064, hereinafter collectively referred to as the **CO-VENDORS** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, legal representatives, executors, administrators, successors, nominee and assigns), of the **SECOND PART**

AND

(1) **NATURAL AWAS PRIVATE LIMITED (PAN AADCN7193F & CIN U45400WB2011 PTC166750)**, an existing company within the meaning the Companies Act, 2013 and having its registered office at 9A, Lord Sinha

For SUBHAPATI PROJECTS (P) LTD.

Director/Authorized Signatory

For DABUJA ENCLAVE (P) LTD.

Director/Authorized Signatory

AARTI HIGHRISE (P) LTD

Authorized Signatory

For NATURAL AWAS (P) LTD

Director

Road, Kolkata - 700 071 and duly represented by its Authorized Signatory **SRI MANISH KUMAR SHARMA** (PAN ARKPS6486P), son of Sri Mahesh Kumar Sharma, working for gain at 9A, Lord Sinha Road, Kolkata - 700071, (2) **AARTI HIGHRISE PRIVATE LIMITED** (PAN AAICA9681Q & CIN U45200WB20 10PTC154405) an existing company within the meaning the Companies Act, 2013 and having its registered office at 9A, Lord Sinha Road, Kolkata - 700 071 and duly represented by its Authorized Signatory **SRI MANISH KUMAR SHARMA** (PAN ARKPS6486P), son of Sri Mahesh Kumar Sharma, working for gain at 9A, Lord Sinha Road, Kolkata - 700071, (3) **DARUJA ENCLAVE PRIVATE LIMITED** (PAN AAECD9162B & CIN U45400WB2 013PTC198319) an existing company within the meaning the Companies Act, 2013 and having its registered office at 9A, Lord Sinha Road, Kolkata - 700 071 and duly represented by its Authorized Signatory **SRI MANISH KUMAR SHARMA** (PAN ARKPS6486P), son of Sri Mahesh Kumar Sharma, working for gain at 9A, Lord Sinha Road, Kolkata - 700071 **AND** (4) **SUDHAPATI PROJECTS PRIVATE LIMITED** (PAN AAUCS1104Q & CIN U45400WB2013PTC198322) an existing company within the meaning the Companies Act, 2013 and having its registered office at 9A, Lord Sinha Road, Kolkata-700 071 and duly represented by its Authorized Signatory **SRI MANISH KUMAR SHARMA** (PAN ARKPS6486P), son of Sri Mahesh Kumar Sharma, working for gain at 9A, Lord Sinha Road, Kolkata - 700071, hereinafter collectively referred to as the **PURCHASERS** (which term or expression shall unless repugnant to the subject or context be deemed to mean and include their respective successor, successors-in-interest, nominee and assigns) of the **THIRD PART**.

WHEREAS:-

A. One GANGARAM MONDAL was an occupier of the under mentioned Schedule properties by way of Prajasatya under Jamindari Protha. After independence that land was distributed by the R.S. Parcha to Gangaram Mondal, the owner of the said land of under mentioned schedule properties as a Rayota Dakhalikar.

For SUDHAPATI PROJECTS (P) LTD.

Director / Authorized Signatory

For DARUJA ENCLAVE PRIVATE LTD.

Director / Authorized Signatory

AARTI HIGHRISE (P) LTD

Authorized Signatory

For NATURAL AVIATION (P) LTD

Director

B. Said Sri Gangaram Mondal died on 1st December 1981 leaving behind his wife SMT. SANKARI MONDAL and three sons namely SRI DINESH CHANDRA MONDAL, SRI MURARI MOHAN MONDAL, SRI SISIR MONDAL and three daughters namely KUMARI SUMATI MONDAL, SMT. BASANTI NANDI (MONDAL), wife of Shri Swapan Nandi and SMT. JOYANTI MONDAL, wife of Sri Mohan Mondal as his only legal heirs, under the present Hindu Law of succession by which he was governed at the time of his death and each legal heirs having undivided 1/7th share.

For SUDHAPATI PROJECTS (P) LTD.
Director / Authorized Signatory

C. The SMT. SANKARI MONDAL, SRI DINESH CHANDRA MONDAL, SRI MURARI MOHAN MONDAL, SRI SISIR MONDAL, KUMARI SUMATI MONDAL, SMT. BASANTI NANDI (MONDAL) and SMT. JAYANTI MONDAL arrived at an amicable settlement of their family members inter alia that Sisir Mondal will have no share or interest in the Schedule property and thereafter, Sri Dinesh Chandra Mondal, Sri Murari Mohan Mondal, Smt. Shankari Bala and Sri Sisir Mondal recorded their name before the Block Land and Land Reforms Officer, Rajarhat Naranyanpur Moniknola Office, comprised L.R. Khatian No. 179/1, 415/1, 347/1, R.S. Dag No. 165, 166, J.L. No. 9 (Nine) under Mouza Teghoria, and nature of land Sali under P.S. Rajarhat, within the municipal limits of Rajarhat Gopalpur Municipality, District North 24-Parganas.

For DABUZA ENCLAVE (P) LTD.
Director / Authorized Signatory

AARTI HIGHRISE (P) LTD
Director

D. One SMT. SANKARI MONDAL wife of Late Gangaram Mondal, SMT. BASANTI NANDI, wife of Shri Swapan Nandi, SMT. JOYANTI MONDAL, wife of Sri Mohan Mondal and KUMARI SUMATI MONDAL, daughter of Late Gangaram Mondal, Murari Mohan Mondal, son of Late Gangaram Mondal and Sisir Mondal, son of Late Gangaram Mondal jointly have appointed SRI DINESH CHANDRA MONDAL son of Late Gangaram Mondal, as their true and lawful Attorney for them by virtue of registered General Power of Attorney registered with the

For NATURAL AWAS (P) LTD

Director

office at A.D.S.R.O, Cossipore, Dum Dum, District of North 24-Parganas, West Bengal recorded in book No. IV, Volume No. 4 at pages 248 to 251, being No. 245, for the year 1983.

E. By a Deed of Conveyance dated 19th August, 2004 and made by and between (1) Sri Dinesh Chandra Mondal (2) Sri Murari Mohan Mondal, both sons of Late Gangaram Mondal, (3) Kumari Sumati Mondal, daughter of Late Gangaram Mondal, (4) Smt. Sankari Mondal, wife of Late Gangaram Mondal, (5) Smt. Basanti Nandi, wife of Shri Swapan Nandi and daughter of Late Gangaram Mondal, (6) Smt. Jayanti Mondal, wife of Sri Mohan Mondal and daughter of Late Gangaram Mondal, therein collectively referred to as the Vendors of the First Part and Sri Sisir Mondal, son of Late Gangaram Mondal, therein referred to as the Confirming Party of the Second Part and M/s. K. L. Gupta & Company therein referred to as the Purchaser of the Third Part and registered at the office of the Additional Registrar of Assurances - II Kolkata in Book No. I, Volume No. 1, Pages 1 to 29, Being No.06127 for the year 2004 the Vendors therein for the consideration and on the terms and condition as mentioned therein duly sold and conveyed to the Purchaser therein ALL THAT the piece and parcel of land measuring about 4 Cottahs 0 Chittacks 4.87 Sq.ft. be the same a little more or less out of total land measuring of an area of 12 Cottahs 12 Chittacks 25 Sq.ft. under Revisional Settlement Plot/Dag No.166, (New L.R. Khatian No.863) under Mouza Teghoria, J.L. No.9, Touzi No.10, R.S. No.116, Old L.R. Khatian No.179/1, under Ward No.7 (old) (11 [New], Mutation No.) T.G 417 (Old) RGM/M/O4/2004-05 (new), within the municipal limits of Rajarhat Gopalpur Municipality, under Police Station previously Rajarhat now Baguiati, District 24-Parganas (North), Kolkata - 700 059 morefully

For SUDHARTI PROJECTS (P) LTD.

Director / Authorized Signatory

For DARUJA ESTATE (P) LTD.

Director / Authorized Signatory

AARTI HIGHRISE (P) LTD

Authorized Signatory

For NATURAL AWAS (P) LTD

Director

and particularly described in the Schedule thereunder written as well as in the Part I of the First Schedule hereunder written.

F. By a Deed of Conveyance dated 30th September, 2004 and made between (1) Dinesh Chandra Mondal, (2) Shri Murari Mohan Mondal, both sons of Late Gangaram Mondal, (3) Kumari Sumati Mondal, daughter of Late Gangaram Mondal, (4) Smt. Sankari Mondal, wife of Late Gangaram Mondal, (5) Smt. Basanti Nandi, wife of Shri Swapan Nandi and daughter of Late Gangaram Mondal, (6) Smt. Jayanti Mondal, wife of Shri Mohan Mondal and daughter of Late Gangaram Mondal, therein collectively referred to as the Vendors of the First Part and Sri Sisir Mondal, son of Late Gangaram Mondal therein referred to as the Confirming Party of the Second Part and M/s. K. L. Gupta & Company therein referred to as the Purchaser of the Third Part and registered at the office of the Additional Registrar of Assurances II Kolkata in Book No.1, Volume No.1 Pages 1 to 40 Being No.1091 for the year 2005, the Vendors therein for the consideration and on the terms and condition as mentioned therein duly sold and conveyed to the Purchaser therein All That piece and parcel of land measuring about 5 Cottahs 5 Chittacks 18 Sq.ft. be the same a little more or less out of total land measuring an area of 8 Cottahs 12 Chittacks 20.13 Sq.ft. more or less under Revisional Settlement Plot/Dag No.165 and 166, under Mouza - Teghoria, J.L. No.9, Touzi No.10, R.S. No.116, Old L.R. Khatian No.179/1, 415/1, 347/1, New L. R. Khatian No. 863, under Ward No.7(old) 11 (new), premises No. (Old) T.G. 417 within the municipal limits of Rajarhat Gopalpur Municipality, under Police Station previously Rajarhat now Baguiati, District 24-Parganas (North), Kolkata - 700 059 morefully and particularly described in the Schedule thereunder written as well as Part II of the First Schedule hereunder written.

For SUDHAKSHI PROJECTS (P) LTD.
Director / Authorised Signatory

For DARUJA ENCLAVE (P) LTD.
Director / Authorised Signatory

AARTI HIGHRISE (P) LTD
Authorised Signatory/Director

For NATURAL AWAS (P) LTD

Director

G. By a Deed of Indenture dated 20.01.2005 made by and between (1) Sri Dinesh Chandra Mondal (2) Sri Murari Mohan Mondal both sons of Late Gangaram Mondal (3) Kumari Sumati Mondal, daughter of Late Gangaram Mondal (4) Smt. Sankari Mondal, wife of Late Gangaram Mondal (5) Smt. Basanti Nandi, wife of Shri Swapan Nandi and daughter of Late Gangaram Mondal, (6) Smt. Joyanti Mondal, wife of Shri Mohan Mondal and daughter of Late Gangaram Mondal, therein collectively referred to as the Vendors of First Part and Sri Sisir Mondal, son of Late Gangaram Mondal therein referred to as the Confirming Party of the Second Part and M/s. K. L. Gupta and Company therein referred to as the Purchaser/ Vendor of the Third Part and registered at the office of Additional Registrar of Assurance II, Kolkata in Book No.1, Volume No.1, Pages 1 to 29, Being No.1113 for the year 2005, the Vendors therein for the consideration and on the terms and conditions mentioned therein duly sold, transferred and conveyed to the Purchaser therein ALL THAT the piece and parcel of land measuring about 3 Cottahs 8 Chittacks and 25 Sq.ft. be the same a little more or less out of total land measuring an area of 12 Cottahs 12 Chittacks 25 Sq.ft. more or less situated under Revisional Settlement Plot/Dag No.166, under Mouza - Teghoria, J.L. No.9, Touzi No.10, R.S. No.116, old L.R. Khatian No.179/1, New L. R. Khatian No. 863, under Ward No.7(old) 11 (new), Old premises No. T.G. 417 within the Municipal Limits of Rajarhat Gopalpur Municipality under Police Station previously Rajarhat now Baguiati in the District of North 24-Parganas, Kolkata - 700 059 morefully and particularly described in the Schedule thereunder written as well as Part III of the First Schedule hereunder written. Since Sisir Kumar Mondal sold his share in respect of the other joint property of the family therefore he is not claiming any

For SUDHAPATI PROJECTS (P) LTD.

Director / Authorized Signatory

For DARUJA ENCLAVE (P) LTD.

Director / Authorized Signatory

AARTI HIGHRISE (P) LTD

Director

For NATURAL AWAS (P) LTD

Director

G. By a Deed of Indenture dated 20.01.2005 made by and between (1) Sri Dinesh Chandra Mondal (2) Sri Murari Mohan Mondal both sons of Late Gangaram Mondal (3) Kumari Sumati Mondal, daughter of Late Gangaram Mondal (4) Smt. Sankari Mondal, wife of Late Gangaram Mondal (5) Smt. Basanti Nandi, wife of Shri Swapan Nandi and daughter of Late Gangaram Mondal, (6) Smt. Joyanti Mondal, wife of Shri Mohan Mondal and daughter of Late Gangaram Mondal, therein collectively referred to as the Vendors of First Part and Sri Sisir Mondal, son of Late Gangaram Mondal therein referred to as the Confirming Party of the Second Part and M/s. K. L. Gupta and Company therein referred to as the Purchaser/ Vendor of the Third Part and registered at the office of Additional Registrar of Assurance II, Kolkata in Book No.1, Volume No.1, Pages 1 to 29, Being No.1113 for the year 2005, the Vendors therein for the consideration and on the terms and conditions mentioned therein duly sold, transferred and conveyed to the Purchaser therein ALL THAT the piece and parcel of land measuring about 3 Cottahs 8 Chittacks and 25 Sq.ft. be the same a little more or less out of total land measuring an area of 12 Cottahs 12 Chittacks 25 Sq.ft. more or less situated under Revisional Settlement Plot/Dag No.166, under Mouza - Teghoria, J.L. No.9, Touzi No.10, R.S. No.116, old L.R. Khatian No.179/1, New L. R. Khatian No. 863, under Ward No.7(old) 11 (new), Old premises No. T.G. 417 within the Municipal Limits of Rajarhat Gopalpur Municipality under Police Station previously Rajarhat now Bagulati in the District of North 24-Parganas, Kolkata - 700 059 morefully and particularly described in the Schedule thereunder written as well as Part III of the First Schedule hereunder written. Since Sisir Kumar Mondal sold his share in respect of the other joint property of the family therefore he is not claiming any

For SUDIPATI PROJECTS (P) LTD.

Director / Authorized Signatory

For DABUA ENCLAVE (P) LTD.

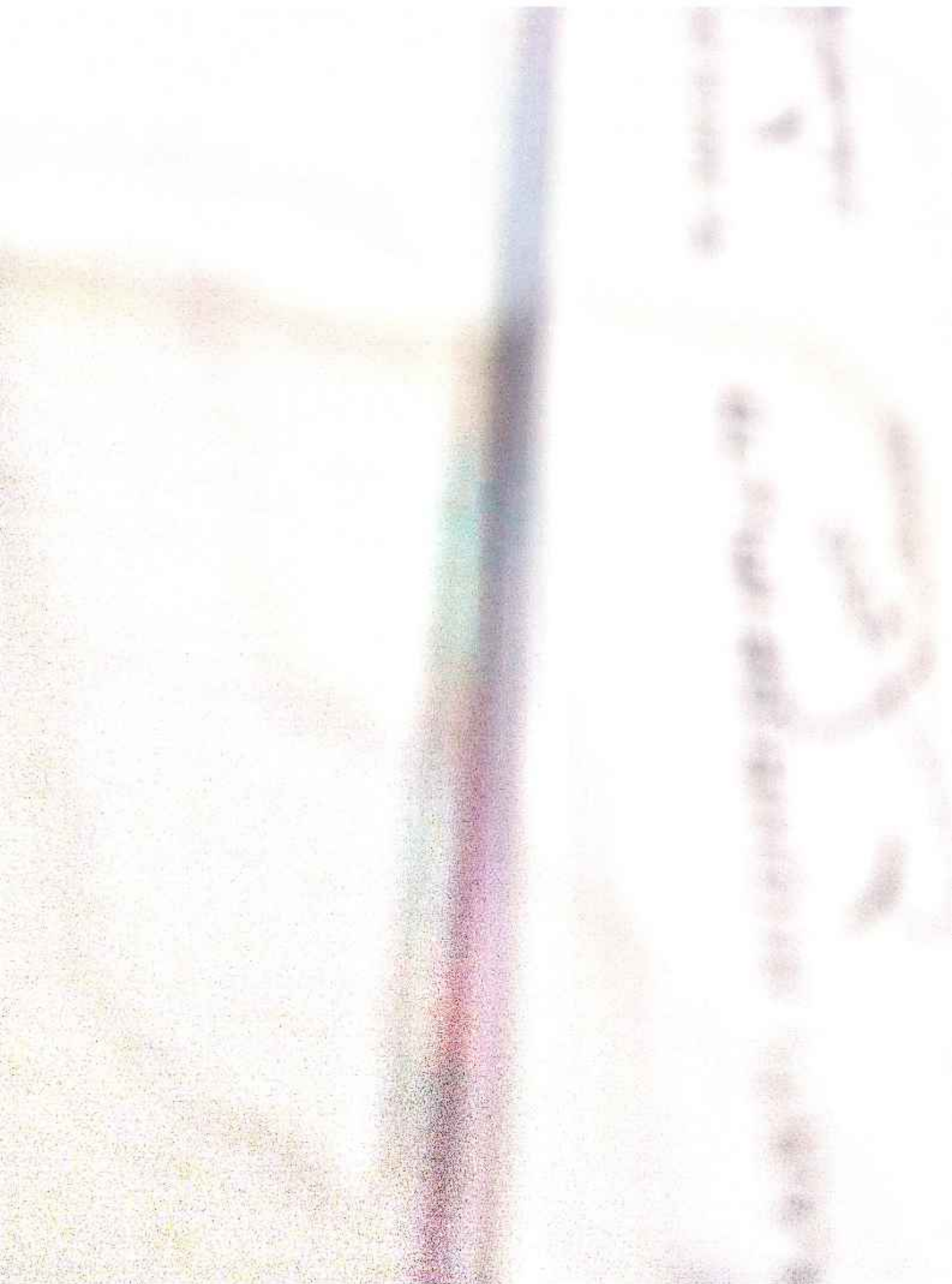
Director / Authorized Signatory

AARTI HIGHRISE (P) LTD

Director

For NATURAL AWAS (P) LTD

Director



For SUDHARTI PROJECTS (P) LTD.

Director / Authorised Signatory

For DARUDA ENCLAVE (P) LTD.

Director / Authorised Signatory

AARTI HIGHRISE (P) LTD

Director

G. By a Deed of Indenture dated 20.01.2005 made by and between (1) Sri Dinesh Chandra Mondal (2) Sri Murari Mohan Mondal both sons of Late Gangaram Mondal (3) Kumari Sumati Mondal, daughter of Late Gangaram Mondal (4) Smt. Sankari Mondal, wife of Late Gangaram Mondal (5) Smt. Basanti Nandi, wife of Shri Swapan Nandi and daughter of Late Gangaram Mondal, (6) Smt. Joyanti Mondal, wife of Shri Mohan Mondal and daughter of Late Gangaram Mondal, therein collectively referred to as the Vendors of First Part and Sri Sisir Mondal, son of Late Gangaram Mondal therein referred to as the Confirming Party of the Second Part and M/s. K. L. Gupta and Company therein referred to as the Purchaser/ Vendor of the Third Part and registered at the office of Additional Registrar of Assurance II, Kolkata in Book No.1, Volume No.1, Pages 1 to 29, Being No.1113 for the year 2005, the Vendors therein for the consideration and on the terms and conditions mentioned therein duly sold, transferred and conveyed to the Purchaser therein ALL THAT the piece and parcel of land measuring about 3 Cottahs 8 Chittacks and 25 Sq.ft. be the same a little more or less out of total land measuring an area of 12 Cottahs 12 Chittacks 25 Sq.ft. more or less situated under Revisional Settlement Plot/Dag No.166, under Mouza - Teghoria, J.L. No.9, Touzi No.10, R.S. No.116, old L.R. Khatian No.179/1, New L. R. Khatian No. 863, under Ward No.7(old) 11 (new), Old premises No. T.G. 417 within the Municipal Limits of Rajarhat Gopalpur Municipality under Police Station previously Rajarhat now Baguiati in the District of North 24-Parganas, Kolkata - 700 059 morefully and particularly described in the Schedule thereunder written as well as Part III of the First Schedule hereunder written. Since Sisir Kumar Mondal sold his share in respect of the other joint property of the family therefore he is not claiming any

For NATURAL AWAS (P) LTD

Director

right over the First Schedule as will be evident from the declaration dated 10.08.2004 original whereof provided by the Vendor to the Purchasers.

H. One Swarnmayee Dassi (nec Ghosh) (since deceased) wife of Rajeshwar Ghosh (since deceased) during her life time was a Rayati Dakhalkar of inter alia ALL THAT the pieces and parcels of Sali Land containing an area of 25 Sataks comprised in C.S. Dag No. 174 and R.S. Dag No. 163 and ALL THAT the piece and parcels of Danga Lands measuring 30 Sataks comprised in C.S. Dag No. 172 and R.S. Dag No. 162 both in Mouza-Teghoria, J. L. No. 9 under Police Station Rajarhat in the District of 24-Parganas North.

I. By a Deed of Gift dated 1st December, 1967 duly registered at the office of Sub-Registrar Cossipore Dum Dum in Book No. 1, Volume No. 148, Pages 45 to 50 Being No. 10196 for the year 1967 the said Smt. Swarnmayee Dassi (nec Ghosh) for the natural love and affection towards her sons gifted transferred conveyed inter alia ALL THAT 25 Satak of land comprised in C.S. Dag No. 164, R.S. Dag No. 163, Mouza Teghoria, J.L. No. 9, District 24-Parganas (North) and C.S. Dag No. 172, R.S. Dag No. 162 having an area of 30 Satak in J.L. No. 9, Mouza Teghoria, District North 24-Parganas unto and in favour of her four sons namely (1) Jamani Kanto Ghosh (since deceased) (2) Bibhuti Bhushan Ghosh (3) Devi Prosad Ghosh and (4) Abani Bhushan Ghosh absolutely and forever free from all encumbrances charges etc.

J. In pursuance of the said Deed of Gift the said (1) Jamani Kanto Ghosh (since deceased) (2) Bibhuti Bhushan Ghosh (3) Devi Prosad Ghosh (4) Abani Bhushan Ghosh became joint Owners of the said

AARTI HIGHRISE (P) LTD

Authorized Signatory/Director

For DARUJA ENCLAVE (P) LTD.

Director / Authorized Signatory

For SUDHAPATI PROJECTS (P) LTD.

Director / Authorized Signatory

For NATURAL AMBUSH (P) LTD

Director

entire Land each one of them having equal undivided 1/4th share or interest therein.

K. The said Jamani Kanto Ghosh also died intestate leaving him surviving his seven sons namely (1) SUNIL KUMAR GHOSH, (2) NALINI KANTA GHOSH, (3) MUKUL KUMAR GHOSH, (4) SHYAMAL KUMAR GHOSH, (5) BIJON KUMAR GHOSH, (6) RANJIT KUMAR GHOSH and (7) APURBA KUMAR GHOSH as his only heirs and/or legal representatives under the provisions of Hindu Succession Act 1956 and as such they became joint owners of the undivided 1/4th share or interest of the said Jamani Kanta Ghosh and each one of them being entitled to undivided 1/28th share or interest into or upon the said entire land.

L. In the events as are recited hereinbefore the following persons became entitled to the following shares into or upon the said lands comprised in the following R.S. Dag No. and Khatian No. as follows :-

Khatian No.	Dag No.	Area of land	Owner
29 Kri	163	1 Decimal	Apurba Kumar Ghosh
31 Kri	163	6 Decimal	Abani Bhusan Ghosh
349 Kri	163	1 Decimal	Mukul Kumar Ghosh
363 Kri	163	1 Decimal	Ranjit Kumar Ghosh
195 Kri	163	6 Decimal	Devi Prosad Ghosh
210 Kri	163	1 Decimal	Nalini Kanto Ghosh
292 Kri	163	1 Decimal	Bijon Kumar Ghosh
299 Kri	163	6 Decimal	Bibhuti Bhusan Ghosh
425 Kri	163	1 Decimal	Shyamal Kumar Ghosh
494 Kri	163	1 Decimal	Sunil Kumar Ghosh

AND

Khatian No.	Dag No.	Area of land	Owner
29 Kri	162	1 Decimal	Apurba Kumar Ghosh

For SUDHAPATI PROJECTS (P) LTD.

Director / Authorized Signatory

For DARUJA ENCLAVE (P) LTD.

Director / Authorized Signatory

AARTI HIGHRISE (P) LTD

Authorized Signatory/Director

For NATURAL AWAS (P) LTD

Director

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31 Kri	162	8 Decimal	Abani Bhusan Ghosh
349 Kri	162	1 Decimal	Mukul Kumar Ghosh
363 Kri	162	1 Decimal	Ranjit Kumar Ghosh
195 Kri	162	8 Decimal	Devi Prasad Ghosh
210 Kri	162	1 Decimal	Nalini Kanto Ghosh
292 Kri	162	1 Decimal	Bijon Kumar Ghosh
299 Kri	162	7 Decimal	Bibhuti Bhusan Ghosh
425 Kri	162	1 Decimal	Shyamal Kumar Ghosh
494 Kri	162	1 Decimal	Sunil Kumar Ghosh

For GULPATI PROJECTS (P) LTD.

Director / Authorized Signatory

For DARUN ENCLAVE (P) LTD.

Director / Authorized Signatory

AARTI HIGHRISE (P) LTD

Authorized Signatory/Director

M. By a Deed of conveyance dated 20.09.2007 made by and between (1) Bibhuti Bhusan Ghosh (2) Devi Prasad Ghosh (3) Abani Bhusan Ghosh all sons of Late Rajeshwar Ghosh (4) Sunil Kumar Ghosh (5) Nalini Kanta Ghosh (6) Mukul Kumar Ghosh (7) Shyamal Kumar Ghosh (8) Bijon Kumar Ghosh (9) Ranjit Kumar Ghosh (10) Apurba Kumar Ghosh, all sons of Late Jamani Kanto Ghosh, therein collectively referred to as the Vendors of the One Part and M/s. K. L. Gupta & Company therein referred to as the Purchaser of the Other Part and registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No.I, Being No.09505 for the year 2007, the Vendors therein for the consideration and on the terms and conditions duly sold, transferred and conveyed to the purchaser therein All That the piece and parcel of land situated in Mouza - Teghoria, Touzi No.191, J.L. No.9, P.S. previously Rajarhat now Baguiati, District North 24-Parganas, L.R. Khatian No. Kri 299, 195, 31, 29, 349, 210, 363, 494, 425 and 292 now L.R. Khatian No. 863 under Ward No.7 now Ward No. 11 premises No. AS/100/B2-D and within the limits of Rajarhat Gopalpur Municipality and situated inter alia in the following Dag Nos. (i) Land measuring about 25 Sataks (equivalent to 15 Cottahs 2 Chittacks 0 Sq.ft.) comprised in C.S. Dag No.174 and R.S. Dag No.163 (ii) Land measuring about 9 Chittacks 3 Sq.ft. comprised in C.S. Dag No.172 and R.S. Dag

For NATURAL AVAS (P) LTD

Director

No.162 morefully and particularly described in the Schedule thereunder written as well as Part IV of the First Schedule hereunder written.

N. By virtue of the aforesaid purchaser therein being the said M/s. K. L. Gupta & Co. became the Owner of All That the piece and parcel of land measuring about 1 Bigha 8 Cottahs 9 Chittacks 5.87 Sq.Ft more or less situated at Mouza - Tegharia, P.S. - previously Rajarhat, now - Baguiati, District - North 24 Parganas, Kolkata - 700 059 within the limit of Rajarhat Gopalpur Municipality in Ward No. 7 (old) 11 (New) being premises No. AS/100/08 and RGM/M/04/2004-05 morefully and particularly described in the First Schedule written herein below (hereinafter referred to as the "said property") free from all encumbrances charges liens mortgage litigate etc.

O. The M/s. K. L. Gupta & Co. after having acquired the said Property caused a map or plan to be sanctioned by the concerned authorities whereby the M/s. K. L. Gupta & Co. became entitled to construct various multi-storied buildings comprising of various self contained flats, apartments units capable of being held enjoyed independently with each other.

P. The M/s. K. L. Gupta & Co. commenced the work of construction as per sanctioned plan being sanction B plan Sl. No. 355/08/09 dated 25.02.2009 sanctioned by Rajarhat Gopalpur Municipality. The Purchasers herein will have all the benefits attached to the said sanction plan and/or renewed plan. However, the Purchasers will liable to pay the Municipal taxes and Khajna in respect of the said premises after the year 2012.

For NATURAL AWAS (P) LTD

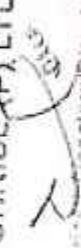

Director

For SUBHANT PROJECTS (P) LTD.

Director / Authorised Signatory

For BANURA ENCLAVE (P) LTD.

Director / Authorised Signatory

AARTI HIGHRISE (P) LTD

Authorised Signatory / Director

Q. Because of various reasons and/or unavoidable circumstances the M/s. K. L. Gupta & Co. could not proceed with the work of construction and as such by a Development Agreement dated 25th June 2012 entered into by and between the M/s. K. L. Gupta & Co. and Natural Awas Pvt Ltd, being one of the Purchasers herein, i.e. the Purchaser No.1 agreed to undertake development of the said property on the terms and conditions contained and recorded in the said Agreement (hereinafter referred to as the said "Development Agreement").

R. In terms of the said Development Agreement the said Natural Awas Pvt Ltd paid a sum of Rs. 3,50,00,000/- (Rupees three crores Fifty lacs only) to the M/s. K. L. Gupta & Co.

S. For the purpose of carrying on the work of construction in terms of the said Development Agreement the purchaser No. 1 herein on account of the M/s. K. L. Gupta & Co. has incurred or paid a sum of Rs. 27,00,000/- (Rupees Twenty Seven Lacs only) for settlement of local problem and disputes and further incurred expenses for another sum of Rs.2,23,00,000/- (Rupees Two Crores Twenty Three lacs only).

T. Certain disputes and/or differences have arisen between the M/s. K. L. Gupta & Co. and the said Purchaser No.1, the work of construction could not be continued and as such the work of construction has completely stopped.

U. Through the intervention of common friend and well wishers the M/s. K. L. Gupta & Co. and the purchaser No.1 have mutually agreed to settle all the disputes and differences and agreed that the

For SUDHAKSHI ENTERPRISES (P) LTD.
Director/Authorized Signatory

For DAEUDA ENCLAVE (P) LTD.
Director/Authorized Signatory

AARTI HIGHRISE-(P) LTD
Authorized Signatory/Director

For NATURAL AWAS (P) LTD
Director

M/s. K. L. Gupta & Co. will sell and transfer the said property on "as is where is basis as to the physical condition of the construction" to the purchaser No.1 and its nominee or nominees at and for an

(a) Aggregate consideration of Rs. 8,01,51,000/- (Rupees Eight Crores One Lacs Fifty One Thousand Only) (hereinafter referred to as the "PURCHASE PRICE").

(b) Out of the said purchase price, the purchasers will adjust a sum of Rs.2,23,00,000/- (Rupees Two Crores Twenty Threelakh Only) being the amount incurred by the then Developer and shall further adjust a sum of Rs.3,50,00,000/- received by the M/s. K. L. Gupta & Co. under the said development agreement and a further sum of Rs.27,00,000/- (Rupees Twenty Seven Lacs only) and other amounts from time to time paid and/or incurred on behalf of the M/s. K. L. Gupta & Co. leaving a balance sum of Rs.2,01,51,000/- (Rupees Two Crores One Lacs Fifty One Thousand only) to be paid by the purchasers to the M/s. K. L. Gupta & Co.

V. KanyaLal Gupta being the sole proprietor of the said M/s. K. L. Gupta & Co. died intestate on 14th July, 2021 leaving behind his wife and two sons and one daughter all being the Vendors herein abovenamed, as his only legal heirs and heiresses and successors and legal representatives and none else. Subsequently after the death of said KanyaLal Gupta, the sole proprietor of the M/s K. L. GUPTA & CO, his wife Mrs. Savitri Devi Gupta became the Sole Proprietress

For SUDHAPATHI PROJECTS (P) LTD.

Director / Authorized Signatory

For DARUMA ENCLAVE (P) LTD.

Director / Authorized Signatory

AARTI HIGHRISE (P) LTD

Authorized Signatory/Director

For NATURAL AWAS (P) LTD

Director

Of M/s K. L. GUPTA & CO, a proprietorship concern with the consent of all the legal heirs.

W. On or before execution of this Deed the Vendor will handover to the Purchasers all the originals and copies of the entire documents including all the Agreement for Sale, correspondence, cancellation, payment received from time to time, payment made, no dues certificate from Bank, all original documents, previous link documents, Khazana, taxes, Record of Rights and all other relevant papers.

X. The Purchaser No.1 has agreed to purchase and acquire the said property on "as is where is basis as to the physical condition of the construction" made therein at the said premises but otherwise free from all type of encumbrances in the joint name of the Purchaser No.2, 3 and 4. However, with effect from 2012 the Purchasers will be liable and bear the Municipal taxes and Khajna.

NOW THIS INDENTURE WITNESSETH as follows :-

1. THAT in pursuance of the said Agreement and relying on the representation of the Vendor and believing the same as true and correct and in consideration of the sum of **Rs.8,01,51,000/-** (Rupees Eight Crores One Lacs Fifty One Thousand) only paid or adjusted by the purchasers to the Vendor and/or to the said M/S K.L.GUPTA & CO on or before the execution of these present (the receipt whereof the Vendor do and each one of them doth hereby admit and acknowledge and discharge and release the said premises and every part thereof unto the purchasers) all the Vendor do and each one doth hereby sell, grant, convey, transferred by way of sale, assign and assure unto the purchasers and hereby release relinquish and

For SUMANDEVI PROPERTIES (P) LTD.
Director/Authorised Signatory

For DARUDA ENCLAVE (P) LTD.
Director/Authorised Signatory

AARTI HIGHRISE (P) LTD
Authorised Signatory/Director

For NATURAL AWAS (P) LTD

transfer all their respective right title interest in respect of or concerning to **ALL THAT** the piece and parcel of land having an area of 1 Bigha 8 Cottahs 9 Chittacks 5.87 Sq.ft. more or less more fully and particularly described in the First Schedule written hereunder (and hereinafter referred to as the said premises) free from all type of encumbrances, charges, liens and lispens **OR HOWSOEVER OTHERWISE** the said premises and structure or any part thereof now are or in or hereto before were or was situated, butted, bounded, described or distinguished **TOGETHER WITH** all areas, privileges easements, appendages and appurtenances and other amenities whatsoever thereunto belonging or in anyway appertaining thereto to be held used or occupied therewith or known as part and parcel thereof and the reversion or reversions remainder or remainders yearly, monthly and other rents issues and profits thereof. **AND ALL** estate right title interest claim and demand whatsoever of the vendor unto upon or in respect of the said premises and every part thereof **AND ALL DEEDS PATTAS WRITINGS AND** documents and evidences of Title relating thereto or any part thereof which now are or may hereinafter be in the possession or custody of the vendor or any person or persons from whom the vendors may procure the same without any action either at law or in equity **TO HAVE AND TO HOLD** the same and all singular the premises hereby sold, conveyed, transferred unto and to the use of the purchasers in free simple in possession free from all encumbrances, charges, mortgages, liens and lispens whatsoever absolutely forever to the purchasers and the vendor do and each one of them doth hereby covenant and agree with the purchasers, that **NOTWITHSTANDING** any act deed or things done or committed or knowingly permitted or suffered to the contrary by the Vendor or any of their predecessors-in-title, the Vendor have good right full power and absolute authority to sell

For SUDHAPATI PROJECTS (P) LTD.


Director/Authorized Signatory

For DABHA ENCLAVE (P) LTD.


Director/Authorized Signatory

AARTI HIGHRISE (P) LTD


Authorized Signatory/Director

For NATURAL AWAS (P) LTD


Director

grant convey transfer assign and assure the said premises unto and to the purchasers in the manner aforesaid **AND THAT** the purchasers shall hold the said premises free and clear and freely and clearly and absolutely acquitted and forever released and discharged by the Vendor and Vendor will well and sufficiently save, defended kept harmless and indemnified to the purchasers of from and against all matter and other estate, right, title, interest, encumbrances, charges, whatsoever made done, occasioned, suffered by the Vendor or any of their predecessor-in-title from any person or persons equitably or lawfully claiming through under or in trust for the Vendor **AND FURTHER THAT** the Vendor and all persons equitably or lawfully claiming any estate or interest in the said premises or any part thereof from under or in trust for the Vendor or from or under any of their predecessor-in-title, shall and will at all times hereafter at the request and cost of the purchasers do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further and more fully and perfectly assuring the said premises and every part thereof unto and to the use of the purchasers as may be reasonably required **AND** the Vendor has good right, full power and absolute authority to sell the same in the manner aforesaid **FURTHER THAT** the Vendor shall and will hand over all documents and relating papers to the purchasers **AND FURTHER THAT** the Vendor do and each one of them doth hereby undertake to pay all outstanding rents and taxes, govt. revenue and all other impositions, whatsoever of nature due payable by the Vendor or any of their predecessor-in-title in respect of the said premises upto the date of these presents (except Municipal taxes and Khajna prior to 2012) **AND WHEREAS** the purchasers shall have every right to construct building and also having full authority to transfer, right, title, interest in the said premises or any part

For SUDHAKSHI PROJECTS (P) LTD.


 Director/Authorised Signatory

For DABUDA ENCLAVE (P) LTD.


 Director/Authorised Signatory

AARTI HIGHRISE (P) LTD


 Authorised Signatory

For NATURAL AWAS (P) LTD


 Director

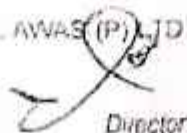
thereof. The Purchasers will also have all the rights and benefits of the Sanction Plan being Sanction B Plan Sl. No. 335/08/09 and all the permission and NOC in respect of the said premises.

II. All other legal heirs of Kanya Lal Gupta being his sons and daughter have already duly released and relinquished all their right, title, interest or claim over the said property and in respect of the firm M/s K.L.GUPTA & CO to and in favour of their mother and Sole proprietress Smt Savitri Devi Gupta. None of the sons and daughter are responsible for the assets and liabilities, (present, past, and future) none have any claim and they were being parties to this deed as the legal heirs of Kanya Lal Gupta so the transfer of the title in respect of the said property in favour of the purchasers should be perfect and/or for the satisfaction of the purchasers herein. As M/s K. L. Gupta & Co was always the owner of the said property. None of sons and daughter will take or receive and/or has taken any consideration money in their personal name or personal accounts and all the payment of the consideration amount is being made in the favour of M/s K.L.Gupta & Co being a sole proprietorship concern for the said property.

THE FIRST SCHEDULE ABOVE REFERRED TO
PART - 1

ALL THAT the piece and parcel of land containing by estimation an area of 4 (four) cottahs 4.87 sq. ft. (be the same a little more or less) out of 12 cottahs 12 chittacks and **25 Sq.ft.** (more or less) situated in Revisional Settlement Dag No. 166 Mouza Teghoria J.L. No. 9, Touzi No. 10, R.S. No. 116 old, L.R. Khatian No. 179/1 under old Ward No. 7(11 New), old premises No. T.G. 417 new L.R. Khatian No. 863 (being the south east corner of the said plot) within the Municipal Limits of Rajarhat Gopalpur Municipality under P.S. Rajarhat in the District of North 24-Parganas.

For NATURAL AWAS (P) LTD


Director

For SUDHAPATI PROJECTS (P) LTD.

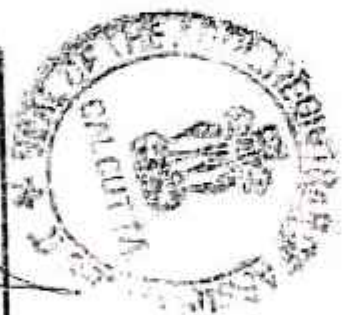

Director / Authorized Signatory

For DANUBA ENCLAVE (P) LTD.


Director / Authorized Signatory

AARTI HIGHRISE (P) LTD


Authorized Signatory/Director



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

- 7 JAN 2019

PART II

ALL THAT the piece or parcel of land containing by estimation an area of 5 (five) cottahs 5 Chittacks and 18 sq. ft. (be the same a little more or less) out of 8 cottahs 12 chittacks and 20.13 sq.ft. (more or less) situated in Revisional Settlement Dag No. 165 and 166 Mouza Teghoria J.L. No. 9 Touzi No. 10 R.S. No. 116 L.R. Khatian No. 179/1, 415/1 and 347/1 (new L.R. Khatian No. 863) under Ward No. 7 being old premises No. T.G. 417 (being the eastern corner of the said plot) within the Municipal Limits of Rajarhat Gopalpur Municipality under P.S. Rajarhat in the District of North 24-Parganas.

PART III

ALL THAT the piece or parcel of land containing by estimation an area of 3 (three) cottahs 8 (eight) Chittacks and 25 sq.ft. (be the same a little more or less) out of 12 cottahs 12 chittacks and 25 sq.ft. (more or less) situated in Revisional Settlement Plot/Dag No. 166 Mouza Teghoria J.L. No. 9 Touzi No. 10 R.S. No. 116 L.R. Khatian No. 179/1 under Ward No. 7 being old premises No. T.G. 417 (being the north-east corner of the said plot) within the Municipal Limits of Rajarhat Gopalpur Municipality under P.S. Rajarhat in the District of North 24-Parganas.

PART IV OF THE FIRST SCHEDULE ABOVE REFERRED TO

FIRSTLY ALL THAT the various pieces and parcels of land containing by estimation an area of 25 sataks (equivalent to 15 cottahs 2 Chittacks) be the same a little more or less comprised in C.S. Dag No. 174 and R.S. Dag No. 163 **AND SECONDLY ALL THAT** the demarcated pieces and parcels of land containing an area of 9 chittacks 3 sq.ft. (more or less) out of total lands comprised in C.S.

For NATURAL AVAS (P) LTD.
Director

For SUDHAPATI PROJECTS (P) LTD.
Director/Authorised Signatory

For DARJIA ENCLAVE (P) LTD.
Director/Authorised Signatory

AARTI HIGHRISE (P) LTD
Authorised Signatory/Director

Dag No. 172 and R.S. Dag No. 162 both aggregating 15 cottahs 11 chittacks and 3 sq. ft. (more or less) and situated in Mouza Teghoria Touzi No. 191 J.L. No. 9 P.S. Rajarhat District North 24 Parganas L.R. Khatian No. Kri 299, 195, 31, 29, 349, 210, 363, 494, 425 and 292 under Ward No. 7 within the Limits of Rajarhat Gopalpur Municipality.

PART V OF THE FIRST SCHEDULE ABOVE REFERRED TO
(Aggregate Area of Part I, II, III and IV)

ALL THAT the piece and parcel of Bastu land having an area approximately 36,000 Square Feet incomplete residential structure comprising Basement, Ground and five storied along with incomplete foundation work of Second Tower having an area of approximate of 1 Bigha 8 Cottahs 9 Chittacks 5.87 Sq.Ft. being part of the said Mouza - Teghoria under various Dags within the Ward No. 7 (Old) and then 11 (New), now within Ward No. 6, AS/100/08 and R.G. M/M/04/2004-05 Nisi Kanun (Tegharia) of Rajarhat Gopalpur Municipality, now within Bidhan Nagar Municipal Corporation, District 24 Parganas (North), Kolkata - 700 157, P.S.-formerly Rajarhat New Baguiati, interalia as follows : -

- i) All that piece and parcel of land measuring 4 Cottahs 0 Chittacks 4.87 Sq.ft. be the same a little more of less under Revisional Settlement Plot / L.R. Dag No. 166, J.L. No. 9, Touzi No. 10, R.L. No. 116, old R.S. Khatian No. 179/1 New L.R. Khatian No. 863.
- ii) All that piece and parcel of land measuring 5 Cottahs 5 Chittacks 18 Sq.ft. be the same a little more of less under Revisional Settlement Plot / L.R. Dag No. 165 and 166, J.L.

No. 9, Touzi No. 10, R.S. Khatian No. 116, old L.R. Khatian No. 179/1, 415/1, 347/1, New L.R. Khatian No. 863.

iii) All that piece and parcel of land measuring 3 Cottahs 8 Chittacks 25 Sq.ft. be the same a little more or less under Revisional Settlement Plot / L.R. Dag No. 165, J.L. No. 9, Touzi No. 10, R.S. Khatian No. 116, old L.R. Khatian No. 170/1, New L.R. Khatian No. 863.

iv) All that piece and parcel of land interalia as follows :-

a) Land measuring 25 Sataks equivalent to 15 Cottahs 2 Chittacks 0 Sq.ft. under C.S. Dag No. 174, R.S./L.R. Dag No. 163, New L. R. Khatian No. 863.

b) Land measuring 9 Chittacks 3 Sq.ft. comprised in C.S. Dag No. 172, R.S./L.R. Dag No. 162, New L. R. Khatian No. 863.

All the aforesaid lands aggregating to 1 Bigha 8 Cottah, 9 Chittacks 5.87 Sq.ft. together with the existing in complete multistoried building situated on the portion of the above land

Akshat Ar Gupta
07/1/23

Abhishek Kumar Jost

High color -
salmon

Director / Authorised Signatory

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchasers, the within mentioned sum of **Rs.8,01,51,000/-** (Rupees Eight Crores One Lacs Fifty One Thousand) only as full and final consideration money received as per instruction of all the vendors as per memo below.

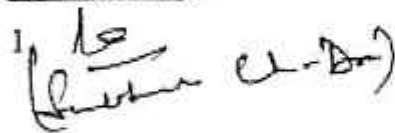
Rs. 8,01,51,000/-

MEMO**Amount**

- | | |
|--|---------------------------|
| i) By way of part payment made from time to time to the said M/s K. L. Gupta & CO on behalf of the purchaser | Rs. 3,50,00,000/- |
| ii) By way of adjustment of the payments made or expenses incurred or to be made for and on behalf of the said M/s K.L. Gupta & CO | Rs. 2,50,00,000/- |
| iii) Balance consideration By way of Pay Order No.014294 dated 20.12.2022 drawn on HDFC Bank in favour of M/s K.L. Gupta and Co for and on behalf of all the vendors | Rs. 2,01,51,000/- |
| Total | Rs. 8,01,50,000.00 |

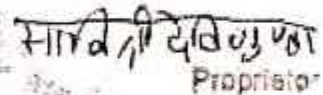
(Rupees Eight Crores One Lacs Fifty Thousand only)

WITNESSES :-

1.  (Ashish K. Gupta)

2. Ashish K. Gupta
7/1/23

K. L. GUPTA & CO.

✓ 
Proprietor



SPECIMEN FORM FOR TEN FINGERPRINTS



Handwritten name: Rajesh Kumar

	THUMB	INDEX	MIDDLE	RING	PINKY
Left Hand					
Right Hand					



Handwritten name: Manoj Kumar

	THUMB	INDEX	MIDDLE	RING	PINKY
Left Hand					
Right Hand					



Handwritten name: Nilam Goel

	THUMB	INDEX	MIDDLE	RING	PINKY
Left Hand					
Right Hand					



Handwritten name: Abhishek Gupta

	THUMB	INDEX	MIDDLE	RING	PINKY
Left Hand					
Right Hand					

SPECIMEN FORM FOR TEN FINGERPRINTS



PHOTO

PHOTO

PHOTO

	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	PINKY
Left Hand					
Right Hand					
Left Hand					
Right Hand					
Left Hand					
Right Hand					
Left Hand					
Right Hand					

आयकर विभाग



भारत सरकार

GOVT. OF INDIA

INCOME TAX DEPARTMENT

DARUJA ENCLAVE PRIVATE
LIMITED

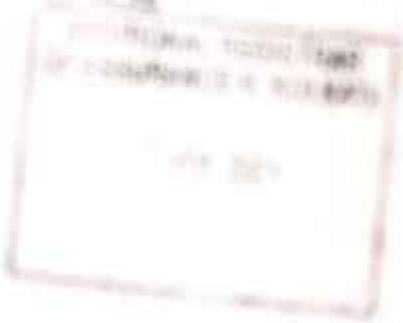
12/11/2013

Permanent Account Number

AAECD9162B



23012014



सुदहापति प्रोजेक्ट्स प्राइवेट लिमिटेड



भारत सरकार

GOV. OF INDIA

INCOME TAX DEPARTMENT

SUDHAPATI PROJECTS PRIVATE
LIMITED

12/11/2013

Permanent Account Number

AAUCS1104Q

26012014





X

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

- 7 JAN 2021



PERMANENT ACCOUNT NUMBER
AEXPG4709H

NAME
SAVITRI DEVI GUPTA

FOR THE FATHER'S NAME
MAHIRAM AGARWAL

DATE DATE OF BIRTH
01-03-1945

SECRET SIGNATURE


SECRET SIGNATURE


SECRET SIGNATURE


COMMISSIONER OF INCOME TAX, B.B. 11

सावित्री देवी गुप्ता



भारतीय विधि विभाग
भारत सरकार



भवित्री देवी गुप्ता
Savitri Devi Gupta
जन्मदिनांक / DOB: 01/03/1945
महिला / FEMALE



9065 9057 9138

भारत सरकार, न्याय विभाग, मानव अधिकार, नई दिल्ली - 110001



भारतीय विधि विभाग
भारत सरकार

ठिकाना:
डि/3, मल्लिकार्जुन अग्रवाल,
पि-323, सि.आई.टी रोड,
डीएम-63म, कंकुर्गोची,
कोलकाता,
पश्चिम बंगाल - 700054

Address
D/O: Mallikarjun Agarwal,
P-323, C.I.T ROAD,
SCHEME-VI M,
Kankurgachi, Kolkata,
West Bengal - 700054



सावित्री देवी गुप्ता

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA



स्थायी लेखासंख्या कार्ड
Permanent Account Number Card

ADXP60453H



नाम / Name
MANOJ KUMAR GUPTA

पिता का नाम / Father's Name
KANYALAL GUPTA

जन्म की तारीख /
Date of Birth
27/01/1964

हस्ताक्षर / Signature

27/01/2018

Manoj Kumar Gupta



DD

Manoj Kumar Gupta

पिता : DD

Father : KARNJALAL GUPTA

वर्ग / विधि / DOB : 27/10/1984

पुरुष / Male

He only
Manoj Kumar Gupta



9999 9435 9994

मेरा आधार, मेरी पहचान



Ministry of Health

पत्र: S/O कल्याण गुप्ता, 15, प्रताप
घोष रोड, तीसरा फ्लोर, सिंगी
बसस्टेशन, बरहमपुर, कोलकाता, वेस्ट
बंगाल, 700007

Address: S/O Kalyan Gupta, 15, Pratap
Ghosh Lane, 3rd Floor, Singi
Bazaar, Barabazar, Kolkata,
Bengal, West Bengal, 700007

Namaj Kumar Gupta

9299 1425 0234

23 1847



help@ndia.gov.in



www.ndia.gov.in

आयकर विभाग

INCOME TAX DEPARTMENT

ABHISHEK KUMAR GUPTA

KANHAIYALAL GUPTA

24/08/1979

Permanent Account Number

AEAPG9310B

Abhishek Kumar Gupta

Signature



भारत सरकार

GOVT. OF INDIA

1537

Abhishek Kumar Gupta

জাতাবিশ্ব / DOB: 24/08/1979

সকল / MALE

7991 9027 1615

আধার - সাধারণ সার্ভিসের অধিকার

At the bottom of the page, there is a handwritten signature or mark.



आधार

प्राधिकृत
MINISTRY OF INDIA

ठिकाना:

ग्रस/उ: कनैया नाम शुभा,
मि-323, मि.आई.टी रोड,
इम-6एम, कंकुड़गछि,
कोलकाता,

पश्चिम बंग - 700054

Address

S/O: Kanyalal Agarwal,
P-323, C.I.T ROAD,
SCHEME-VI M,
Kankurgachj, Kolkata,
West Bengal - 700054



1947

1800 300 1947



help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

Udhak Kumar



Nilam goel



ভারত সরকার
Unique Identification Authority of India
সংসদে নিযুক্ত

অনুলিপি নং / Enrollment No.: 1111/11803/02872

11803/02872
To
Nilam Goel
বিশ্ব গোল
YPO: Pawan Kumar Goel
BE 582
SALT LAKE SEC 1
Bokharo Nagar (M)
Bokharo Nagar CO Block, North 24 Parganas
West Bengal - 700084

ML781779071PT
78177907



আপনার অধার সংখ্যা / Your Aadhaar No.:
3057 7946 4194

আধার - সাধারণ মানুষের অধিকার



বিশ্ব গোল
Nilam Goel
পিতা : কানহাই গুপ্ত
Father: Kanhai Gupta
জন্ম তারিখ DOB: 14/01/1988
লিঙ্গ / Female

3057 7946 4194



আধার - সাধারণ মানুষের অধিকার

Nilam Goel



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা সত্য করা হয়।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

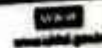
- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা গ্রহণের সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



প্রিন্সিপাল অফিসার
সি.এ.স. অফিস
নিবাসনগর (সি.এ.স. নিবাসনগর পিও ১৭)
উত্তর ২৪ পরগনা, পশ্চিম বঙ্গ,

Address: W/O: Pawan
Kumar Goel, BE 362,
SALT LAKE SEC 1,
Bihannagar(M), North 24
Parganas, Bihannagar CC
Block, West Bengal, 700064

3057 7946 4194



Nilam goel

2



Handwritten signature or mark.






Manish Kumar Sharma
Date of Birth/DOB: 24/03/1992
Maiden Name
8034 7212 7979
मेरा आधार, मेरी पहचान

28


आधार प्रमाणिकरण
Address:
S/O: Mahesh Kumar, Sinarona, Allpore
Heights, Flat-B A, 5/B, Judges Court
Road, Allpore, Kolkata
West Bengal - 700027

आयकर विभाग
INCOME TAX DEPARTMENT

MAJESH KUMAR SHARMA

MAJESH KUMAR SHARMA

ARKASAMP

भारत सरकार
GOVT. OF INDIA



Handwritten signature

INDIAN UNION DRIVING LICENCE		WEST BENGAL STATE	
No.	WB-227011-10540	Name	11047011
Name	PARINA KUMAR HANOV	Signature	
DOB	ARUN KUMAR HANOV	Address	210 BAKSARA VILLAGE ROAD
Age	21	Vehicle	MCW
Valid Till	09/09/2030	Holder's Sign	
NY	09/09/2030	Authority	09/09/2030
T	09/09/2030		
Number	09/09/2030		
Dr. of Issue	09/09/2030		
Valid Till	09/09/2030		

Major Information of the Deed

Deed No :	I-1902-00371/2023	Date of Registration	11/01/2023
Query No / Year	1902-2003587605/2022	Office where deed is registered	
Query Date	20/12/2022 2:44:57 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	AWANI KUMAR ROY 10, K S ROY ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830971326, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 8,01,51,000/-	Rs. 8,01,51,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,07,670/- (Article:23)	Rs. 8,01,608/- (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: Nishi Kanan (Teghoria), Mouza: Teghoria, JI No: 9, Pin Code : 700157

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-166(RS :-)	LR-863 /	Bastu	Bastu	4 Katha 4 87 Sq Ft	82,00,000/-	82,00,000/-	Property is on Road
L2	LR-165(RS :-)	LR-863 /	Bastu	Bastu	5 Katha 5 Chatak 18 Sq Ft	1,05,00,000/-	1,05,00,000/-	Property is on Road
L3	LR-166(RS :-)	LR-863 /	Bastu	Bastu	3 Katha 8 Chatak 25 Sq Ft	70,00,000/-	70,00,000/-	Property is on Road
L4	LR-163(RS :-)	LR-863 /	Bastu	Bastu	15 Katha 2 Chatak	3,11,00,000/-	3,11,00,000/-	Property is on Road
L5	LR-162(RS :-)	LR-863 /	Bastu	Bastu	9 Chatak 3 Sq Ft	12,00,000/-	12,00,000/-	Property is on Road
TOTAL :					47.1416Dec	580,00,000 /-	580,00,000 /-	
Grand Total :					47.1416Dec	580,00,000 /-	580,00,000 /-	

Structure Details :

Sl. No.	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
51	On Land L1, L2, L3, L4, L5	36000 Sq Ft.	2,21,51,000/-	2,21,51,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 7200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 7 Years, Roof Type: Pucca, Extent of Completion: Up to Lintel Floor No: 1, Area of floor : 4800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 7 Years, Roof Type: Pucca, Extent of Completion: Up to Lintel Floor No: 2, Area of floor : 4800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 7 Years, Roof Type: Pucca, Extent of Completion: Up to Lintel Floor No: 3, Area of floor : 4800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 7 Years, Roof Type: Pucca, Extent of Completion: Up to Lintel Floor No: 4, Area of floor : 4800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 7 Years, Roof Type: Pucca, Extent of Completion: Up to Lintel Floor No: 5, Area of floor : 4800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 7 Years, Roof Type: Pucca, Extent of Completion: Up to Lintel Floor No: 6, Area of floor : 4800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 7 Years, Roof Type: Pucca, Extent of Completion: Up to Lintel					
	Total :	36000 sq ft	221,51,000 /-	221,51,000 /-	

Seller Details :

Sl. No.	Name, Address, Photo, Finger print and Signature
1	K L GUPTA & COMPANY 46, KALI KRISHNA TAGORE STREET, 2nd FLOOR, City:- Kolkata, P.O:- BURROBAZAR, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700007, PAN No.:: AExxxxxx0I, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	Smt SAVITRI DEVI GUPTA Wife of Late KANYA LAL GUPTA P/323, C.I.T. ROAD, SCHEME-VIM, 1st FLOOR, KANKURGACHI, City:- Not Specified, P.O:- KANKURGACHI, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AExxxxxx9H, Aadhaar No: 90xxxxxxxx9138, Status :Individual, Executed by: Self, Date of Execution: 06/01/2023, Admitted by: Self, Date of Admission: 07/01/2023, Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/01/2023, Admitted by: Self, Date of Admission: 07/01/2023, Place : Pvt. Residence
3	Mr MANOJ KUMAR GUPTA Son of Late KANYA LAL GUPTA P/323, C.I.T. ROAD, SCHEME-VIM, 1st FLOOR, KANKURGACHI, City:- Not Specified, P.O:- KANKURGACHI, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ADxxxxxx3H, Aadhaar No: 90xxxxxxxx0964, Status :Individual, Executed by: Self, Date of Execution: 06/01/2023, Admitted by: Self, Date of Admission: 07/01/2023, Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/01/2023, Admitted by: Self, Date of Admission: 07/01/2023, Place : Pvt. Residence

Mr ABHISHEK KUMAR GUPTA

Son of Late KANYA LAL GUPTA P/323, C.I.T. ROAD, SECHEME-VIM, 1st FLOOR, KANKURGACHI, City:- Not Specified, P.O:- KANKURGACHI, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AExxxxxx08, Aadhaar No: 79xxxxxxxx1615, Status :Individual, Executed by: Self, Date of Execution: 06/01/2023
 , Admitted by: Self, Date of Admission: 07/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/01/2023
 , Admitted by: Self, Date of Admission: 07/01/2023 ,Place : Pvt. Residence

5 Mrs NILAM GOEL

Wife of Mr PAWAN KUMAR GOEL BE-362, SALT LAKE, SECTOR-I, City:- Not Specified, P.O:- SALT LAKE, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: ADxxxxxx0R, Aadhaar No: 30xxxxxxxx4194, Status :Individual, Executed by: Self, Date of Execution: 06/01/2023
 , Admitted by: Self, Date of Admission: 07/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/01/2023
 , Admitted by: Self, Date of Admission: 07/01/2023 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NATURAL AWAS PRIVATE LIMITED 9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.: AAxxxxxx3F, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	DARUJA ENCLAVE PRIVATE LIMITED 9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.: AAxxxxxx2B, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
3	AARTI HIGHRISE PRIVATE LIMITED 9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.: AAxxxxxx1Q, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
4	SUDHAPATI PROJECTS PRIVATE LIMITED 9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.: AAxxxxxx4Q, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt SAVITRI DEVI GUPTA Wife of Late KANYA LAL GUPTA P/323, C.I.T. ROAD, SCHEME-VIM, 1st FLOOR, KANKURGACHI, City:- Not Specified, P.O:- KANKURGACHI, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054, Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , PAN No.: AExxxxxx9H, Aadhaar No: 90xxxxxxxx9138 Status : Representative, Representative of : K L GUPTA & COMPANY (as PROPRIETOR)
2	Mr MANISH KUMAR SHARMA (Presentant) Son of Mr MAHESH KUMAR SHARMA 9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ARxxxxxx6P, Aadhaar No: 80xxxxxxxx7979 Status : Representative, Representative of : NATURAL AWAS PRIVATE LIMITED (as AUTHORISED SIGNATORY), DARUJA ENCLAVE PRIVATE LIMITED (as AUTHORISED SIGNATORY), AARTI HIGHRISE PRIVATE LIMITED (as AUTHORISED SIGNATORY), SUDHAPATI PROJECTS PRIVATE LIMITED (as AUTHORISED SIGNATORY)

Identifier Details :

	Photo	Finger Print	Signature
PARTHA NANDY Son of Late ARUN KUMAR NANDY 1910, BAKSARA VILLAGE ROAD, City:- Howrah, P.O:- BAKSARA, P.S:- Santragachi, District:-Howrah, West Bengal, India, PIN:- 711110			
Identifier Of Smt SAVITRI DEVI GUPTA, Mr MANISH KUMAR SHARMA, Smt SAVITRI DEVI GUPTA, Mr MANOJ KUMAR GUPTA, Mr ABHISHEK KUMAR GUPTA, Mrs NILAM GOEL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	K L GUPTA & COMPANY	NATURAL AWAS PRIVATE LIMITED-0.330558 Dec,DARUJA ENCLAVE PRIVATE LIMITED-0.330558 Dec,AARTI HIGHRISE PRIVATE LIMITED-0.330558 Dec,SUDHAPATI PROJECTS PRIVATE LIMITED-0.330558 Dec
2	Smt SAVITRI DEVI GUPTA	NATURAL AWAS PRIVATE LIMITED-0.330558 Dec,DARUJA ENCLAVE PRIVATE LIMITED-0.330558 Dec,AARTI HIGHRISE PRIVATE LIMITED-0.330558 Dec,SUDHAPATI PROJECTS PRIVATE LIMITED-0.330558 Dec
3	Mr MANOJ KUMAR GUPTA	NATURAL AWAS PRIVATE LIMITED-0.330558 Dec,DARUJA ENCLAVE PRIVATE LIMITED-0.330558 Dec,AARTI HIGHRISE PRIVATE LIMITED-0.330558 Dec,SUDHAPATI PROJECTS PRIVATE LIMITED-0.330558 Dec
4	Mr ABHISHEK KUMAR GUPTA	NATURAL AWAS PRIVATE LIMITED-0.330558 Dec,DARUJA ENCLAVE PRIVATE LIMITED-0.330558 Dec,AARTI HIGHRISE PRIVATE LIMITED-0.330558 Dec,SUDHAPATI PROJECTS PRIVATE LIMITED-0.330558 Dec
5	Mrs NILAM GOEL	NATURAL AWAS PRIVATE LIMITED-0.330558 Dec,DARUJA ENCLAVE PRIVATE LIMITED-0.330558 Dec,AARTI HIGHRISE PRIVATE LIMITED-0.330558 Dec,SUDHAPATI PROJECTS PRIVATE LIMITED-0.330558 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	K L GUPTA & COMPANY	NATURAL AWAS PRIVATE LIMITED-0.440344 Dec,DARUJA ENCLAVE PRIVATE LIMITED-0.440344 Dec,AARTI HIGHRISE PRIVATE LIMITED-0.440344 Dec,SUDHAPATI PROJECTS PRIVATE LIMITED-0.440344 Dec
2	Smt SAVITRI DEVI GUPTA	NATURAL AWAS PRIVATE LIMITED-0.440344 Dec,DARUJA ENCLAVE PRIVATE LIMITED-0.440344 Dec,AARTI HIGHRISE PRIVATE LIMITED-0.440344 Dec,SUDHAPATI PROJECTS PRIVATE LIMITED-0.440344 Dec
3	Mr MANOJ KUMAR GUPTA	NATURAL AWAS PRIVATE LIMITED-0.440344 Dec,DARUJA ENCLAVE PRIVATE LIMITED-0.440344 Dec,AARTI HIGHRISE PRIVATE LIMITED-0.440344 Dec,SUDHAPATI PROJECTS PRIVATE LIMITED-0.440344 Dec
4	Mr ABHISHEK KUMAR GUPTA	NATURAL AWAS PRIVATE LIMITED-0.440344 Dec,DARUJA ENCLAVE PRIVATE LIMITED-0.440344 Dec,AARTI HIGHRISE PRIVATE LIMITED-0.440344 Dec,SUDHAPATI PROJECTS PRIVATE LIMITED-0.440344 Dec
5	Mrs NILAM GOEL	NATURAL AWAS PRIVATE LIMITED-0.440344 Dec,DARUJA ENCLAVE PRIVATE LIMITED-0.440344 Dec,AARTI HIGHRISE PRIVATE LIMITED-0.440344 Dec,SUDHAPATI PROJECTS PRIVATE LIMITED-0.440344 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	K L GUPTA & COMPANY	NATURAL AWAS PRIVATE LIMITED-0.291615 Dec,DARUJA ENCLAVE PRIVATE LIMITED-0.291615 Dec,AARTI HIGHRISE PRIVATE LIMITED-0.291615 Dec,SUDHAPATI PROJECTS PRIVATE LIMITED-0.291615 Dec
2	Smt SAVITRI DEVI GUPTA	NATURAL AWAS PRIVATE LIMITED-0.291615 Dec,DARUJA ENCLAVE PRIVATE LIMITED-0.291615 Dec,AARTI HIGHRISE PRIVATE LIMITED-0.291615 Dec,SUDHAPATI PROJECTS PRIVATE LIMITED-0.291615 Dec

Mr MANOJ KUMAR GUPTA	NATURAL AWAS PRIVATE LIMITED-0.291615 Dec,DARUJA ENCLAVE PRIVATE LIMITED-0.291615 Dec,AARTI HIGHRISE PRIVATE LIMITED-0.291615 Dec,SUDHAPATI PROJECTS PRIVATE LIMITED-0.291615 Dec
Mr ABHISHEK KUMAR GUPTA	NATURAL AWAS PRIVATE LIMITED-0.291615 Dec,DARUJA ENCLAVE PRIVATE LIMITED-0.291615 Dec,AARTI HIGHRISE PRIVATE LIMITED-0.291615 Dec,SUDHAPATI PROJECTS PRIVATE LIMITED-0.291615 Dec
Mrs NILAM GOEL	NATURAL AWAS PRIVATE LIMITED-0.291615 Dec,DARUJA ENCLAVE PRIVATE LIMITED-0.291615 Dec,AARTI HIGHRISE PRIVATE LIMITED-0.291615 Dec,SUDHAPATI PROJECTS PRIVATE LIMITED-0.291615 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	K L GUPTA & COMPANY	NATURAL AWAS PRIVATE LIMITED-1.24781 Dec,DARUJA ENCLAVE PRIVATE LIMITED-1.24781 Dec,AARTI HIGHRISE PRIVATE LIMITED-1.24781 Dec,SUDHAPATI PROJECTS PRIVATE LIMITED-1.24781 Dec
2	Smt SAVITRI DEVI GUPTA	NATURAL AWAS PRIVATE LIMITED-1.24781 Dec,DARUJA ENCLAVE PRIVATE LIMITED-1.24781 Dec,AARTI HIGHRISE PRIVATE LIMITED-1.24781 Dec,SUDHAPATI PROJECTS PRIVATE LIMITED-1.24781 Dec
3	Mr MANOJ KUMAR GUPTA	NATURAL AWAS PRIVATE LIMITED-1.24781 Dec,DARUJA ENCLAVE PRIVATE LIMITED-1.24781 Dec,AARTI HIGHRISE PRIVATE LIMITED-1.24781 Dec,SUDHAPATI PROJECTS PRIVATE LIMITED-1.24781 Dec
4	Mr ABHISHEK KUMAR GUPTA	NATURAL AWAS PRIVATE LIMITED-1.24781 Dec,DARUJA ENCLAVE PRIVATE LIMITED-1.24781 Dec,AARTI HIGHRISE PRIVATE LIMITED-1.24781 Dec,SUDHAPATI PROJECTS PRIVATE LIMITED-1.24781 Dec
5	Mrs NILAM GOEL	NATURAL AWAS PRIVATE LIMITED-1.24781 Dec,DARUJA ENCLAVE PRIVATE LIMITED-1.24781 Dec,AARTI HIGHRISE PRIVATE LIMITED-1.24781 Dec,SUDHAPATI PROJECTS PRIVATE LIMITED-1.24781 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	K L GUPTA & COMPANY	NATURAL AWAS PRIVATE LIMITED-0.04675 Dec,DARUJA ENCLAVE PRIVATE LIMITED-0.04675 Dec,AARTI HIGHRISE PRIVATE LIMITED-0.04675 Dec,SUDHAPATI PROJECTS PRIVATE LIMITED-0.04675 Dec
2	Smt SAVITRI DEVI GUPTA	NATURAL AWAS PRIVATE LIMITED-0.04675 Dec,DARUJA ENCLAVE PRIVATE LIMITED-0.04675 Dec,AARTI HIGHRISE PRIVATE LIMITED-0.04675 Dec,SUDHAPATI PROJECTS PRIVATE LIMITED-0.04675 Dec
3	Mr MANOJ KUMAR GUPTA	NATURAL AWAS PRIVATE LIMITED-0.04675 Dec,DARUJA ENCLAVE PRIVATE LIMITED-0.04675 Dec,AARTI HIGHRISE PRIVATE LIMITED-0.04675 Dec,SUDHAPATI PROJECTS PRIVATE LIMITED-0.04675 Dec
4	Mr ABHISHEK KUMAR GUPTA	NATURAL AWAS PRIVATE LIMITED-0.04675 Dec,DARUJA ENCLAVE PRIVATE LIMITED-0.04675 Dec,AARTI HIGHRISE PRIVATE LIMITED-0.04675 Dec,SUDHAPATI PROJECTS PRIVATE LIMITED-0.04675 Dec
5	Mrs NILAM GOEL	NATURAL AWAS PRIVATE LIMITED-0.04675 Dec,DARUJA ENCLAVE PRIVATE LIMITED-0.04675 Dec,AARTI HIGHRISE PRIVATE LIMITED-0.04675 Dec,SUDHAPATI PROJECTS PRIVATE LIMITED-0.04675 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	K L GUPTA & COMPANY	NATURAL AWAS PRIVATE LIMITED-1800.00000000 Sq Ft,DARUJA ENCLAVE PRIVATE LIMITED-1800.00000000 Sq Ft,AARTI HIGHRISE PRIVATE LIMITED-1800.00000000 Sq Ft,SUDHAPATI PROJECTS PRIVATE LIMITED-1800.00000000 Sq Ft
2	Smt SAVITRI DEVI GUPTA	NATURAL AWAS PRIVATE LIMITED-1800.00000000 Sq Ft,DARUJA ENCLAVE PRIVATE LIMITED-1800.00000000 Sq Ft,AARTI HIGHRISE PRIVATE LIMITED-1800.00000000 Sq Ft,SUDHAPATI PROJECTS PRIVATE LIMITED-1800.00000000 Sq Ft

Mr MANOJ KUMAR GUPTA	NATURAL AWAS PRIVATE LIMITED-1800.00000000 Sq Ft,DARUJA ENCLAVE PRIVATE LIMITED-1800.00000000 Sq Ft,AARTI HIGHRISE PRIVATE LIMITED-1800.00000000 Sq Ft,SUDHAPATI PROJECTS PRIVATE LIMITED-1800.00000000 Sq Ft
Mr ABHISHEK KUMAR GUPTA	NATURAL AWAS PRIVATE LIMITED-1800.00000000 Sq Ft,DARUJA ENCLAVE PRIVATE LIMITED-1800.00000000 Sq Ft,AARTI HIGHRISE PRIVATE LIMITED-1800.00000000 Sq Ft,SUDHAPATI PROJECTS PRIVATE LIMITED-1800.00000000 Sq Ft
5 Mrs NILAM GOEL	NATURAL AWAS PRIVATE LIMITED-1800.00000000 Sq Ft,DARUJA ENCLAVE PRIVATE LIMITED-1800.00000000 Sq Ft,AARTI HIGHRISE PRIVATE LIMITED-1800.00000000 Sq Ft,SUDHAPATI PROJECTS PRIVATE LIMITED-1800.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Nishi Kanan (Teghoria), Mouza: Teghoria, JI No: 9, Pin Code : 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 166, LR Khatian No:- 863	Owner:ক এল গুপ্তা এফ, Gurdian:কল্যাণী , Address:46, কলিকাতা টাউন শীট, কতি - 7 , Classification:বাস, Area:0.20000000 Acre,	K L GUPTA & COMPANY
L2	LR Plot No:- 165, LR Khatian No:- 863	Owner:ক এল গুপ্তা এফ, Gurdian:কল্যাণী , Address:46, কলিকাতা টাউন শীট, কতি - 7 , Classification:বাস, Area:0.01000000 Acre,	K L GUPTA & COMPANY
L3	LR Plot No:- 166, LR Khatian No:- 863	Owner:ক এল গুপ্তা এফ, Gurdian:কল্যাণী , Address:46, কলিকাতা টাউন শীট, কতি - 7 , Classification:বাস, Area:0.20000000 Acre,	K L GUPTA & COMPANY
L4	LR Plot No:- 163, LR Khatian No:- 863	Owner:ক এল গুপ্তা এফ, Gurdian:কল্যাণী , Address:46, কলিকাতা টাউন শীট, কতি - 7 , Classification:বাস, Area:0.25000000 Acre,	K L GUPTA & COMPANY
L5	LR Plot No:- 162, LR Khatian No:- 863	Owner:ক এল গুপ্তা এফ, Gurdian:কল্যাণী , Address:46, কলিকাতা টাউন শীট, কতি - 7 , Classification:বাস, Area:0.01000000 Acre,	K L GUPTA & COMPANY

2023
Admission (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)
Execution is admitted on 07-01-2023 by 1. Smt SAVITRI DEVI GUPTA, Wife of Late KANYA LAL GUPTA, P/323, C.I.T. ROAD, SCHEME-VIM, 1st FLOOR, KANKURGACHI, P.O: KANKURGACHI, Thana: Phool Bagan, South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Others, 2. Mr MANOJ KUMAR GUPTA, Son of Late KANYA LAL GUPTA, P/323, C.I.T. ROAD, SCHEME-VIM, 1st FLOOR, KANKURGACHI, P.O: KANKURGACHI, Thana: Phool Bagan, South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Others, 3. Mr ABHISHEK KUMAR GUPTA, Son of Late KANYA LAL GUPTA, P/323, C.I.T. ROAD, SCHEME-VIM, 1st FLOOR, KANKURGACHI, P.O: KANKURGACHI, Thana: Phool Bagan, South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Others, 4. Mrs NILAM GOEL, Wife of Mr PAWAN KUMAR GOEL, BE-382, SALT LAKE, SECTOR-I, P.O: SALT LAKE, Thana: Bidhannagar, North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Others

Indetified by Mr PARTHA NANDY, . . Son of Late ARUN KUMAR NANDY, 210, BAKSARA VILLAGE ROAD, P.O: BAKSARA, Thana: Santragachi, City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711110, by caste Hindu, by profession Service

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]
Execution is admitted on 07-01-2023 by Smt SAVITRI DEVI GUPTA, PROPRIETOR, K L GUPTA & COMPANY (Sole Proprietorship), 46, KALI KRISHNA TAGORE STREET, 2nd FLOOR, City:- Kolkata, P.O:- BURROBAZAR, P.S:- Burrobar, District-Kolkata, West Bengal, India, PIN:- 700007

Indetified by Mr PARTHA NANDY, . . Son of Late ARUN KUMAR NANDY, 210, BAKSARA VILLAGE ROAD, P.O: BAKSARA, Thana: Santragachi, City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711110, by caste Hindu, by profession Service

Execution is admitted on 07-01-2023 by Mr MANISH KUMAR SHARMA, AUTHORISED SIGNATORY, NATURAL AWAS PRIVATE LIMITED (Private Limited Company), 9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District-Kolkata, West Bengal, India, PIN:- 700071; AUTHORISED SIGNATORY, DARUJA ENCLAVE PRIVATE LIMITED (Private Limited Company), 9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District-Kolkata, West Bengal, India, PIN:- 700071; AUTHORISED SIGNATORY, AARTI HIGHRISE PRIVATE LIMITED (Private Limited Company), 9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District-Kolkata, West Bengal, India, PIN:- 700071; AUTHORISED SIGNATORY, SUDHAPATI PROJECTS PRIVATE LIMITED (Private Limited Company), 9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District-Kolkata, West Bengal, India, PIN:- 700071

Indetified by Mr PARTHA NANDY, . . Son of Late ARUN KUMAR NANDY, 210, BAKSARA VILLAGE ROAD, P.O: BAKSARA, Thana: Santragachi, City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711110, by caste Hindu, by profession Service

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

On 09-01-2023
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 8,01,51,000/-

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,01,608.00/- (A(1) = Rs 8,01,510.00/- , E = Rs 14.00/- , I = Rs 55.00/- , M(a) = Rs 25.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by online = Rs 8,01,524/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/01/2023 4:08PM with Govt. Ref. No: 192022230242240511 on 04-01-2023, Amount Rs: 8,01,524/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 2001640074 on 04-01-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,07,570/- and Stamp Duty paid by online = Rs 40,07,570/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/01/2023 4:08PM with Govt. Ref. No: 192022230242240511 on 04-01-2023, Amount Rs: 40,07,570/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 2001640074 on 04-01-2023, Head of Account 0030-02-103-003-02

Handwritten signature

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

On 11-01-2023

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 8,01,608.00/- (A(1) = Rs 8,01,510.00/- , 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 84.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,07,570/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 122745, Amount: Rs.100.00/-, Date of Purchase: 19/10/2022, Vendor name: S MUKHERJEE

Handwritten signature

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 22951 to 22993
being No 190200371 for the year 2023.



Digitally signed by SATYAJIT BISWAS
Date: 2023.01.17 14:34:45 -08:00
Reason: Digital Signing of Deed.

fin 2
(Satyajit Biswas) 2023/01/17 02:34:45 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

is document is digitally signed.)

05 / 2022 Deed No 1 - 190200371 / 2023. Document is digitally signed.

=====

DATED THIS 6th DAY OF January 2023

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BETWEEN

K.L. GUPTA & COMPANY
... VENDOR

**SRI MANOJ AND KUMAR GUPTA &
OTHERS**
... CO-VENDORS

AND

**M/S. NATURAL AWAS PVT. LTD. &
ORS.**
... PURCHASERS

INDENTURE

**MR AWANI KUMAR ROY,
ADVOCATE,
10, K. S. Roy Road,
Kolkata-700 001.**