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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Certified that the document is admitted to registration. The signature sheets and the endroesment sheets attached with document are the part of this document.

District Sub-Registrar-V
Alipore, South 24 Parganas

30 NOV 2021

DEED OF CONVEYANCE

THIS INDENTUE is made on this 29th day of November, 2021 (Two Thousand and Twenty One) in the Christian Era;

BETWEEN

SL. No. 1178 Date 29 JUN 2021

Name Rajendra Kumar Yadav,
Advocate

Address Alipore Criminal Court, Kolkata-700027

Vendor Sig. 

TAPAN KUMAR DAS
Alipore Police Court
Kolkata-700027





V.C.T.I
4084

SREE SIDHAYE DEVELOPERS

LIMITED

Director

V.C.T.I
4085


(Chiranjit Kumar Das)



V.C.T.I
4086

Shankar Samant



V.C.T.I
4087



DISTRICT SUB REGISTRAR - V
SOUTH 24 PGS, ALIPORE

29 NOV 2021

Received as per Yadav, Advocate
Sl. No. R. R. Yadav
Alipore Police Court
Kolkata-700034.



KOLKATA MUNICIPAL CORPORATION

Pay slip for month of JULY 2022

Department: MUNICIPAL SECRETARY
Sub Unit:
Division:

Employee ID: 20300
PAN: ADEPH0283D
Name: JOYDEB HAZRA
Designation: SURDEAN

Present Address: 30, SURENDRA NATH DANERJET ROAD
Permanent Address: 30, SURENDRA NATH DANERJET ROAD

SB Account No.: 62284854553
Pay Date: 07-08-22

Basic Rate: 55200
Pay Scale: LEVEL 1
Date of Birth: 27-06-62

HALI & HALF: 0 LMP: 0
Date of Increment: 01-JUL-22

Earning		Reduction	
BASIC	55200.00	CENTRAL CREDIT SOCIETY	550.00
HRA	8280.00	PROFESSORIAL TAX	300.00
MEDICAL ALLOWANCE	1000.00	GROUP INSURANCE	40.00
DA	1650.00	CPF CONTRIBUTION	1000.00
Total Earning	66630.00		1030.00

Net Pay: 65600.00 (Rupees Fifty Thousand Six Hundred)

DEALING CLERK:

SRI NIRMAL KUMAR DAS (PAN : ADFPD1420K), Aadhaar No.446831963837, son of Late Sreedhar Chandra Das, by Faith - Hindu, by Occupation - Service, by Nationality - Indian, residing at 24/63, Nabalia Para Road, P.O. Barisha, under Police Station Thakurpukur now Haridevpur, Kolkata-700 008, **(2) SRI SHANKAR SAMANTA (PAN : AJHPS9904R), Aadhaar No.811028189337**, son of Yudhisthir Samanta, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 24/63, Nabalia Para Road, P.O. Barisha, under Police Station Thakurpukur now Haridevpur, Kolkata-700 008, **(3) SRI NILADRI DAS (PAN : AIGPD2970E), Aadhaar No.403926829756**, son of Sri Nirmal Kumar Das, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 24/63, Nabalia Para Road, P.O. Barisha, under Police Station Thakurpukur now Haridevpur, Kolkata-700 008, hereinafter jointly called and referred to as the **"VENDORS"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his/its/their respective heirs, executors, administrators, legal representatives, assigns and successors-in-business) of the **ONE PART:**

AND

M/S. SREE SIDHAYE DEVELOPERS PRIVATE LIMITED, (PAN: ABECS4069F), a Private Limited Company incorporated under the Companies Act, 1956 Company within the meaning of the Companies Act, 2015, having its registered office at P-158, Nazrul Islam Avenue, Kolkata-700054, duly represented by its Directors namely -1) **MR. RAHUL KUMAR SINGH, (PAN : FESPS1795P) Aadhaar No.320981861928**, son of Sri Goutam Kumar Singh, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at "Building No.P-158, Nazrul Islam Avenue, CIT Scheme, VII-M, Ultadanga, P.O. Ultadanga, P.S. Kankurghachi, Kolkata-700054 and **(2) MISS SREYASHI BANERJEE PAN : CLPPB 3417E, Aadhaar No362868577349**, daughter of Sri Sanjay Banerjee, by faith Hindu, by occupation Business, residing at 6 Bansh Tala Lane , S. N. Roy Road, P.O. Behala P.S. Behala, Kolkata-700038, hereinafter called and referred to as the **"PURCHASER"** (which term or expression shall unless excluded by or repugnant to the context be deemed to

mean and include its successor, successors-in-Office, executors, administrators, legal representatives and assigns) of the **OTHER PART:**

WHEREAS at all material point of time and for all intents and purposes one Jaladhar Ghosh, since deceased, was absolutely seized and possessed of or otherwise well and sufficiently entitled to his other properties at Mouza Muradpur amongst ALL THAT piece and parcel of the land measuring an area 03 cottahs 00 chittaks 06 sq. ft. Chittaks be the same a little more or less lying and situated at Mouza Muradpur, J.L. No.13, R.S. No.192, Touzi Nos.74-77, 82, Pargana Magura, under Khatian No.289, in Dag No.129, formerly within the limit of the South Suburban Municipality at present within the limit of the Kolkata Municipal Corporation, under Ward No.123, under Police Station Thakurpukur now Haridevpur, in the District of South 24-Parganas and during his life time he was excersising all his rights of ownership thereof by paying the rates and taxes regularly to the Authority Concern.

AND WHEREAS after demised of the said Jaladhar Ghosh, his two sons namely Lalit Mohan Ghosh and Pulin Behari Ghosh became the joint owners of the aforesaid property who according to the Hindu rights duly acquired the properties left behind by their deceased father namely Jaladhar Ghosh by way of inheritance in ejmali.

AND WHEREAS thereafter the aforesaid two owners i.e. Lalit Mohan Ghosh and Pulin Behari Ghosh amicably demarcated and partitioned their property by executing registered Deed of Partition on 22.04.1947 duly registered at the joint Sub-Registrar Office at ALIPORE and recorded in Book No.1, Volume No.28, Pages 60 to 65, Being No.1263 for the year 1947 and by virtue of the said partition the said Pulin Behari Ghosh, since deceased, got demarcated properties mentioned in the Schedule "Kha" therein under Khatian/Dag No. 129 and thereafter the said Pulin Behari Ghosh, conveyed, transferred and assigned several plots of land to the different persons.

AND WHEREAS on 13th day of November, 1963 corresponding to 26th day of Kartick, 1370 B.S. the said Pulin Behari Ghosh, sold, conveyed, transferred and

assigned a plot of land measuring an area 03 Cottahs 00 Chittaks 06 sq.ft. more or less unto and in favour of Smt. Anima Biswas for a valuable consideration by a Registered Bengali Deed of Sale, registered at the joint Sub-Registrar Office at Alipore at Behala and recorded in Book No.1, Volume No. 88, Pages from 63 to 67, Being No.5380 for the year 1963 and after purchase of the said landed property said Smt. Anima Biswas mutated her name in the record of the then South Suburban Municipality as owner/assessee in respect of her aforesaid purchased land and during her life time she was enjoying all her right, title and interest of ownership in respect thereof by paying the rates and taxes regularly to the Authority Concern.

AND WHEREAS on 10.11.1966 the said Smt. Anima Biswas obtained a Building sanction plan from South Suburban Municipality being Building Plan No.751 and constructed a residential house at her aforesaid land.

AND WHEREAS the said Smt. Anima Biswas, during her life time and at the time of her death, was a Hindu Governed by the Dayabhaga School of Hindu law died intestate 30th day of June, 2003 leaving behind her surviving her husband namely - Sri Biswa Ranjan Biswas and her only son namely - Sri Arun Kumar Biswas as her only legal heirs and successors, to inherit the said property left behind by her as per the law of inheritance then prevailing amongst the Hindus Governed by the Dayabhaga School of Hindu Law of Bengal and accordingly the said Sri Biswa Ranjan Biswas and Sri Arun Kumar Biswas become the joint owners of the said property left behind by the said deceased Anima Biswas by way of inheritance and have been jointly, seized and possessed the said property as absolute owners thereof.

AND WHEREAS by virtue of a registered conveyance dated 10.03.2006 made between Sri Biswa Ranjan Biswas son of Late Jitendra Nath Biswas and Sri Arun Kumar Biswas son of Sri Biswa Ranjan Biswas therein mentioned as the Vendors of the one part and Sri Nirmal Kumar Das therein mentioned as the Purchaser of the other part and for the valuable consideration the said Vendors sold, conveyed, transferred assigned and assured unto and in favour of the purchaser **ALL THAT** piece and parcel of bastu land admeasuring an area 03

(three) Cottahs 00 Chittacks 06 sq.ft. be the same a little more or less together with 100 sq. ft. R.T. Shed structure lying and situated at Mouza Muradpur, J.L. No.13, R.S. No.192, Touzi Nos. 74- 77, 82, Pargana Magura, under Khatian No.289, in Dag No.129, within the present limit of the Kolkata Municipal Corporation (S. S. Unit), under Ward No.123 formerly within South Suburban Municipality, Behala being Municipal Premises No.320, Nabalia Para Road, under Police Station Thankurpukur now Haridevpur, Kolkata-700008, in the District of South 24-Parganas, hereinafter called and referred to as the "said Property" together with all right, title and interest and right of easements thereto and the said conveyance is registered in the office of the A.D.S.R. Behala and recorded in Book No. 1, Being No.7971 for the year 2006 and by way of the aforesaid purchase the said purchaser namely Sri Nirmal Kumar Das, become absolute owner of the said property and seized, possessed and occupy the same by paying rents and taxes to the Authority concern.

AND WHEREAS while thus seized, possessed and occupied of the said property the owner Sri Nirmal Kumar Das mutated his name in respect of the said property in the record of the Kolkata Municipal Corporation (S.S. Unit) being Assessee No.41-123-13-0334-4 and has been exercising all acts of ownership in respect thereof by paying the taxes regularly to the Authority Concern.

AND WHEREAS in the manner aforesaid the said Sri Nirmal Kumar Das, son of Late Sridhar Chandra Das, the Vendor no.1 herein, became the sole and absolute owner of all that **ALL THAT** piece and parcel of bastu land measuring an area 03 (three) Cottahs 00 Chittacks 06 sq.ft. be the same a little more or less together with 100 sq. ft. R.T. Shed structure lying and situated at Municipal Premises No.320, Nabalia Para Road, in Mouza Muradpur, J.L. No.13, R.S. No.192, Touzi Nos. 74-77, 82, Pargana Magura, under Khatian No.289, in Dag No.129, within the present limit of the Kolkata Municipal Corporation (S. S. Unit) at Municipal premises No.320, Nabalia Para Road, under Ward No.123, under Police Station Thankurpukur now Haridevpur, in the District of South 24-Parganas being Assessee No.4-11-231-30334-4 more fully and particularly mentioned and described in the **SCHEDULE "A" PART-I** hereunder written.

AND WHEREAS by virtue of a registered Bengali Sale deed dated 8th Magh, 1370 B.S. corresponding to 01.02.1964 made between Sri Pulin Behari Ghosh, son of late Jaladhar Ghosh therein mentioned as the Vendor of the one part and Sri Sreedhar Chandra Das, son of Late Bhusan Chandra Das since deceased, therein mentioned as the Purchaser of the other part and for the valuable consideration the said Vendor sold, conveyed, transferred assigned and assured unto and in favour of the purchaser **ALL THAT** piece and parcel of Bastu land measuring an area 03 (three) Cottahs be the same a little more or less together with 100 sft. residential R.T. Shed structure lying and situated at Mouza Muradpur, J.L. No.13, R.S. No.192, Touzi Nos. 74- 77, 82, Pargana Magura, under Khatian No.289, in Dag No.129, within the then limit of South Suburban Municipality now under the limit of Kolkata Municipal Corporation (S. S. Unit) under Police Station Thankurpukur, in the District of South 24-Parganas, together with all right, title and interest and right of easements thereto and the said Sale Deed was registered in the office of the A.D.S.R. Behala and recorded in Book No. 1, Volume No.3, Pages from 250 to 254, Being No.248 for the year 1964 and by way of the aforesaid purchase the said purchaser namely Sreedhar Chandra Das, become absolutely owner of the aforesaid property and seized, possessed and occupy the same by paying rents and taxes to the Authority concern.

AND WHEREAS while seized and possessed of the aforesaid property said Sreedhar Chandra Das died intestate on 05.01.1971 leaving behind him surviving his widow wife Smt. Subhadra Das and his two sons namely Sri Nirmal Kumar Das and Sri Amal Kumar Das and only daughter namely Smt. Karuna Das as his legal heirs, successors and representatives and each of them, according to the Hindu succession Act have acquired their undivided 1/4th share and interest of the aforesaid property left behind by deceased Sreedhar Chandra Das by way of inheritance in ejmali and they have been joint exercising all acts of ownership in respect thereof without any interference and/or objection from any one in any manner whatsoever.

AND WHEREAS while thus seized and possessed of the aforesaid property by inheritance the aforesaid owners namely - Smt. Subhadra Das, Sri Nirmal Kumar Das, Sri Amal Kumar Das and Smt. Karuna Das applied for mutation of aforesaid property in their name in the Assessment Roll of the Kolkata Municipal Corporation and the same have been mutated in the name of the head of the family namely Smt. Subhadra Das wife of Late Sreedhar Chandra Das without any objection by any one. And the aforesaid property after mutation/assessment have been recorded, known and numbered as Municipal Premises No.72, Nabalia Para Road, P.S. Thakurpukur now Haridevpur, under the Kolkata Municipal Corporation (S.S. Unit), Ward No.123, being Assessee No.41-123-13-0070-7 in the District -24-Parganas (South) and the aforesaid owners have been jointly enjoying and occupying all their right, title and interest by paying the rates and taxes regularly to the Authority Concerned in respect of their aforesaid property.

AND WHEREAS while thus seized and possessed of their aforesaid property said owners namely Smt. Subhadra Das, Sri Nirmal Kumar Das, Sri Amal Kumar Das and Smt. Karuna Das by virtue of a registered Deed of Gift dated 01.07.1985 corresponding to 6th Ashar, 1992 have jointly gifted a demarcated portion of the land measuring an area 01 Cottahs 01 Chittak 23 sq.ft. be the same a little more or less out of 3 cottahs land lying and situated at Premises No.72, Nabalia Para Road, P.S. Thankurpukur now Haridevpur, under the Kolkata Municipal Corporation, Ward No.123, in the District of South 24-Parganas being Assessee No.41-123-13-0070-7 at Mouza – Muradpur, J.L. No.13, R.S. No.192, Touzi Nos. 74- 77, 82 Pargana Magura, under Khatian No.289, in Dag No.129, unto and in favour of **Sri Sankar Samanta** son of Sri Judhistir Samanta, **the vendor no. 2 herein**, and the said Deed of Gift is registered in the office of the A.D.S.R. Behala and recorded in Book No.1, Being No. 922, for the year 1985 and thereafter the aforesaid owners namely Smt. Subhadra Das, Sri Nirmal Kumar Das, Sri Amal Kumar Das and Smt. Karuna Das remains the joint owners of an area of land measuring 01 Cottahs 14 Chittacks 22 sq.ft. of their aforesaid property each having undivided 1/4th share (each share equivalent to 07 chittaks 11 sft.) therein and thereat.

AND WHEREAS while seized and possessed of the aforesaid remaining portion of the land measuring an area 01 Cottahs 14 Chittacks 22 sq.ft. out of the aforesaid four owners namely Smt. Subhadra Das, Sri Nirmal Kumar Das, Sri Amal Kumar Das and Smt. Karuna Das two owners namely Smt. Subhadra Das and Smt. Karuna Das jointly gifted their respective 1/4th undivided and undemarcated share of their aforesaid property i.e. ALL THAT piece and parcel of the land measuring an area 15 Chittaks 11 sq.ft. be the same a little more or less out of remaining land admeasuring 01 Cottahs 14 Chittacks 22 sq.ft. lying and situated at Premises No.72, Nabalia Para Road, P.S. Thankurpukur now Haridevpur, under the Kolkata Municipal Corporation, Ward No.123, in the District of South 24-Parganas at Mouza – Muradpur, J.L. No.13, R.S. No.192, Touzi Nos. 74-77, 82 Pargana Magura, under Khatian No.289, in Dag No.129 unto and in favour of Sri Niladri Das son of Nirmal Kumar Das and the said Deed of Gift was registered in the office of the A.D.S.R. Behala and the said Deed of gift is registered in the office of the D.S.R. Alipore and recorded in Book No.I, Volume No.286, Pages from 267 to 273, Being No.15415 for the year 1992.

AND WHEREAS thereafter the said Sri Nirmal Kumar Das and Sri Amal Kumar Das jointly seized and possessed of their remaining undivided portion of the land measuring 15 Chittacks 11 sq.ft. being the portion of the Municipal Premises No.72, Nabalia Para Road, Ward No.123, and while thus jointly seized and possessed of their aforesaid property as joint owners thereof, the said Sri Amal Kuamr Das by virtue of a Deed of Gift dated 26.03.2013 gifted his 1/4th undivided and undemarcated share of his aforesaid property i.e. ALL THAT piece and parcel of his undivided 1/4th share and interest of the land measuring 07 Chittaks 30 sq.ft. be the same a little more or less out of remaining land admeasuring 01 Cottahs 14 Chittacks 22 sq.ft. lying and situated at Premises No.72, Nabalia Para Road, P.S. Thankurpukur now Haridevpur, under the Kolkata Municipal Corporation, Ward No.123, in the District of South 24-Parganas at Mouza – Muradpur, J.L. No.13, R.S. No.192, Touzi Nos. 74-77, 82 Pargana Magura, under Khatian No.289, in Dag No.129, unto and in favour of his brother namely Sri Nirmal Kumar Das and the said Deed of Gift is registered in the office of

D.S.R. II at Alipore and recorded in Book No.I, CD Volume No. 5, pages from 9519 to 9532, Being No. 3632 for the year 2013.

AND WHEREAS thus and in the manner aforesaid the said Nirmal Kumar Das and Niladri Das jointly seized and possessed of ALL THAT piece and parcel of the land measuring 1 Cottahs 14 Chittacks 22 sq.ft. be the same a little more or less lying at situated at Mouza – Muradpur, J.L. No.13, R.S. No.192, Touzi Nos. 74-77, 82 Pargana Magura, under Khatian No.289, in Dag No.129, within the present limit of the Kolkata Municipal Corporation (S.S. Unit) being Municipal and mutated their aforesaid property in the records of The Calcutta Municipal Corporation and their property have been assessed as premises no.72A, Nabalia Para Road, P.S. Thankurpukur now Haridevpur, under the Kolkata Municipal Corporation, Ward No.123, in the District of South 24-Parganas, being Assessee No. 41-123-13-0789-1.

AND WHEREAS in the manner aforesaid the said **Sri Sankar Samanta** son of Judisthir Samanta, **Sri Nirmal Kumar Das** son of Late Sreedhar Chandra Das, and **Sri Niladri Das** son of Sri Nirmal Kumar Das the **Vendor no 1,2 & 3** herein, become the joint owners of **ALL THAT** piece and parcel of bastu land measuring an area 01 Cottah 01 chittack 23 sq.ft. be the same a little more or less together with a R.T. Shed structure lying and situated at Municipal premises No. 72, Nabalia Para Road, and bastu land measuring an area 01 Cottah 14 chittack 22 sq.ft. be the same a little more or less together with a R.T. Shed structure, premises no.72A, Nabalia Para Road, being Assessee No.41-123-13-0070-7 and Assessee No. 41-123-13-0789-1, **total land measuring about 3 Cottahs 00 chittaks 00 sq.ft.** in Mouza Muradpur, J.L. No.13, R.S. No.192, Touzi Nos. 74-77, 82, Pargana Magura, under Khatian No.289, in Dag No.129, within the present limit of the Kolkata Municipal Corporation (S. S. Unit) under Ward No.123, under Police Station Thankurpukur now Haridevpur, in the District of South 24-Parganas,, more fully and particularly described in the **SCHEDULE "A" PART-II** hereunder written.

AND WHEREAS as both the properties mentioned in **SCHEDULE- "A" PART-I** and **PART- II** was/is adjacent to the each other and jointly belonging to aforesaid

Owners i.e. the vendor no.1, 2 and 3 herein and for the proper management and enjoyment of their aforesaid properties the aforesaid Owners, being the vendors herein have jointly decided to amalgamate their SCHEDULE "A" PART- I AND PART-II properties into a single premises and/or single plot of land.

AND WHEREAS for the purpose aforesaid out of the aforesaid three Owners One owner namely Sri Shankar Samanta son of Yudhisthir Samanta by a registered Deed of Gift dated 30th November, 2015 gifted a part and portion measuring about 4 Chittacks out of his total share measuring about 1 Cottah 1 Chittack 23 sq. ft. be a little more or less lying and situate as Municipal premises No.72, Nabalia Para Road, under Ward No.123, under Police Station Thakurpukur now Haridevpur, in the District of South 24-Parganas, being Assessee No.4-11-231-30070-7 unto and in favour of Sri Nirmal Kumar Das son of Late Sreedhar Chandra Das and Sri Niladri Das son of Sri Nirmal Kumar Das and the said Deed of Gift is registered at the office of DSR-II, Alipore, 24-Parganas South and recorded in Book No.I, Volume No.1602-2015 pages from 186367 to 186387 being No. 160211984 for the year 2015.

AND WHEREAS and further out of the aforesaid three Owners the Two owners namely Sri Nirmal Kumar Das son of Late Sreedhar Chandra Das and Sri Niladri Das son of Late Nirmal Kumar Das by a registered Deed of Gift dated 30th November, 2015 gifted a part and portion measuring about 4 Chittacks out of their total share measuring about 1 cottah 14 chittacks 22 sq. ft. be a little more or less lying and situate as Municipal Premises No.72A, Nabalia Para Road, under Ward No.123, under Police Station Thakurpukur now Haridevpur, in the District of South 24-Parganas, being Assessee No.41-123-13-0789-1 unto and in favour of Sri Shankar Samanta son of Late Yudhisthir Samanta and the said Deed of Gift is registered at the office of DSR-II, Alipore, 24-Parganas South and recorded in Book No.I, Volume No.1602-2015 pages from 186388 to 186409 being No. 160211985 for the year 2015.

AND WHEREAS and further out of the aforesaid three Owners Two owners namely Sri Shankar Samanta son of Late Yudhisthir Samanta and Sri Niladri Das son of Late Nirmal Kumar Das by a registered Deed of Gift dated 6th

January, 2016 gifted a part and portion measuring about 4 Chittasks out of their total share measuring 3 Cottahs 00 chittaks 00 sq.ft. be a little more or less lying and situate as Municipal Premises No.72, Nabalia Para Road, under Ward No.123, under Police Station Thakurpukur now Haridevpur, in the District of South 24-Parganas, being Assessee No.41-123-13-0070-7 unto and in favour of Sri Nirmal Kumar Das son of late Sreedhar Chandra Das and the said Deed of Gift is registered at the office of DSR-II, Alipore, 24-Parganas South and recorded in Book No.I, Volume No.1602-2016 pages from 4522 to 4545 being No. 160200093 for the year 2016, as some discrepancies crept out in the aforesaid deed of gift therefore the same is rectified by way of a registered Deed of Declaration dated 06.09.2021 duly registered at the office of DSR-II Alipore, South 24-Parganas and recorded in Book No.IV, Volume No.1602-2021 pages from 2426 to 2442 being No. 160200115 for the year 2021.

AND WHEREAS and further out of the aforesaid three Owners One owner namely Sri Nirmal Kumar Das son of Late Sreedhar Chandra Das by a registered Deed of Gift dated 6th January, 2016 gifted a part and portion measuring about 4 Chittasks out of their total share measuring about 03 Cottahs 00 chittaks 06 sq.ft. be a little more or less lying and situate as Municipal Premises No.320, Nabalia Para Road, under Ward No.123, under Police Station Thakurpukur now Haridevpur, in the District of South 24-Parganas, being Assessee No. 4-11-231-30334-4 unto and in favour of Sri Shankar Samanta son of Late Yudhisthir Samanta and Sri Niladri Das son of Late Nirmal Kumar Das and the said Deed of Gift is registered at the office of DSR-II, Alipore, 24-Parganas South and recorded in Book No.I, Volume No.1602-2016 pages from 4546 to 4569 being No. 160200094 for the year 2016 as some discrepancies crept out in the aforesaid deed of gift therefore the same is rectified by way of a registered Deed of Declaration dated 06.09.2021 duly registered at the office of DSR-II Alipore, South 24-Parganas and recorded in Book No.IV, Volume No.1602-2021 pages from 1741 to 1755 being No. 160200085 for the year 2021.

AND WHEREAS in the manner aforesaid **Sri Nirmal Kumar Das**, son of Late Sridhar Chandra Das, **Sri Sankar Samanta** son of Judisthir Samanta and **Sri Niladri Das** son of Sri Nirmal Kumar Das, **being the vendor nos. 1, 2 and 3**

herein respectively became the joint/co-owners of both the properties mentioned in SCHEDULE "A" PART- I AND PART-II hereunder written and have jointly applied before the Kolkata Municipal Corporation to amalgamate their aforesaid properties into a single Assessee as well as to a single plot of land and considering the request of the Owners as aforesaid the authority of Kolkata Municipal Corporation as per Rule and Regulation of K.M.C. was pleased to amalgamate the aforesaid two plots, i.e. land of SCHEDULE "A" PART- I AND PART-II hereunder written, into a single plots of land vide Chief Manager, Revenue (AA) order dated 18.01.2016, with due approval by Assessor Collector (S.S. Unit) and thus both the aforesaid premises and or plot of lands have been amalgamated to each other consisting a landed area measuring about **06 Cottahs 00 Chittacks and 06 sq.ft.** and have been assessed and numbered as Municipal premises No.72, **Nabalia Para Road**, under Ward No.123, under Police Station Thakurpukur now Haridevpur, in the District of South 24-Parganas, being **Assessee No.4-11-231-30070-7**, at Mouza – Muradpur, J.L. No. 13, R.S. No.192, Touzi No.74-77, 82 Pargana Magura, under Khatian No.289, in Dag No.129, hereinafter called and referred to as **"THE SAID PROPERTY"** morefully and particularly mentioned and described in the **SCHEDULE-"B"** hereunder written and the same is the subject matter of this deed of sale.

AND WHEREAS in the manner aforesaid by virtue of the aforesaid different deed of conveyances, gifts and/or other instruments, the present owners i.e vendors nos. 1, 2 and 3 herein seized and possessed of **ALL THAT** piece and parcel of land measuring **06 Cottahs 00 Chittacks and 06 square feet**, (03 Cottahs 00 chittaks 06 sq.ft. + 3 Cottahs 00 chittaks 00 sq.ft.) be the same a little more or less together with 100 sq.ft. R.T. Shed, lying and situated at Mouza – Muradpur, J.L. No. 13, R.S. No.192, Touzi No.74-77, 82 Pargana Magura, under Khatian No.289, in Dag No.129, being Municipal Premises No.72, Nabalia Para Road, Kolkata-700008, within the territorial limits of, the Kolkata Municipal Corporation, in its Ward No.123, under Police Station Behala previously Thakurpukur and now Haridevpur, District Sub-Registration Office at Alipore, Additional District Sub-Registration Office at Behala, District South – 24-

Parganas, being Assessee No.4-11-231-30070-7, which is morefully and particularly mentioned and described in the **SCHEDULE "B"** hereunder written and the Vendors herein have been jointly enjoying and occupying their "the said property" by paying rents, taxes and other outgoings to the appropriate authority without any claim or demand from any one in any manner whatsoever.

AND WHEREAS prior to aforesaid the said owners jointly appointed M/S. JAISWAL CONSTRUCTION to construct a building on joint venture basis at their said property vide a Registered Development Agreement and a Power of attorney which was registered in the office of DSR-II at Alipore, South 24-Parganas and the Development Agreement was recorded in Book No.I, CD Volume No.7, Pages from 4676 to 4720, being No.05073 for the year 2013 and the Power of Attorney was recorded in Book No.I, CD Volume No.7, Pages from 4721 to 4740, being No.05074 for the year 2013 respectively and in terms of the aforesaid Development Agreement the Developer was committed to complete the construction works at the owners' land within a period of 30 (thirty) month from the date of sanction of the building plan.

AND WHEREAS even after due diligences the Developer i.e. M/s. Jaiswal construction, failed to execute his commitments within time therefore the owners herein have jointly decided to cancel the said Development Agreement and Power of Attorney executed in favour of the Developer M/s. Jaiswal Construction by returning the advance paid to the owners by the developer and to give effect of their such decision the vendors and the developer have entered into a Deed of Cancellation of the aforesaid Development Agreement and Power of Attorney respectively vide dated 01.10.2021 registered at the office of DSR-II at Alipore, 24- Parganas South, **the said cancellation of Development Agreement is duly recorded in Book No.I, Volume No.1602-2021, page from 415275 to 415307 Being No. 160208463 for the year 2021 and cancellation of Power of Attorney is duly been recorded in Book No.IV, Volume No. 1602-2021, pages from 2289 to 2318 Being No. 160200114 for the year 2021** and thereby make their said property free from all encumbrances.

AND WHEREAS the Vendors herein for want of urgent money for their legal necessity have jointly become desirous and declare to sell, transfer and convey their **SCHEDULE- "B"** mentioned property i.e. **ALL THAT** piece and parcel of

land measuring **06 Cottahs 00 Chittaks and 06 square feet**, (03 Cottahs 00 chittaks 06 sq.ft. + 3 Cottahs 00 chittaks 00 sq.ft.) be the same a little more or less together with 100 sq.ft. R.T. Shed lying and situated at Mouza – Muradpur, J.L. No. 13, R.S. No.192, Touzi No.74-77, 82 Pargana Magura, under Khatian No.289, in Dag No.129, being Municipal Premises No.72, Nabalia Para Road, Kolkata-700008, within the territorial limits of the Kolkata Municipal Corporation, in its Ward No.123, under Police Station Behala previously Thakurpukur and now Haridevpur, District Sub-Registration Office at Alipore, Additional District Sub-Registration Office at Behala, District South – 24-Parganas at or for the highest total consideration price of **Rs.70,000,00/-(Rupees Seventy Lakhs only)** free from all encumbrances to any intending purchaser/purchasers.

AND WHEREAS the vendors do hereby declare, confirm and assure as follows:-

- i) That vendors herein declare that the original copy of the Bengali Kobala Deed in favour of Sri Nirmal Kumar Das, duly registered on 01.02.1964 at the office of A.D.S.R. Behala, recorded in Book No.1, Volume No.3, Pages from 250 to 254, Being No.248, for the year 1964 and Deed of Conveyance in favour of Sri Nirmal Kumar Das, duly registered on 15.03.1991, at the office of D.S.R., Alipore, recorded in Book No.1, Volume No.42, Pages from 51 to 60, Being No.3956, for the year 1991 and another Bengali Kobala Deed in favour of Sri Nirmal Kumar Das, duly registered on 22.09.1992 at the office of D.S.R., Alipore, recorded in Book No.1, Volume No.286, Pages from 267 to 273, Being No.15415, for the year 1992, in respect of the Schedule mentioned property with other link deeds thereof have been missing from the possession of the Vendor No.1 herein for which G.D. Entry No.2959, 2957 and 2958 all dated 29.04.2013, had been lodged at Haridevpur Police Station, for disseminating information.
- ii) That "the said Property" is free from all encumbrances and lispendences, attachments, trusts, uses, debutters, tenancies,
- iii) That the mutation of "the said Property" is in the name of the Vendors and the Vendors are the absolute owners of "the said Property".

- iv) That the "the said property" is free from all encumbrances and lispendences, attachments, trusts, uses, debutters, tenancies, permissive possessors or occupiers, leases, barga, occupancy, rights, restrictions, restrictive covenants, vesting, acquisition, requisitions, alignments, claims, demands and liabilities of any nature, whatsoever or howsoever and they have a good and marketable title to "the said property". The Vendors do hereby, to the best of their knowledge, clarify and declare specifically that neither any of the Title Deeds of "the said property" nor any document related to "the said property" has/have been deposited with any Bank, Financial Institution or with anybody else with the intention to create equitable mortgage over and/or in respect of "the said property" or any part thereof in favour of any such Bank, Financial Institution or anybody else. In future if any such claim made in respect of "the said property" by any third party in that event the Vendors shall be liable to make good thereof by their own without giving any liability/s thereof upon the purchaser in any manner whatsoever.
- v) The Vendors hereby declare and clarify that no one else and except the Vendors has/have any right, title, interest, claim or demand, whatsoever or howsoever, in respect of "the said property" or any part thereof.
- vi) That the Vendors have absolute indefeasible right title and authority to execute this Deed of Sale in favour of the purchaser, in respect of "the said property" and every part thereof.
- vii) The Vendors hereby further agree that in case any dispute regarding title of the Vendors with respect to "the said property" or any part thereof arises, at any time hereafter, the Vendors shall be liable to clear all disputes and make "the said property" entirely hassle-free, dispute-free and encumbrance-free at their own costs and expenses without fastening any liability, be it financial or otherwise, upon the purchaser/s as soon as possible.

AND WHEREAS the Purchaser, relying on the aforesaid declaration of the Vendors and believing the same to be true and made honestly proposed to purchase "the said Property", free from all encumbrances, at or for the full and

final highest consideration price being sum of **Rs.70,000,00/-(Rupees Seventy Lakhs only)**.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs.70,000,00/-(Rupees Seventy Lakhs only)** Paid by the PURCHASER to the VENDORS on or before the execution of these presents, the receipt whereof the VENDORS doth hereby admit and acknowledge in the memo of consideration hereunder written, and of and from the same and every part thereof release, acquit and forever discharge the PURCHASER and "the said Property" hereby intended to be sold the VENDORS doth hereby grant, transfer, convey, assign and assure unto the purchaser "the said Property" being ALL THAT piece and parcel of land measuring **06 Cottahs 00 Chittacks and 06 square feet**, ((03 Cottahs 00 chittaks 06 sq.ft. + 3 Cottahs 00 chittaks 00 sq.ft.) as hereunder mentioned in Schedule be the same a little more or less together wit R.T. shed measuring about 100 sq.ft. lying and situated at Mouza – Muradpur, J.L. No. 13, R.S. No.192, Touzi No.74-77, 82 Pargana Magura, under Khatian No.289, in Dag No.129, being Municipal Premises No.72, Nabalia Para Road, Kolkata-700008, within the territorial limits of the Kolkata Municipal Corporation, in its Ward No.123, under Police Station Behala previously Thakurpukur and now Haridevpur, District Sub-Registration Office at Alipore, Additional District Sub-Registration Office at Behala, District South – 24-Parganas, delineated by **RED** border line in the **Map or Plan** annexed hereto and morefully and particularly described in the **SCHEDULE** hereunder written and hereinafter called and referred to as the "The Said Property" or HOWSOEVER OTHERWISE " the said property" now are or is or any time hereto before were or was situate, butted, bounded, called, known, numbered, described or distinguished **TOGETHER WITH** all boundary walls areas, sewers , drains., ditches ancient and other lights, paths, passage and all manner of rights, privileges., easements. advantages, appendages and appurtenances whatsoever to "the said property" or any part thereof belonging or in anywise appertaining to or usually held used. occupied or enjoyed therewith as part parcel or member there of or reputed to belong or be appurtenant there to and all the estate, right, title , interest, claim and demand whatsoever both at law or in equity of the VENDORS into and upon "the said property" or every part thereof hereby granted, conveyed,

transferred, assigned and assured or expressed or intended so to be TOGETHER WITH all Deeds, patta and muniments of title exclusively relating to or concerning "the said property" which now are or hereafter shall or may be in the possession of the VENDORS their heirs, executors, administrators or representatives **TO HAVE AND TO HOLD** "the said property" and every part thereof hereby granted, convey, transferred, assigned and assured or otherwise expressed or intended so to be and to the use of the PURCHASER absolutely and forever and the VENDORS doth hereby for themselves/himself his heirs, executors, administrators, legal representatives and assigns convenient with the PURCHASER that NOTWITHSTANDING any acts, deeds or things whatsoever suffered by them or their predecessors - in - title to the contrary the VENDORS have now good right, full power and absolute authority to grant, conveyed, transferred, assigned and assured or otherwise expressed or intended so to be and to the use of the PURCHASER in the manner aforesaid AND that the PURCHASER shall and may at all times hereafter peaceable and quietly held, possess and enjoy "the said property" and every part thereof and realize the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the VENDORS or any person or persons lawfully or equitably claiming from under or in trust for their or from under any of their predecessors - in - title AND that free from all encumbrances, attachments, lines, lispendens, acquisitions and requisitions whatsoever made or suffered by the VENDORS or any person or persons lawfully or equitably claiming as aforesaid AND further the VENDORS and all persons having or lawfully or equitably claiming any estate or interest in "the said property" or any part thereof from under or in trust for them shall and will from time to time and at all times hereafter at the request and costs of the PURCHASER do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring "the said property" and every part thereof which is being used for cultivation unto and to the use of the PURCHASER in the manner as shall or may reasonably be required by the PURCHASER AND further more that the VENDORS and all their heirs, executors and administrators shall at all times hereafter indemnify and keep indemnified the PURCHASER against loss, damages, cost, charges and expenses, if any suffered by reason of any defect found in the title of the VENDORS or any breach of the covenants herein contained.

THE SCHEDULE "A" ABOVE REFERRED TO :
DESCRIPTION OF PROPERTY MENTIONED IN
(PART - I)

ALL THAT piece and parcel of bastu land measuring an area 03 (three) Cottahs 00 Chittacks 06 (Six) sq.ft. be the same a little more or less together with 100 sq. ft. R.T. Shed lying and situated at Municipal Premises No.320, Nabalia Para Road, Post Office – Barisha, under Police Station Thankurpukur now Haridevpur, within the limit of the Kolkata Municipal Corporation (S. S. Unit) Ward No.123, in the District of South 24-Parganas being Assessee No.4-11-231-30334-4, in Mouza- Muradpur, J.L. No.13, R.S. No.192, Touzi Nos. 74-77, 82, Pargana Magura, under Khatian No.289, in Dag No.129, butted and bounded as follows :-

ON THE NORTH : Building of Narayan Gupta & others,
 ON THE SOUTH : 11'.8" wide Nabalia Para Road,
 ON THE EAST : 10' & 9'.8" wide Nabalia Para Road,
 ON THE WEST : 16'.8" wide Nabalia Para Road & premises no. 264,264A
 & 264B, Nabalia Para Road & Building of Gopal Sen.

DESCRIPTION OF PROPERTY MENTIONED IN
(PART- II)

ALL THAT piece and parcel of bastu land measuring an area **01 Cottah 01 chittack 23 sq.ft.** be the same a little more or less together with a **25 SQ.FT.** R.T. Shed structure lying and situated at Municipal premises No. 72, Nabalia Para Road, being Assessee No.41-123-13-0070-7 **and** bastu land measuring an area **01 Cottah 14 chittack 22 sq.ft.** be the same a little more or less together with a **25 SQ.FT.** R.T. Shed structure, premises no.72A, Nabalia Para Road, Assessee No.41-123-13-0789-1, **total land measuring about 3 Cottahs 00 chittacks 00 Sq.Ft. less together with a 50 SQ.FT.** R.T. Shed structure, in Mouza Muradpur, J.L. No.13, R.S. No.192, Touzi Nos. 74-77, 82, Pargana

Magura, under Khatian No.289, in Dag No.129, within the present limit of the Kolkata Municipal Corporation (S. S. Unit), under Ward No.123, under Police Station Thankurpukur now Haridevpur, in the District of South 24-Parganas, butted and bounded as follows :-

ON THE NORTH : Building of Narayan Gupta & others,
 ON THE SOUTH : 11'.8" wide Nabalia Para Road,
 ON THE EAST : 10' & 9'.8" wide Nabalia Para Road,
 ON THE WEST : 16'.8" wide Nabalia Para Road & premises no. 264,264A & 264B, Nabalia Para Road & Building of Gopal Sen.

THE SCHEDULE "B" ABOVE REFERRED TO :

(DESCRIPTION OF AMALGAMATED PROPERTY HEREBY SOLD)

ALL THAT piece and parcel of land measuring about **6 Cottahs 00 Chittakcs 06 Sq.Ft.** be the same a little more or less together with **100 sq. feet R.T. Shed structure** lying and situated at Municipal premises No.72, **Nabalia Para Road**, Post Office – Barisha, Police Station Thakurpukur now Haridevpur, within the limit of Kolkata Municipal Corporation (S.S. Unit), under Ward No.123, in the District of South 24-Parganas, being **Assessee No.4-11-231-30070-7**, at Mouza Muradpur, J.L. No.13, R.S.. no.192, Touzi No.74-77, 82 Pargana Magura, under Khatian No.289, in Dag No.129, delineated by **RED** border line in the Map/Plan annexed hereto and butted and bounded as follows :-

ON THE NORTH : Building of Narayan Gupta & others,
 ON THE SOUTH : 11'.8" wide Nabalia Para Road,
 ON THE EAST : 10' & 9'.8" wide Nabalia Para Road,
 ON THE WEST : 16'.8" wide Nabalia Para Road & premises no.264,264A & 264B, Nabalia Para Road & Building of Gopal Sen

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seal the day, month and year first above-written.

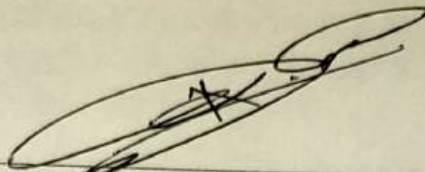
SEALED, SIGNED & DELIVERED in the presence of

WITNESSES :

1. Dinesh Jainwal
16 senhati colony
Behala kol-34

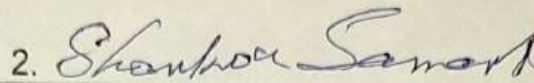
2. Anand Babu
AC-127, Samalib Abashan,
kol-102.

1.



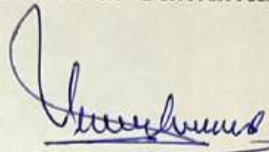
[Nirmal Kumar Das]

2.



[Shankar Samanta]

3.



[Niladri Das]

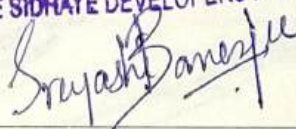
SIGNATURE OF THE VENDORS

BREE SIDHAYE DEVELOPERS PRIVATE LIMITED



[Rahul Kumar Singh] Director

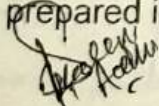
BREE SIDHAYE DEVELOPERS PRIVATE LIMITED



[Sreyashi Banerjee]

[SIGNATURE OF THE PURCHASER]

Drafted & prepared in my office.



[RAJENDRA KUMAR YADAV]

Advocate

Alipore Police Court,
Kolkata -700 027

Enrolment No. WB/1427/1995

MEMO OF CONSIDERATION

RECEIVED from the within mentioned purchaser the within mentioned sum of **Rs.70,000,00/- (Rupees Seventy Lakhs only)** as the total consideration money for the Schedule "B" mentioned property as per memo below :-

Sl. No.	Cheque No.	Date	Drawn on	Amount Rs.
1.	000001	12.03.2021	HDFC, Salt Lake City, Kolkata, in favour of Nirmal Kr. Das	38,000,00/-
2.	000002	12.03.2021	HDFC, Salt Lake City, Kolkata, in favour of Niladri Das	6,000,00/-
3.	000005	29.11.2021	-DO-	10,000,00/-
4.	000003	12.03.2021	HDFC, Salt Lake City, Kolkata, in favour of Shankar Samanta	6,000,00/-
5.	000006	29.11.2021	-DO-	10,000,00/-
			Total :	Rs.70,000,00/-

(Rupees Seventy Lakhs only)

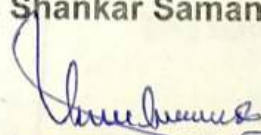
WITNESSES :

1. *Dinakar Jaiswal*
16 Senhati Colony
Behala Kurla-34

2. *Anand Sahoo*
A-127, Sankhila Apartment,
KOL-102.


[Nirmal Kumar Das]

Shankar Samanta
[Shankar Samanta]


[Niladri Das]

SIGNATURE OF THE VENDORS

SITE PLAN OF LAND WITH R.T. SHED IN MOUZA-MURADPUR, J.L. NO-13, TOUZI:-74-77,82, R.S. NO-192, R.S. DAG NO-129, UNDR R.S. KHATIAN NO-289, AT PREMISES NO-72, NABALIA PARA ROAD, WARD NO-123, ASSESSEE NO-411231300707, LAND MEASURING 06 K.-00 CH.-06 SQ.FT. MORE OR LESS WITH 100 SFT. OF R.T. SHED, P.O.-BARISHA, P.S.-THAKURPUKUR, DIST. 24 PARGANAS (SOUTH).

AREA OF LAND - 06 K.- 00 CH.- 06 SQ.FT. MORE OR LESS WITH 100 SFT. R.T. SHED.

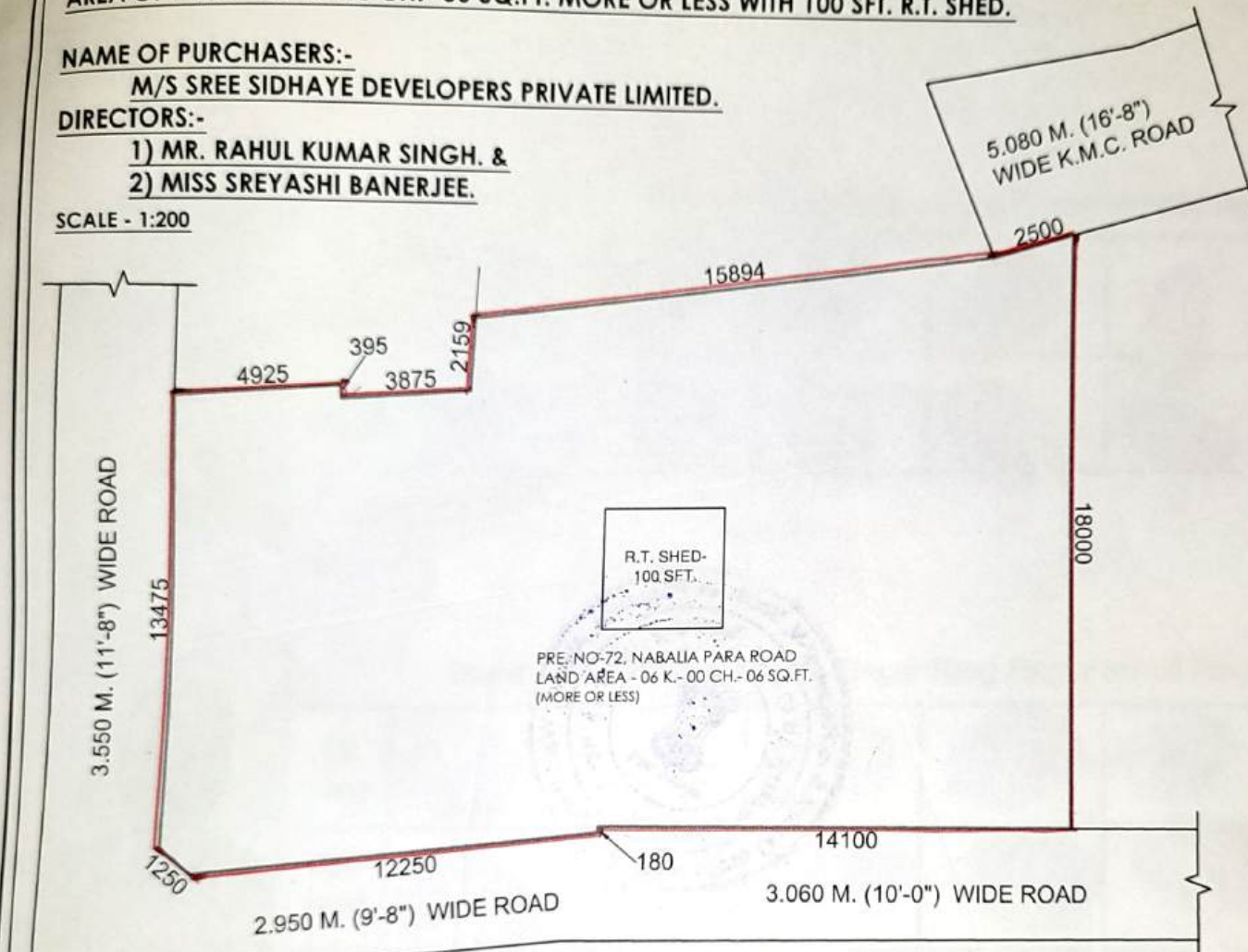
NAME OF PURCHASERS:-

M/S SREE SIDHAYE DEVELOPERS PRIVATE LIMITED.

DIRECTORS:-

- 1) MR. RAHUL KUMAR SINGH. &
- 2) MISS SREYASHI BANERJEE.

SCALE - 1:200



SREE SIDHAYE DEVELOPERS PRIVATE LIMITED

[Signature]

Director

SREE SIDHAYE DEVELOPERS PRIVATE LIMITED

[Signature]

Director

SIGNATURE OF PURCHASERS

[Signature]
SWARAJIT ROY

B.ARCH., M.T.R.P.

REGISTERED WITH COUNCIL OF

ARCHITECTURE - CA/96/19638

SIGNATURE OF ARCHITECT
K.M.C. NO. - 237(A)

[Signature]

② *[Signature]* ⑤

③ *[Signature]* ⑥

SIGNATURE OF OWNERS

1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Signature



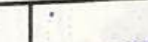
1st finger Middle Finger Ring Finger Small Finger

	Thumb	Index	Middle	Ring	Pinky
left hand					
right hand					

Signature



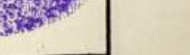
1st finger Middle Finger Ring Finger Small Finger

	Thumb	Index	Ring	Middle	Little
left hand					
right hand					

Name
Signature Shanor Samant



1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Signature _____



DISTRICT SUB REGISTRAR - V
SOUTH 24 PGS., ALIPORE

29 NOV 2021

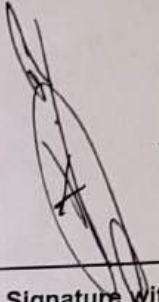
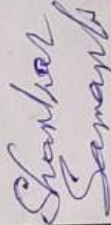
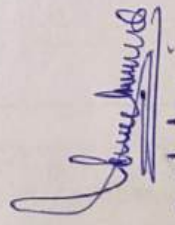


Government of West Bengal

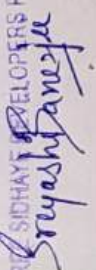
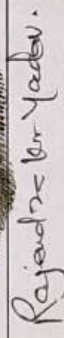
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16302002284525/2021

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	NIRMAL KUMAR DAS 24/63, NABALIA PARA ROAD, City:- , P.O:- BARISHA, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700008	Seller			 29/11/21
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	SHANKAR SAMANTA 24/63, NABALIA PARA ROAD, City:- , P.O:- BARISHA, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700008	Seller			 29/11/21
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	NILADRI DAS 24/63, NABALIA PARA ROAD, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN:- 700008	Seller			 29/11/21

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	RAHUL KUMAR SINGH P-158, NAZRUL ISLAM AVENUE, City:- , P.O:- ULTADANGA, P.S:- Ultadanga, District:- North 24-Parganas, West Bengal, India, PIN:- 700054	Representative of Buyer [SREE SIDHAYE DEVELOPERS PRIVATE LIMITED]			 29/11/21
5	SREYASHI BANERJEE 6, BANSH TALA LANE, S N ROY ROAD, City:- , P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038	Representative of Buyer [SREE SIDHAYE DEVELOPERS PRIVATE LIMITED]			 29/11/21
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	RAJENDRA KUMAR YADAV Son of Late R R YADAV ALIPORE, City:- , P.O:- ALIPORE, P.S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	NIRMAL KUMAR DAS, SHANKAR SAMANTA, NILADRI DAS, RAHUL KUMAR SINGH, SREYASHI BANERJEE			 29/11/21

(Rita Lepcha)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
V SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal



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

Payment Details

GRN: 192021220123493231
GRN Date: 29/11/2021 11:49:56
BRN : CKS0859667
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 29/11/2021 11:11:08
Payment Ref. No: 2002284525/3/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: SREE SIDHAYE DEVELOPERS PVT LTD
Address: P158, Nazrul Islam Avenue Kolkata 700054
Mobile: 9433149795
Depositor Status: Buyer/Claimants
Query No: 2002284525
Applicant's Name: Mr Rajendra Kumar Yadav
Identification No: 2002284525/3/2021
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002284525/3/2021	Property Registration- Stamp duty	0030-02-103-003-02	279920
2	2002284525/3/2021	Property Registration- Registration Fees	0030-03-104-001-16	70014
Total				349934

IN WORDS: THREE LAKH FORTY NINE THOUSAND NINE HUNDRED THIRTY FOUR ONLY.

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

NIRMAL KUMAR DAS

SRIDHAR CHANDRA DAS

21/10/1959

Permanent Account Number

ADFPD1420K

Signature



In case this card is lost / found, kindly inform / return to:-
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/प्राप्त होने पर कृपया सूचित करें/लोटाएं।
आयकर पैन सेवा यूनिट, यूटीएसएल
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर
नवी मुंबई-400 614

 भारत सरकार
Government of India 

Download Date: 11/03/2020



Nirmal Kr. Das
Date of Birth/DOB: 21/10/1959
Male/ MALE

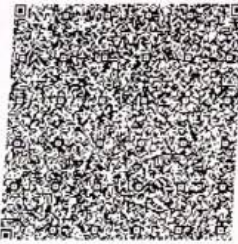
Issue Date: 21/12/2019

4468 3196 3837
VID : 9151 4980 5346 7795

मेरा आधार, मेरी पहचान

 भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India 

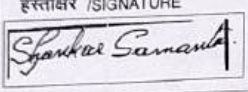
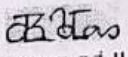
Address:
24/63, NABALIA PARA ROAD, Purba
Barisha, South Twenty Four Parganas,
West Bengal - 700008



4468 3196 3837
VID : 9151 4980 5346 7795

1947 |  help@uidai.gov.in |  www.uidai.gov.in

2

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	AJHPS9904R	
	नाम /NAME SHANKAR SAMANTA	
	पिता का नाम /FATHER'S NAME JUDHISTHIR SAMANTA	
	जन्म तिथि /DATE OF BIRTH 20-04-1965	
हस्ताक्षर /SIGNATURE		 आयकर आयुक्त, प.ब.-II COMMISSIONER OF INCOME-TAX, W.B. - II

Shankar Samanta.



ভারত সরকার
Government of India



নিলাদ্রী দাস
Niladri Das
পিতা : নির্মল কুমার দাস
Father : NIRMAL KR. DAS
জন্ম সাল / Year of Birth : 1986
পুরুষ / Male



4039 2682 9756

আধার - সাধারণ মানুষের অধিকার



আধার

ঠিকানা:
২৪/৬৩, নাবালিয়া পাড়া রোড, পূর্ব
বর্ডিশা, বর্ডিশা, দঃ ২৪ পরগনা,
পশ্চিমবঙ্গ, 700008

ভারতীয় বৈশিষ্ট্য পরিচয় প্রাধিকরণ
Unique Identification Authority of India

Address:
24/63, NABALIA PARA ROAD,
Purba Barisha, Barisha, South
Twenty Four Parganas, West
Bengal, 700008

4039 2682 9756

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in



ई-स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
ABECS4069F

नाम / Name

SREE SIDHAYE DEVELOPERS PRIVATE LIMITED

स्थापना की तारीख /

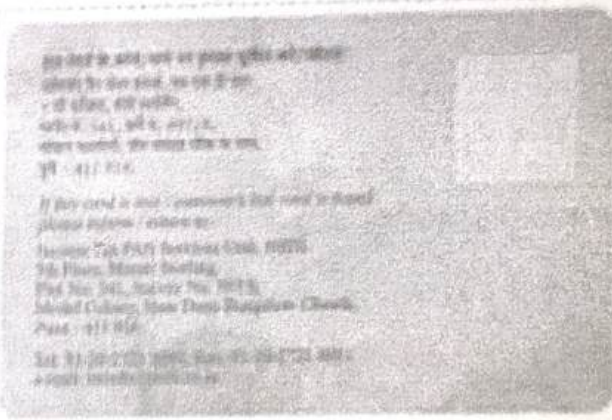
Date of Incorporation / Formation

09/09/2020



- Permanent Account Number (PAN) facilitates Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand, tax returns, matching of information and levy remittances & retrieval of electronic information etc. relating to a taxpayer.
(स्थायी लेखा संख्या (PAN) एक वास्तविक है जो संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सक्षम बनाता है, जिसमें करों के भुगतान, आकलन, कर वसूल, टैक्स अकलन, आयकर रिटर्न, जानकारी के मिलान, कर भुगतान और कर रिटर्न के माध्यम से जानकारी का आकलन आदि शामिल है।)
- Issuance of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962).
(आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेनों के लिए स्थायी लेखा संख्या (PAN) का प्रस्तुत अब अनिवार्य है। (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें।)
- Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.
(एक से अधिक स्थायी लेखा संख्या (PAN) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।)
- The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card".
(अंतर्निहित PAN कार्ड में एंहांस्ड QR कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पढ़ा जा सकता है। Google Play स्टोर पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।)

Cut



Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (a) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, click here



GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

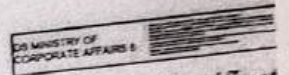
I hereby certify that SREE SIDHAYE DEVELOPERS PRIVATE LIMITED is incorporated on this Ninth day of September Two thousand twenty under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U70109WB2020PTC239610.

The Permanent Account Number (PAN) of the company is ABECs4069F *

The Tax Deduction and Collection Account Number (TAN) of the company is CALS49581A *

Given under my hand at Manesar this Ninth day of September Two thousand twenty .



Digital Signature Certificate

Mr MANGAL RAM MEEN

Deputy Registrar Of Companies

Registrar of Companies

Central Registration Centre

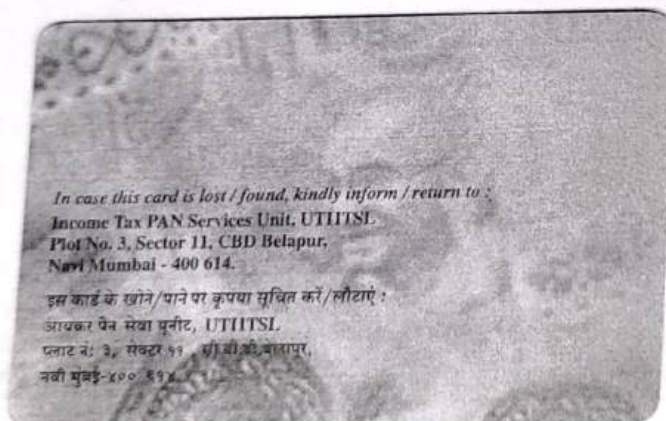
Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declaration of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar of Companies office:

SREE SIDHAYE DEVELOPERS PRIVATE LIMITED
P-158, Nazrul Islam Avenue, Ultadanga, Kolkata, West Bengal,
India, 700054

* as issued by the Income Tax Department







ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ ভারত সরকার

Unique Identification Authority of India
Government of India

ভানিকাতুর আই ডি / Enrollment No.: 0635/11128/56073

To

রাহুল কুমার সিং

Rahul Kumar Singh

C/O Gautam Kumar Singh

BLDG NO P - 158 NAZRUL ISLAM AVENUE, CIT

SCHEME - VII M

ULTADANGA

Kankurgachi

Kankurgachi

Kankurgachi Kolkata

West Bengal 700054

9903843043



ME687289085FH



আপনার আধার সংখ্যা / Your Aadhaar No.:

3209 8186 1928

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



রাহুল কুমার সিং

Rahul Kumar Singh

জন্মতারিখ / DOB: 20/10/1995

পুরুষ / Male



3209 8186 1928

আমার আধার, আমার পরিচয়



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

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

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



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা: C/O বিতা - গৌতম কুমার
সিং, বাড়ি নং - বি - 158, নাজরুল
ইসলাম বিল্ডিং মিডস্টাট - সেভেন এম,
উল্টাডাঙ্গা, কানকুর্গাচি, কানকুর্গাচি,
কোলকাতা, পশ্চিম বঙ্গ, 700054

Address: C/O Gautam Kumar Singh, BLDG NO P -
158 NAZRUL ISLAM AVENUE, CIT SCHEME -
VII M, ULTADANGA, Kankurgachi, Kankurgachi,
Kolkata, West Bengal, 700054



3209 8186 1928



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www

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT
SREYASHI BANERJEE
SANJOY BANERJEE
30/09/1997
Permanent Account Number
CLPPB3417E
Signature
भारत सरकार
GOVT. OF INDIA





भारत सरकार
GOVERNMENT OF INDIA



শ্রেয়শী বানার্জী
Sreyashi Banerjee
পিতা : সম্ভব কুমার বানার্জী
Father : SANJOY KUMAR BANERJEE
জন্ম বর্ষ / Year of Birth : 1997
মহিলা / Female



3628 6857 7349

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশেষ পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
৬ বংশ তলা লেন, ১নং.এন.রোড
সেহাপুর, কলকাতা,
পশ্চিমবঙ্গ, ৭০০০৩৬

Address:
6 BANSH TALA LANE,
S N ROY ROAD, Sahapur
S.O. Sahapur, Kolkata, West
Bengal, 700036



1947
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No. 1947
Kolkata-700 001



ভারত সরকার
Government of India



রাজেন্দ্র কুমার যাদব
Rajendra Kumar Yadav
জন্মতারিখ / DOB: 04/02/1962
পুরুষ / Male



8848 1665 9783

আমার আধার, আমার পরিচয়

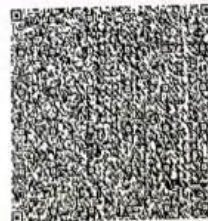
Rajendra Kumar Yadav



আধার

ঠিকানা: S/O রাম রাজ যাদব, 51/16/4, বামা চরণ রয় রোড,
উমাপল্লী, বেহালা, বেহালা, কোলকাতা, সার্কাস অভিনে,
পশ্চিম বঙ্গ, 700034

Address: S/O Ram Raj Yadav, 51/16/4, Bama
Charan Roy Road, Umapally, Behala, Behala,
Kolkata, Circus Avenue, West Bengal,
700034



8848 1665 9783



1947



help@uidai.gov.in



www.uidai.gov.in

DATED THIS DAY OF NOVEMBER, 2021

BETWEEN

SRI NIRMAL KUMAR DAS & 2 ORS.

... VENDORS

AND

M/S. SREE SIDHAYE DEVELOPERS PRIVATE
LIMITED.

... PURCHASER

DEED OF CONVEYANCE

RAJENDRA KUMAR YADAV

Advocate

Alipore Police Court,

Kolkata -700 027

Mobile No.9433149795

e-mail : yadavrajendra1962@gmail.com

भारत सरकार
GOVERNMENT OF INDIA

शंकर सामन्त
SHANKAR SAMANTA
जन्मतिथि/ DOB: 20/04/1965
पुरुष / MALE

8110 2818 9337

आधार-साधारण मानुषेर अधिकार

Shankar Samanta.
Shant -

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:
६/२९/७, बनमाली घोषाल
लेन, बेहला एस.७,
कोलकाता,
पश्चिमवङ्ग - 700034

Address:
6/2A/3, BANAMALI GHOSHAL
LANE, Behala S.O, Kolkata,
West Bengal - 700034

8110 2818 9337

Aadhaar-Aam Admi ka Adhikar

आयकर विभाग
INCOME TAX DEPARTMENT
NILADRI DAS
NIRMAL KUMAR DAS
22/04/1986
Permanent Account Number
AIGPD2970E
Signature
भारत सरकार
GOVT. OF INDIA



3

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, UTIITSL
प्लॉट नं: 3, सेक्टर 11, नवी मुंबई-400 614

आयकर विभाग
INCOME TAX DEPARTMENT
NILADRI DAS

भारत सरकार
GOVT. OF INDIA

NIRMAL KUMAR DAS

22/04/1986
Permanent Account Number

AIGPD2970E


Signature



3

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, UTIITSL
प्लॉट नं: 3, सेक्टर 11, सीडीबी बेलपुर,
नवी मुंबई-400 614.

Major Information of the Deed

Deed No :	I-1630-05294/2021	Date of Registration	30/11/2021
Deed No / Year	1630-2002284525/2021	Office where deed is registered	
Deed Date	02/11/2021 2:24:43 PM	1630-2002284525/2021	
Applicant Name, Address & Other Details	Rajendra Kumar Yadav Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9433149795, 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. 70,00,000/-	Rs. 70,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 2,80,020/- (Article:23)	Rs. 70,046/- (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:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nabalia Para Road, Road Zone : (Premises Not Located On J.L. Sarani --) , , Premises No: 72 , , Ward No: 123 Pin Code : 700008

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	6 Katha 6 Sq Ft	69,70,000/-	69,70,000/-	Width of Approach Road: 19 Ft.,
Grand Total :				9.9138Dec	69,70,000 /-	69,70,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	

Details :

Name,Address,Photo,Finger print and Signature

NIRMAL KUMAR DAS

Son of Late SREEDHAR CHANDRA DAS 24/63, NABALIA PARA ROAD, City:- , P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ADxxxxxx0K, Aadhaar No: 44xxxxxxxx3837, Status :Individual, Executed by: Self, Date of Execution: 29/11/2021
 , Admitted by: Self, Date of Admission: 29/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/11/2021
 , Admitted by: Self, Date of Admission: 29/11/2021 ,Place : Pvt. Residence

2 SHANKAR SAMANTA

Son of YUDHISTHIR SAMANTA 24/63, NABALIA PARA ROAD, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx4P, Aadhaar No: 81xxxxxxxx9337, Status :Individual, Executed by: Self, Date of Execution: 29/11/2021
 , Admitted by: Self, Date of Admission: 29/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/11/2021
 , Admitted by: Self, Date of Admission: 29/11/2021 ,Place : Pvt. Residence

3 NILADRI DAS

Son of NIRMAL KUMAR DAS 24/63, NABALIA PARA ROAD, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Alxxxxxx0E, Aadhaar No: 40xxxxxxxx9756, Status :Individual, Executed by: Self, Date of Execution: 29/11/2021
 , Admitted by: Self, Date of Admission: 29/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/11/2021
 , Admitted by: Self, Date of Admission: 29/11/2021 ,Place : Pvt. Residence

Buyer Details :

SI No Name,Address,Photo,Finger print and Signature

1 SREE SIDHAYE DEVELOPERS PRIVATE LIMITED

P-158, NAZRUL ISLAM AVENUE, City:- , P.O:- ULTADANGA, P.S:-Ultadanga, District:-North 24-Parganas, West Bengal, India, PIN:- 700054 , PAN No.:: ABxxxxxx9F, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No Name,Address,Photo,Finger print and Signature

1 RAHUL KUMAR SINGH (Presentant)

Son of GOUTAM KUMAR SINGH P-158, NAZRUL ISLAM AVENUE, City:- , P.O:- ULTADANGA, P.S:-Ultadanga, District:-North 24-Parganas, West Bengal, India, PIN:- 700054, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: FExxxxxx5P, Aadhaar No: 32xxxxxxxx1928 Status : Representative, Representative of : SREE SIDHAYE DEVELOPERS PRIVATE LIMITED

2 SREYASHI BANERJEE

Daughter of SANJAY BANERJEE 6, BANSH TALA LANE, S N ROY ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CLxxxxxx7E, Aadhaar No: 36xxxxxxxx7349 Status : Representative, Representative of : SREE SIDHAYE DEVELOPERS PRIVATE LIMITED (as DIRECTOR)

Details :

CHANDRA KUMAR YADAV
 of Late R R YADAV
 ALIPORE, City:- , P.O:- ALIPORE, P.S:-
 Alipore, District:-South 24-Parganas,
 West Bengal, India, PIN:- 700027

Photo

Finger Print

Signature

Identifier Of NIRMAL KUMAR DAS, SHANKAR SAMANTA, NILADRI DAS, RAHUL KUMAR SINGH, SREYASHI
 BANERJEE

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	NIRMAL KUMAR DAS	SREE SIDHAYE DEVELOPERS PRIVATE LIMITED-3.30458 Dec
2	SHANKAR SAMANTA	SREE SIDHAYE DEVELOPERS PRIVATE LIMITED-3.30458 Dec
3	NILADRI DAS	SREE SIDHAYE DEVELOPERS PRIVATE LIMITED-3.30458 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	NIRMAL KUMAR DAS	SREE SIDHAYE DEVELOPERS PRIVATE LIMITED-33.33333300 Sq Ft
2	SHANKAR SAMANTA	SREE SIDHAYE DEVELOPERS PRIVATE LIMITED-33.33333300 Sq Ft
3	NILADRI DAS	SREE SIDHAYE DEVELOPERS PRIVATE LIMITED-33.33333300 Sq Ft

29-11-2021

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

Presented for registration at 18:45 hrs on 29-11-2021, at the Private residence by RAHUL KUMAR SINGH, .
 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 70,00,000/-

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

Execution is admitted on 29/11/2021 by 1. NIRMAL KUMAR DAS, Son of Late SREEDHAR CHANDRA DAS, 24/63, NABALIA PARA ROAD, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Service, 2. SHANKAR SAMANTA, Son of YUDHISTHIR SAMANTA, 24/63, NABALIA PARA ROAD, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Business, 3. NILADRI DAS, Son of NIRMAL KUMAR DAS, 24/63, NABALIA PARA ROAD, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Business

Indetified by RAJENDRA KUMAR YADAV, . , Son of Late R R YADAV, ALIPORE, P.O: ALIPORE, Thana: Alipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 29-11-2021 by RAHUL KUMAR SINGH,

Indetified by RAJENDRA KUMAR YADAV, . , Son of Late R R YADAV, ALIPORE, P.O: ALIPORE, Thana: Alipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 29-11-2021 by SREYASHI BANERJEE, DIRECTOR, SREE SIDHAYE DEVELOPERS PRIVATE LIMITED (Private Limited Company), P-158, NAZRUL ISLAM AVENUE, City:- , P.O:- ULTADANGA, P.S:- Ultadanga, District:-North 24-Parganas, West Bengal, India, PIN:- 700054

Indetified by RAJENDRA KUMAR YADAV, . , Son of Late R R YADAV, ALIPORE, P.O: ALIPORE, Thana: Alipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



Rita Lepcha
 DISTRICT SUB-REGISTRAR
 OFFICE OF THE D.S.R. - V SOUTH 24-
 PARGANAS
 South 24-Parganas, West Bengal

On 30-11-2021

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 70,046/- (A(1) = Rs 70,000/- , E = Rs 14/- , H = Rs 28/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 70,014/-
 Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
 Online on 29/11/2021 11:51AM with Govt. Ref. No: 192021220123493231 on 29-11-2021, Amount Rs: 70,014/-,
 Bank: State Bank of India (SBIN0000001), Ref. No. CKS0859667 on 29-11-2021, Head of Account 0030-03-104-001-

nt of Stamp Duty

ed that required Stamp Duty payable for this document is Rs. 2,80,020/- and Stamp Duty paid by Stamp Rs 100/-,
online = Rs 2,79,920/-

Description of Stamp

Stamp: Type: Impressed, Serial no 1178, Amount: Rs.100/-, Date of Purchase: 29/07/2021, Vendor name: Tapan Kr

Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/11/2021 11:51AM with Govt. Ref. No: 192021220123493231 on 29-11-2021, Amount Rs: 2,79,920/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKS0859667 on 29-11-2021, Head of Account 0030-02-103-003-
02



Rita Lepcha

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2021, Page from 202733 to 202780
being No 163005294 for the year 2021.



Digitally signed by RITA LEPCHA DAS
Date: 2021.12.23 16:55:10 -08:00
Reason: Digital Signing of Deed.

(Rita Lepcha) 2021/12/23 04:55:10 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)