

more or less (**without any lift**) along with the easement rights of common areas and passage attached thereto for free ingress and egress of Arakpore, J.L. No.39, comprised in Part of C.S. Plot Nos.21, 22, and 24, appertaining to Khatian No.385, with Khatian Nos.386, 387 & 388, Touzi No.151, within the limits of Kolkata Municipal Corporation, Ward No.93, being Premises No.97, Lake Gardens, Kolkata-700045, P.S. Lake, S.R.O. Alipore, vide Assessee No.210930801525, District South 24-Parganas, specifically shown in annexed Plan/Map delineated in RED Border Lines which is the part and parcel of this Indenture, butted & bounded by:

NORTH : Partly Premises No.162/A/80, & partly premises No.162/A/79, Lake Gardens. ✓

SOUTH : premises No.162/A/98, Lake Gardens. ✓

EAST : 20' feet wide Road.

WEST : 66, North Block B Lake Colony & premises premises No.162/A/96, Lake Gardens. ✓



Addl. Dist. Sub-Registrar
Alipore
5 DEC 2022
South 24 Parganas
Kolkata-700027

IN WITNESS WHEREOF the parties herein have put their respective hand, and seal on this the day, month and year first above written.

WITNESSES:

1.
Subhna Mahabarti
162/A/97 Lake Gardens.
Kolkata - 45.

G. Mahabarti
.....
SIGNATURE OF THE VENDOR

2.
Sunam K. Dutta
A/124/1, Baghatpur Bally
Kolkata - 700092

For OM BHOOMI SOLUTION PVT. LTD.
[Signature]
Director

.....
SIGNATURE OF PURCHASER

Drafted by:
SK. Arifur Islam.
(SK. ARIFUL ISLAM)
ADVOCATE

F1054/2012

Computer Printed by:

Kala Chand Roy
KALA CHAND ROY
Alipur Police Court,
Kolkata-700082.

FOR OM BHOOMI SOLUTION PVT. LTD.

Director



Addl. Dist. Sub-Registrar
Alipore

15 DEC 2022

South 24 Parganas
Kolkata-700027

MEMO OF CONSIDERATION

RECEIVED on and from the within named purchaser the within mentioned total consideration price of Rs.1,54,00,000/- (Rupees one crore fifty-four lakh) only in respect of the property mentioned in the schedule herein above by following manner:

| Ch./DD.No./Cash | Date | Drawn on | Amount |
|------------------|------------|----------|----------------|
| NFT 030446164921 | 15.12.2022 | ICICI | 20,00,000.00 |
| NFT 030446200071 | 15.12.2022 | ICICI | 22,00,000.00 |
| NFT 030446257481 | 15.12.2022 | ICICI | 3,00,000.00 |
| NFT 1015720051 | 15.12.2022 | ICICI | 2,50,000.00 |
| 000946 | 15.12.2022 | ICICI | 1,00,00,000.00 |
| 000947 | 15.12.2022 | ICICI | 4,96,000.00 |
| | | | ----- |
| | | | 1,52,46,000.00 |
| | | | ===== |

RUPEES ONE CRORE FIFTY-TWO LAKH FORTY-SIX THOUSAND ONLY.

Note : After deducting the 1% T.D.S.

Total amount Rs.1,54,00,000/-

RUPEES ONE CRORE FIFTY-FOUR LAKH ONLY.

WITNESSES:

1.

Subha Chakrabarti
162/A/97 Lake Garden
Kolkata - 45.

G. Chakrabarti

SIGNATURE OF THE VENDOR

2.

Suman Kr. Datta
A/24/1, Baghajatri Bally
Kolkata - 700012



Addl. Dist. Sub-Registrar
Alipore

5 DEC 2022

South 24 Parganas
Kolkata-700027



| | Thumb | 1st finger | middle finger | ring finger | small finger |
|------------|-------|------------|---------------|-------------|--------------|
| left hand | | | | | |
| right hand | | | | | |

Name GAUTAM CHAKRABARTI

Signature Chakrabarti



| | Thumb | 1st finger | middle finger | ring finger | small finger |
|------------|-------|------------|---------------|-------------|--------------|
| left hand | | | | | |
| right hand | | | | | |

Name RAJESH ROY

Signature Rajesh Roy

| | Thumb | 1st finger | middle finger | ring finger | small finger |
|------------|-------|------------|---------------|-------------|--------------|
| left hand | | | | | |
| right hand | | | | | |

PHOTO

Name _____

Signature _____



Addl. Dist. Sub-Registrar
Alipore

5 DEC 2022

South 24 Parganas
Kolkata- 700027

LAND WITH STRUCTURE PLAN BEING PREMISES NO. 97, LAKE GARDENS,
WITHIN THE LOCAL LIMITS OF THE KOLKATA MUNICIPAL CORPORATION,
UNDER WARD NO. 93, UNDER P.S. LAKE, DISTRICT SOUTH 24 PARGANAS,
KOLKATA 700045.

AREA OF LAND MEASURING (M/L) 3 K. 0 CH. 40 SFT.

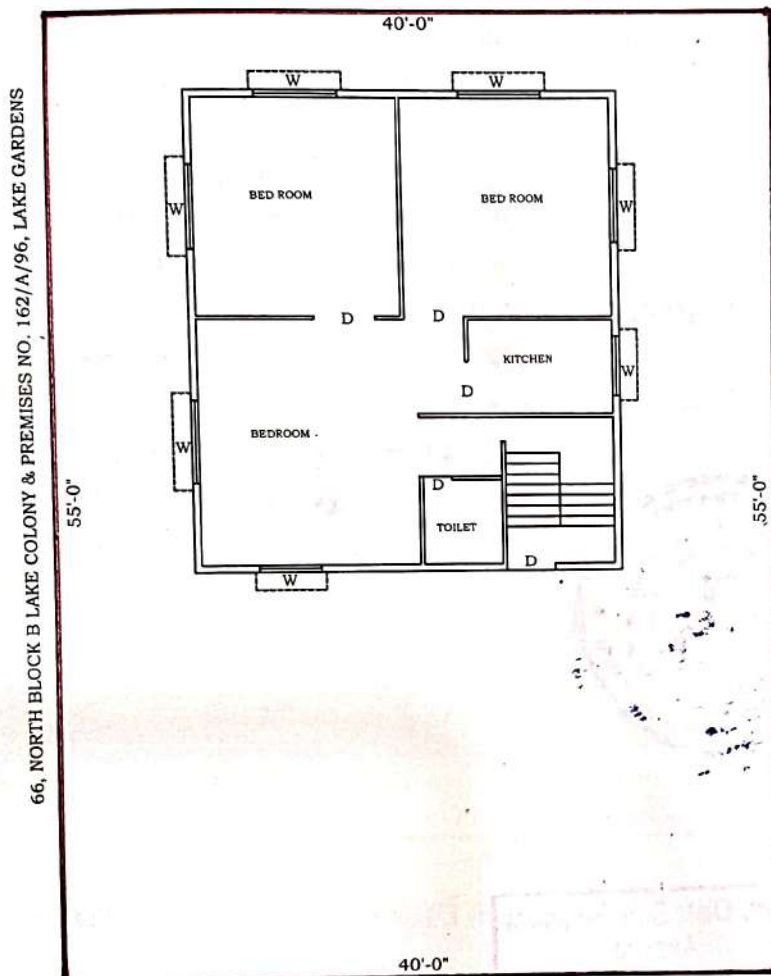
AREA OF GROUND MEASURING (M/L) 750 SFT. COVERED AREA.

AREA OF FIRST MEASURING (M/L) 750 SFT. COVERED AREA.

AREA OF SECOND MEASURING (M/L) 700 SFT. COVERED AREA.

TOTAL AREA OF FLOOR MEASURING (M/L) 2200 SFT. COVERED AREA.

PARTLY PREMISES NO. 162/A/80 & 162/A/79, LAKE GARDENS



20'-0" WIDE ROAD

GROUND & FIRST FLOOR PLAN

SECOND FLOOR PLAN



PREMISES NO. 162/A/98, LAKE GARDENS

Chakrabarti

SIG. OF VENDOR

For OM BHOOMI SOLUTION PVT. LTD.

Rajesh Kumar

Director

SIG. OF PURCHASER

TRACE BY

SOUMITRA MONDAL

14/12/2022

CIVIL ENGINEER & SURVEYOR
ALIPORE POLICE COURT
KOLKATA-700 027



Addl. Dist. Sub-Registrar
Alipore

15 DEC 2022

South 24 Parganas
Kolkata-700027

FOR OM BHOOMI SOLUTION PVT. LTD.

Director

CIVIL ENGINEER & SURVEYOR
ALIPORE POLICE COURT
KOLKATA-700027



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



192022230215655858

GRN Details

| | | | |
|------------------------|---------------------|---------------------|---------------------------|
| GRN: | 192022230215655858 | Payment Mode: | SBI Epay |
| GRN Date: | 14/12/2022 20:46:47 | Bank/Gateway: | SBIePay Payment Gateway |
| BRN : | 0428508845426 | BRN Date: | 14/12/2022 20:47:44 |
| Gateway Ref ID: | 0559194297 | Method: | ICICI Bank - Corporate NB |
| GRIPS Payment ID: | 141220222021565584 | Payment Init. Date: | 14/12/2022 20:46:47 |
| Payment Status: | Successful | Payment Ref. No: | 2003333158/6/2022 |
| [Query No*/Query Year] | | | |

Depositor Details

| | |
|---------------------------|----------------------------|
| Depositor's Name: | Mr RAJESH ROY |
| Address: | A-79, LAKE GARDENS, KOL-45 |
| Mobile: | 9831526862 |
| EMAIL: | rajeshroy6june@gmail.com |
| Period From (dd/mm/yyyy): | 14/12/2022 |
| Period To (dd/mm/yyyy): | 14/12/2022 |
| Payment Ref ID: | 2003333158/6/2022 |
| Dept Ref ID/DRN: | 2003333158/6/2022 |

Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|------------|
| 1 | 2003333158/6/2022 | Property Registration- Stamp duty | 0030-02-103-003-02 | 775456 |
| 2 | 2003333158/6/2022 | Property Registration- Registration Fees | 0030-03-104-001-16 | 156101 |
| Total | | | | 931557 |

IN WORDS: NINE LAKH THIRTY ONE THOUSAND FIVE HUNDRED FIFTY SEVEN ONLY.

Major Information of the Deed

| | | | |
|---|--|---|------------|
| Deed No : | I-1605-02582/2022 | Date of Registration | 15/12/2022 |
| Query No / Year | 1605-2003333158/2022 | Office where deed is registered | |
| Query Date | 24/11/2022 11:39:06 AM | A.D.S.R. ALIPORE, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | Ariful Islam Alipore,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7908195328, Status :Advocate | | |
| Transaction | | Additional Transaction | |
| [0101] Sale, Sale Document | | [4305] Other than Immovable Property, Declaration [No of Declaration : 2] | |
| Set Forth value | | Market Value | |
| Rs. 1,54,00,000/- | | Rs. 1,56,08,727/- | |
| Stampduty Paid(SD) | | Registration Fee Paid | |
| Rs. 7,80,456/- (Article:23) | | Rs. 1,56,101/- (Article:A(1), E) | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :



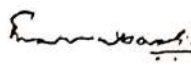
District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Lake Gardens, , Premises No: 97, , Ward No: 093 Pin Code : 700045

| Sch No | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---------------|-------------|----------------|-----------------------|------------------|-------------------------|-----------------------|---------------------------------|
| L1 | (RS :-) | | Bastu | 3 Katha 40 Sq Ft | 1,43,50,000/- | 1,43,68,752/- | Width of Approach Road: 20 Ft., |
| Grand Total : | | | | 5.0417Dec | 143,50,000 /- | 143,68,752 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|---|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 2200 Sq Ft. | 10,50,000/- | 12,39,975/- | Structure Type: Structure |
| <p>Gr. Floor, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 32 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 32 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 32 Years, Roof Type: Pucca, Extent of Completion: Complete</p> | | | | | |
| Total : | | 2200 sq ft | 10,50,000 /- | 12,39,975 /- | |




Seller Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|--|---|--|---|
| 1 | Name GAUTAM CHAKRABARTI Son of Late RAMENDRA CHANDRA CHAKRABORTY Executed by: Self, Date of Execution: 15/12/2022 , Admitted by: Self, Date of Admission: 15/12/2022 ,Place : Office | Photo  | Finger Print  | Signature  |
| | 15/12/2022 | LTI 15/12/2022 | 15/12/2022 | |
| FLAT NO-G 24, FORT INDRAPRASTHA , DOOR NO-45, KALAKSHETRA ROAD, City:- , P.O:- THIRUVANMIYUR, P.S:-THIRUVANMIYUR, District:-Chennai, Tamil Nadu, India, PIN:- 600041 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AExxxxxx7H, Aadhaar No: 59xxxxxxxx1199, Status :Individual, Executed by: Self, Date of Execution: 15/12/2022 , Admitted by: Self, Date of Admission: 15/12/2022 ,Place : Office | | | | |



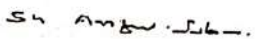
Buyer Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | OM BHOOMI SOLUTION PRIVATE LIMITED 188/89, PR ANWAR SHAH ROAD, City:- , P.O:- LAKE GARDEN, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 , PAN No.: AAxxxxxx3C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|--|---|--|---|
| 1 | Name RAJESH ROY (Presentant) Son of Late NANDA KISHORE ROY Date of Execution - 15/12/2022, , Admitted by: Self, Date of Admission: 15/12/2022, Place of Admission of Execution: Office | Photo  | Finger Print  | Signature  |
| | Dec 15 2022 2:13PM | LTI 15/12/2022 | 15/12/2022 | |
| A-79, LAKE GARDENS, City:- , P.O:- LAKE GARDENS, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AUxxxxxx5N, Aadhaar No: 74xxxxxxxx7752 Status : Representative, Representative of : OM BHOOMI SOLUTION PRIVATE LIMITED (as DIRECTOR) | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|---|---|---|
| ARIFUL ISLAM Son of SK JAMAL UDDIN ALIPORE, City:- , P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 |  |  |  |
| | 15/12/2022 | 15/12/2022 | 15/12/2022 |
| Identifier Of GAUTAM CHAKRABARTI, RAJESH ROY | | | |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|-----------------------|---|
| 1 | GAUTAM CHAKRABARTI | OM BHOO MI SOLUTION PRIVATE LIMITED-5.04167 Dec |

Transfer of property for S1

| Sl.No | From | To. with area (Name-Area) |
|-------|-----------------------|---|
| 1 | GAUTAM CHAKRABARTI | OM BHOO MI SOLUTION PRIVATE LIMITED-2200.00000000 Sq Ft |

On 15-12-2022

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.

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

Presented for registration at 13:30 hrs on 15-12-2022, at the Office of the A.D.S.R. ALIPORE by RAJESH ROY ,.

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 1,56,08,727/-

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

Execution is admitted on 15/12/2022 by GAUTAM CHAKRABARTI, Son of Late RAMENDRA CHANDRA CHAKRABORTY, FLAT NO-G 24, FORT INDRAPRASTHA , DOOR NO-45, KALAKSHETRA ROAD, P.O: THIRUVANMIYUR, Thana: THIRUVANMIYUR, , Chennai, TAMIL NADU, India, PIN - 600041, by caste Hindu, by Profession Service

Indetified by ARIFUL ISLAM, , , Son of SK JAMAL UDDIN, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

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

Execution is admitted on 15-12-2022 by RAJESH ROY, DIRECTOR, OM BHOOMI SOLUTION PRIVATE LIMITED (Private Limited Company), 188/89, PR ANWAR SHAH ROAD, City:- , P.O:- LAKE GARDEN, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045

Indetified by ARIFUL ISLAM, , , Son of SK JAMAL UDDIN, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,56,101.00/- (A(1) = Rs 1,56,087.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,56,101/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/12/2022 8:47PM with Govt. Ref. No: 192022230215655858 on 14-12-2022, Amount Rs: 1,56,101/-, Bank: SBI EPay (SBlePay), Ref. No. 0428508845426 on 14-12-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,80,456/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 7,75,456/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7375, Amount: Rs.5,000.00/-, Date of Purchase: 14/12/2022, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/12/2022 8:47PM with Govt. Ref. No: 192022230215655858 on 14-12-2022, Amount Rs: 7,75,456/-, Bank: SBI EPay (SBlePay), Ref. No. 0428508845426 on 14-12-2022, Head of Account 0030-02-103-003-02



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2022, Page from 91524 to 91552

being No 160502582 for the year 2022.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR

Date: 2022.12.15 15:44:41 +05:30

Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2022/12/15 03:44:41 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. ALIPORE

West Bengal.

(This document is digitally signed.)