

11661/2023

11439/2023

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



82AB 341457

Handwritten notes: 11/8, 2/1/22, 6361/21, 8.572 den, 3085920/

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

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

11 AUG 2023

DEED OF CONVEYANCE

Date: 11th of August 2023

Nature of Document: DEED OF SALE

32468

K. G. TRIPATHI
Advocate
Calcutta
High Court

SOLD TO
OF
RS
JAYDEEP SHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
LICENSED STAMP VENDOR
NO 351RS2016

23 JUN 2023

23 JUN 2023



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
11 AUG. 2023



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



080820232016187586

GRIPS Payment Detail

GRIPS Payment ID: 080820232016187586 **Payment Init. Date:** 08/08/2023 17:39:55
Total Amount: 123427 **No of GRN:** 1
Bank/Gateway: SBI EPay **Payment Mode:** SBI Epay
BRN: 5352791278738 **BRN Date:** 08/08/2023 17:40:53
Payment Status: Successful **Payment Init. From:** Department Portal

Depositor Details

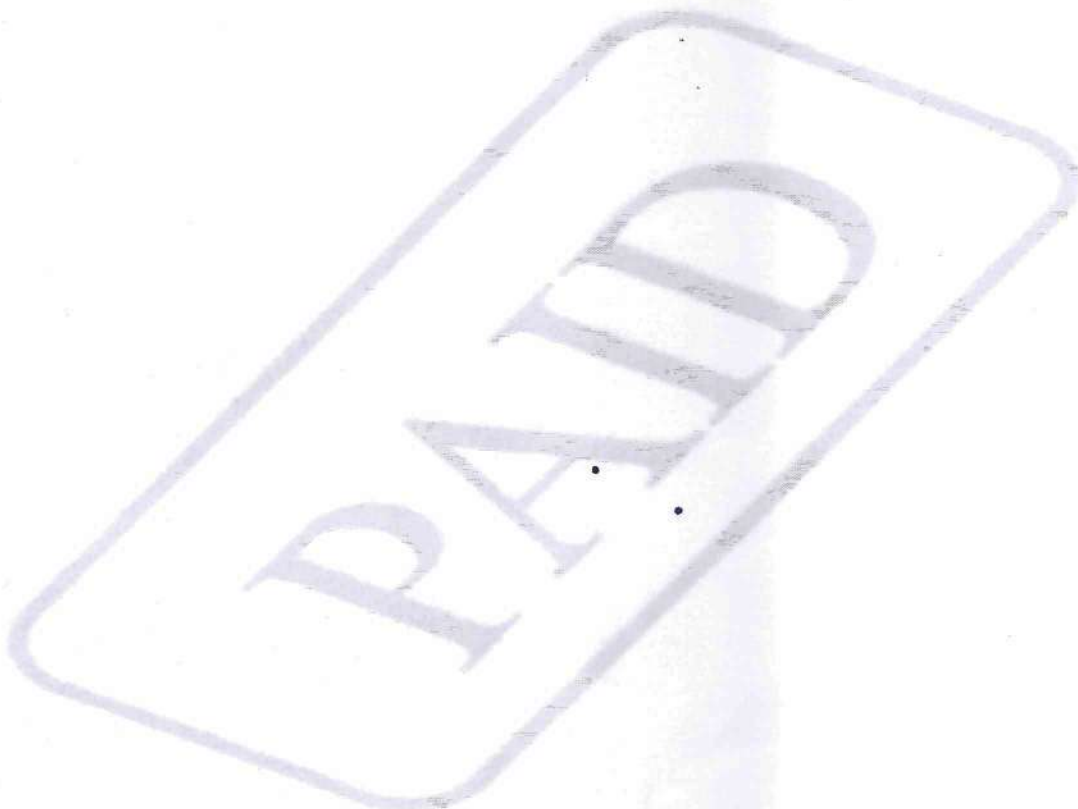
Depositor's Name: Mr RAVI KHAITAN
Mobile: 9830339883

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240161875878	Directorate of Registration & Stamp Revenue	123427
Total			123427

IN WORDS: ONE LAKH TWENTY THREE THOUSAND FOUR HUNDRED TWENTY SEVEN ONLY.

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





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



192023240161875878

GRN Details

GRN: 192023240161875878 Payment Mode: SBI Epay
GRN Date: 08/08/2023 17:39:55 Bank/Gateway: SBIPay Payment Gateway
BRN : 5352791278738 BRN Date: 08/08/2023 17:40:53
Gateway Ref ID: 0 Method: ICICI Bank - Corporate NB
GRIPS Payment ID: 080820232016187586 Payment Init. Date: 08/08/2023 17:39:55
Payment Status: Successful Payment Ref. No: 2001926361/1/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr RAVI KHAITAN
Address: 1, NETAJI SUBHAS ROAD
Mobile: 9830339883
Period From (dd/mm/yyyy): 08/08/2023
Period To (dd/mm/yyyy): 08/08/2023
Payment Ref ID: 2001926361/1/2023
Dept Ref ID/DRN: 2001926361/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001926361/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	92568
2	2001926361/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	30859

Total 123427

IN WORDS: ONE LAKH TWENTY THREE THOUSAND FOUR HUNDRED TWENTY SEVEN ONLY.

PAID

3. Parties:

- 3.1 Vendors:** 1) **Mrs. Susama Sardar (Aadhar No. 4302 3926 2743) (PAN-MAZPS2577R)**, wife of Gobinda Sardar, aged about- 61 years, by faith-Hindu, By occupation- Housewife, residing at Village and P.O. Amgachi, P.S. Bishnupur, South 24 Parganas, West Bengal- 700104;
- 2) **Mrs. Debjani Sardar (Aadhar No.2625 5093 8381) (PAN-EFHPS3618G)** wife of Samir Kumar Sardar, aged about- 49 years, by faith-Hindu, By occupation- Housewife, residing at Village and P.O.-Rasapunja, P.S. Bishnupur, South 24 Parganas- 700104;
- 3) **Mr. Sanat Sardar (Aadhar No.5246 3000 3048) (PAN-BKOPS0142N)** son of Bhupendra Nath Sardar, aged about- 54 years, by faith- Hindu, By occupation- Business, residing at Pailan, P.O. Chakrajumolla, P.S. Bishnupur, South 24 Parganas- 700104; hereinafter referred to as **"VENDORS"** (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest, legal representatives and assigns) of the **First Part**.

AND

- 3.2 Purchaser: (1) Thistle Complex Private Limited [PAN-AAFCT6024M]**, a company registered under the Companies Act, 1956, having its registered office at Diamond Harbour Road, South 24 Parganas, P. O. Joka, Kolkata 700104, being represented by its Authorized Signatory- Mr. Jitendra Kumar Singh, S/o Late Ramchabila Singh, **[PAN - ENOPS1448K], [Aadhar - 4353 4807 0521]**, resident of 2, Dakshinpara 3rd Lane, P.O - Morepukur, P.S - Rishra, Dist - Hooghly, Pincode - 712250 hereinafter referred to and called as the **"PURCHASER / VENDEE"** (The expression wherever they occur in the body shall mean and include them, their legal heirs, successors, legal representatives, administrators, executors, transferee(s), beneficiary(ies), assignee(s) of the **Second Part**.



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
11 AUG 2023

4. Subject Matter of Sale:

All that Shali land measuring more or less 2.856 Decimal under L.R. Khatian no. 2926, 2.858 Decimal under L.R. Khatian No. 2928 and 2.858 Decimal under L.R. Khatian No. 2929 collectively 8.572 Decimal lying and situated in R.S. & L.R. Dag no. 811 at Mouza: Chakrajumolla, J.L. no. 18 under Police station Bishnupur, Dist. - 24 Paraganas (South) hereinafter referred to as "**The Said Property**" and more fully described in the schedule mentioned here under and also demarcated with '**RED**' mark in the plan annexed herewith.

5. Background:

5.1 The Vendor has *inter alia* represented to the Purchaser (hereafter the "**Representations**") that:

WHEREAS Bhupendra Nath Sardar was the absolute owner and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in possession of All that Shali land measuring more or less 0.20 acres lying and situated in Dag no. 811 in R.S. Khatian no. 57 at Mouza Chakrajumolla, J.L. no. 18 under Police station Bishnupur in the district South 24 Parganas.

AND WHEREAS After the demise of Bhupendra Nath Sardar, he left behind his 1 wife Hemobala Sardar, now deceased, 4 sons namely Ajit Sardar, Sambhu Nath Sardar, Sanat Sardar, Sanchit Sardar, and 3 daughters Sushma Sardar, Debjani Sardar and Sobha Rani Roy (now deceased) as his legal heirs and they inherited the property left behind by Bhupendra Nath Sardar i.e. All that Shali land measuring more or less 0.20 acres lying and situated in Dag no. 811 in R.S. Khatian no. 57 at Mouza Chakrajumolla, J.L. no. 18 under Police station Bishnupur in the district South 24 Parganas.

AND WHEREAS by way of inheritance, Susama Sardar, became the absolute owner of 2.858 Decimal in R.S. & L.R. Dag no. 811 of corresponding L.R. Khatian

no. 2929 at Mouza: Chakrajumolla, J.L. no. 18 under Police Station Bishnupur, in the District South 24 Parganas.

AND WHEREAS by way of inheritance Debjani Sardar became the absolute owner of 2.858 Decimal in Dag no. 811 of corresponding L.R. Khatian no. 2928 at Mouza: Chakrajumolla, J.L. no. 18 under Police Station Bishnupur, in the District South 24 Parganas.

AND WHEREAS by way of inheritance, Sanat Sardar, became the absolute owner of 2.856 Decimal in Dag no. 811 of corresponding L.R. Khatian no. 2926 at Mouza: Chakrajumolla, J.L. no. 18 under Police Station Bishnupur, in the District South 24 Parganas.

AND WHEREAS That the Vendors herein is now desirous of selling of All that Shali land measuring more or less 2.856 Decimal from L.R. Khatian nos. 2926, 2.858 Decimal from L.R. Khatian No. 2928 & 2.858 Decimal from L.R. Khatian No. 2929 lying and situated in Dag no. 811 at Mouza: Chakrajumolla, J.L. no. 18 under Police station Bishnupur, Dist. - 24 Paraganas (South) hereinafter to the purchaser in the manner more fully described in the schedule mentioned here under and also marked with '**Red**' border in the plan annexed herewith **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and reputed so to be the easement right in respect of the said Dag of land in question for ingress and egress and for laying telephone, water and electric connection, through under or over the said paths and passages together with all sorts of easement rights o and all right appertaining thereto, vacant from all encumbrances.

5.1.1 The Said Property or any part thereof is not the subject matter of any mortgage, charge, lien, security and/or guarantee of any nature whatsoever.

5.1.2 No notices have been issued by the Income-tax Authority nor are any proceedings pending within the meaning of Section 281 of Income-tax Act, 1961 and there is no prohibitory order upon the Vendor from selling and/or dealing with the Said Property or any part thereof.

- 5.1.3 No prohibitory orders have been issued by any other taxing or revenue authorities prohibiting the Vendor from selling and/or dealing with the Said Property.
- 5.1.4 The Said Property and/or the Said Land or any part thereof is at present not affected by any requisition or acquisition or any alignment by any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Vendor.
- 5.1.5 No part of the Said Property and/or the Said Land has been or is liable to be acquired and/or vested under the West Bengal Land Reforms Act, 1955 and/or under any other law and no proceedings have been initiated or are pending in respect thereof.
- 5.2 Relying on the aforesaid Representations of the Vendor and believing the same to be true and correct, the Purchaser has agreed to purchase the Said Property and this Deed of Conveyance is now being executed to give effect to the transfer of the Said Property by the Vendor to the Purchaser.
- 5.3 That the purchaser had approached the vendors for purchasing the said Property for a consideration of Rs.30,00,000/- (Rupees Thirty Lakh) only and the vendors have agreed to it.

6 NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.30,00,000/- (Rupees Thirty Lakh) only, paid to the Vendor from the Purchaser at or immediately before the execution of these presents (the receipt whereof the Vendors doth hereby admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the Purchaser, its successors and assigns and every one of them and also the said "Property"), they the Vendors as beneficial Owner doth by these presents indefeasibly grant, sell, convey, and transfer, assign and assure unto the Purchaser, its successors and assigns vacant, free from encumbrances, attachment and other defects in title **ALL THAT** said "Property" **HOWSOEVER** otherwise the said "Property" now or heretofore were

or was situate, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** the land or ground whereupon or on part whereof the same is erected and built **TOGETHER FURTHER WITH** all houses, outhouses or other buildings, erections, fixtures, walls, yards, courtyards and benefit and advantages of ancient and other lights, liberties, easements, privileges, appendages and appurtenances whatsoever to the said "Property" or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendors into and upon the said "Property" or every part thereof **AND** all deeds, pattas, muniments, writings and evidences of title which in any wise relate to the said land or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendor, his heirs, executors, administrators, legal representatives and assigns or any persons from whom he or they can or may procure the same without action or suit at law or in equity **TO ENTER INTO AND HAVEHOLD, POSSESS AND ENJOY** the said land and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenances unto and to the use of the Purchaser, its successors and assigns forever freed and discharged from or otherwise by the Vendors well and sufficiently indemnified of and against all encumbrances, claims, liens, etc. whatsoever created or suffered by the Vendors from to these presents **AND** the Vendors doth hereby for himself, his heirs, executors, administrators, legal representatives and assigns covenant with the Purchaser, its successors and assigns, **THAT** notwithstanding any act, deed or thing whatsoever, by the Vendors or by any of its predecessors and ancestors in title, done or executed or knowingly suffered to the contrary, they ~~the~~ Vendors had at all material times heretofore

and now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said land hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser, its successors and assigns in the manner aforesaid **AND THAT** the Purchaser, its successors and assigns shall and may at all times hereafter, peaceably and quietly enter into hold, possess and enjoy the said land and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, hinder and interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for them or from or under any of its ancestors or predecessors in title **AND THAT** free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendors or any of his ancestors or predecessors in title or any person or persons and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for them, the Vendors or from or under any of his predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser, its successors and assigns do and execute, or cause to be done and executed perfectly assuring the said land and every part thereof unto and to the use of the Purchaser, its successors and assigns according to the true intent and meaning of these presents as shall or may be reasonably required **AND FURTHER THAT** the Vendors and his / her heirs, executors, administrators, legal representatives and assigns shall at all times hereafter indemnify and keep indemnified the Purchaser, its successors and assigns against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendors to the said land or any breach of the covenants hereunder contained.

7 THE SAID VENDORS HEREBY COVENANTS WITH THE SAID PURCHASER AS FOLLOWS :-

- a) The Vendors are otherwise well and sufficiently entitled to **'The Said Property'** described in the **SCHEDULE** of the said property hereunder written and the same is his self-acquired property. Its title to **The Said Property'** is free and marketable;
- b) No other person except the Vendors have any right, claim or demand in respect of **'The Said Property'** or any part thereof;
- c) The Vendors have not created any sale, gift, mortgage, charge, lien, lease or any other adverse right or any other encumbrance whatsoever or howsoever on **'The Said Property'** and **'The Said Property'** is not subject to any claim or demand, encumbrance, attachment or any process issued by any Court or Authority and the Vendors hereby declare that they shall hereafter not create any third party rights or whatsoever nature in respect of **'The Said Property'**;
- d) The Vendors have not entered into any agreement or arrangement, oral or written with regard to the sale of **'The Said Property'**;
- e) There are no proceedings instituted by or against the Vendors in respect of **'The Said Property'** and pending in any Court or before any authority and **'The Said Property'** is not under any lis pendens;
- f) The Vendors have not received any notice of acquisition or requisition from the Government of West Bengal or any authority or authorities in respect of **'The Said Property'**; and

g) The Vendors hereby covenant with the Purchaser, its successors, persons/successors-in-office and assigns to save, harmless, indemnify and keep indemnified the Purchaser, its successors, persons/successors-in-office and assigns from or against all encumbrances, charges and equities whatsoever; and

h) The Vendors shall at the request and costs of the Purchaser, its successors, persons/successors-in-office and assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly *conveying* and assuring **'The Said Property'** and every part thereof in the aforesaid manner.

SCHEDULE ABOVE REFERRED TO

Vacant **[THE SAID PROPERTY]**

All that Shali land measuring more or less 2.856 Decimal from L.R. Khatian nos. 2926, 2.858 Decimal from L.R. Khatian No. 2928 & 2.858 Decimal from L.R. Khatian No. 2929 lying and situated in R.S. & L.R. Dag no. 811 at Mouza: Chakrajumolla, J.L. no. 18 under Police station Bishnupur, Dist. - 24 Paraganas (South) and marked with **'Red'** border in the plan annexed herewith **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances.

Khatian No.	Share	Area Sold (Decimal)
2926	0.1428	2.856
2928	0.1429	2.858
2929	0.1429	2.858
	Total	8.572

LT I of Susama Sardar
by Pen of Shubhankar Sardar.

૫૪૩ ની નીચે ૫૪૩ નીચે

Susama Sardar

Tender Mr Singh

And butted and bounded by in the manner as follows:-

On the North side: Dag No. 808
On the South side: Dag No. 811/1046
On the East side: Dag No. 817
On the West side: Dag No. 810

IN WITNESS WHEREOF the parties hereto have executed these presents on this 11th day of August, 2023 first mentioned above.

Executed and Delivered by the **Vendor**
and Purchaser at Kolkata in the presence
of:

1. Acup Thepa Chetri
1, N.S. Road, Kol kata - 700001

2. Amolp Jarder
700, Hare Street, Kol - 700001

1. LTE of Susama Sardar
by pen of Subhankar Sardar

✓ সুসমা সর্দার

2. লতা সর্দার

3. সম্পদ সর্দার
Signature of the Vendors

Thistle Complex Private Limited
Indradev Kr Singh
Authorized Signatory
Signature of the Purchaser

Read over and explain
and Drafted By Me:

Drafted by me

Soham Basu
SOHAM BASU, Advocate
Enrolment No.-F/2388/2031/2019
Alipore Judges Court


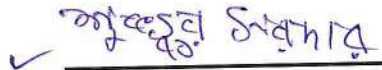
RECEIPT AND MEMO OF CONSIDERATION

The Vendor No.1 Mrs. Susama Sardar confirms having received from the Purchaser the sum of Rs. 10,00,000/- (Rupees Ten Lakh) only towards consideration for Sale of the Said Property in the manner following:

Date	Demand Draft No	In favour of	Bank	Amount (Rs.)
08-08-2023	506934	Susama Sardar	ICICI Bank	10,00,000/-

(Rupees Ten Lakh) only

Witnesses:

Signature of Vendor No.1

RECEIPT AND MEMO OF CONSIDERATION

The Vendor No.2 Mrs. Debjani Sardar confirms having received from the Purchaser the sum of Rs. 10,00,000/- (Rupees Ten Lakh) only towards consideration for Sale of the Said Property in the manner following:

Date	Demand Draft No	In favour of	Bank	Amount (Rs.)
08-08-2023	506932	Debjani Sardar	ICICI Bank	10,00,000/-

(Rupees Ten Lakh) only

૫૦૬૯૩૨ ની ૧૦ લાખ રૂ

Witnesses:

Signature of Vendor No.2

RECEIPT AND MEMO OF CONSIDERATION

The Vendor No.3 Mr. Sanat Sardar confirms having received from the Purchaser the sum of Rs. 10,00,000/- (Rupees Ten Lakh) only towards consideration for Sale of the Said Property in the manner following:

Date	Demand Draft No	In favour of	Bank	Amount (Rs.)
08-08-2023	506933	Sanat Sardar	ICICI Bank	10,00,000/-

(Rupees Ten Lakh) only

Witnesses:

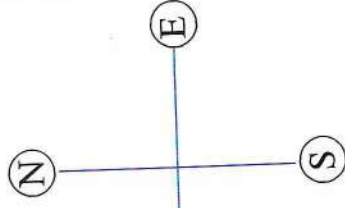
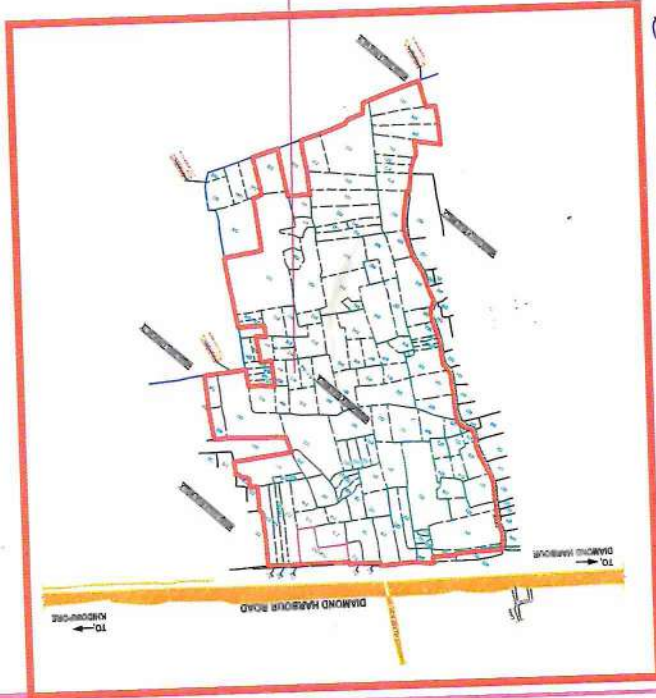
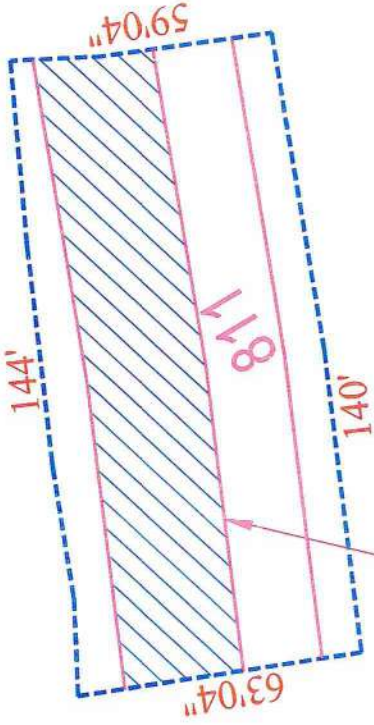


Signature of Vendor No.3

Site Plan Of L.R Dag No-811, Mouza-Chakrajumolla, J.L No- 18, L.R Khatian
No-2926, 2928, 2929 P.S-Bishnupur, Gram Panchayet-Raspunja, Dist-South 24 Pgs.

Total Area Of Land: 8.6 Decimal

Owner Name: DTC Projects Private Limited .



✓
স্বাক্ষরিত
১৪/০৮/১৯



Thisile Complex Private Limited
Signature
Authorized Signatory
Authorized Signatory

Surveyor
Biswajit Midya
Tamluk: Purba Medinipur
Certificate No-1619203047

১৪/০৮/১৯
Signature

SPECIMEN FORM FOR TEN FINGER PRINTS



Jitendra Kumar Singh

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



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

2014/05/20
 10:30 AM
 Police Station



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

2014/05/20 10:30 AM



Sanjay Kumar

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

Major Information of the Deed










Deed No :	I-1904-11439/2023	Date of Registration	11/08/2023
Query No / Year	1904-2001926361/2023	Office where deed is registered	
Query Date	27/07/2023 6:03:58 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SOHAM BASU 1, NETAJI SUBASH ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8981218451, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	Market Value		
Set Forth value	Rs. 30,85,920/-		
Rs. 30,00,000/-	Registration Fee Paid		
Stampduty Paid(SD)	Rs. 30,943/- (Article:A(1))		
Rs. 92,578/- (Article:23)			
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Chakrajumollah, JI No: 18, Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-811 (RS :-)	LR-2926	Bastu	Shali	2.856 Dec	10,00,000/-	10,28,160/-	Width of Approach Road: 8 Ft.,
L2	LR-811 (RS :-)	LR-2928	Bastu	Shali	2.858 Dec	10,00,000/-	10,28,880/-	Width of Approach Road: 8 Ft.,
L3	LR-811 (RS :-)	LR-2929	Bastu	Shali	2.858 Dec	10,00,000/-	10,28,880/-	Width of Approach Road: 8 Ft.,
		TOTAL :			8.572Dec	30,00,000 /-	30,85,920 /-	
		Grand Total :			8.572Dec	30,00,000 /-	30,85,920 /-	










Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature	Signature		
1	Name	Photo	Finger Print	Signature
1	<p>Mrs Susama Sardar Wife of Mr Gobinda Sardar Executed by: Self, Date of Execution: 11/08/2023 , Admitted by: Self, Date of Admission: 11/08/2023 ,Place : Office</p>	 11/08/2023	 LTI 11/08/2023	 11/08/2023
City:- Not Specified, P.O:- Amgachi, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: maxxxxx7r, Aadhaar No: 43xxxxxxxx2743, Status :Individual, Executed by: Self, Date of Execution: 11/08/2023 , Admitted by: Self, Date of Admission: 11/08/2023 ,Place : Office				
2	Name	Photo	Finger Print	Signature
2	<p>Mrs Debjani Sardar Wife of Mr Samir Kumar Sardar Executed by: Self, Date of Execution: 11/08/2023 , Admitted by: Self, Date of Admission: 11/08/2023 ,Place : Office</p>	 11/08/2023	 LTI 11/08/2023	 11/08/2023
City:- Not Specified, P.O:- Rasapunja, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: efxxxxx8g, Aadhaar No: 26xxxxxxxx8381, Status :Individual, Executed by: Self, Date of Execution: 11/08/2023 , Admitted by: Self, Date of Admission: 11/08/2023 ,Place : Office				
3	Name	Photo	Finger Print	Signature
3	<p>Mr Sanat Sardar Son of Mr Bhupendra Nath Sardar Executed by: Self, Date of Execution: 11/08/2023 , Admitted by: Self, Date of Admission: 11/08/2023 ,Place : Office</p>	 11/08/2023	 LTI 11/08/2023	 11/08/2023
City:- Not Specified, P.O:- Chakrajumolla, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bkxxxxx2n, Aadhaar No: 52xxxxxxxx3048, Status :Individual, Executed by: Self, Date of Execution: 11/08/2023 , Admitted by: Self, Date of Admission: 11/08/2023 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Thistle Complex Private Limited City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: aaxxxxxx4m,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td>Mr Jitendra Kumar Singh (Presentant) Son of Late Ramchabila Singh Date of Execution - 11/08/2023, , Admitted by: Self, Date of Admission: 11/08/2023, Place of Admission of Execution: Office</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Aug 11 2023 4:07PM</td> <td>LTI 11/08/2023</td> <td>11/08/2023</td> </tr> </tbody> </table> <p>City:- Not Specified, P.O:- Morepukur, P.S:-Rishra, District:-Hooghly, West Bengal, India, PIN:- 712250, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: enxxxxxx8K, Aadhaar No: 43xxxxxxxx0521 Status : Representative, Representative of : Thistle Complex Private Limited (as Authorized Signatory)</p>	Name	Photo	Finger Print	Signature	Mr Jitendra Kumar Singh (Presentant) Son of Late Ramchabila Singh Date of Execution - 11/08/2023, , Admitted by: Self, Date of Admission: 11/08/2023, Place of Admission of Execution: Office					Aug 11 2023 4:07PM	LTI 11/08/2023	11/08/2023
Name	Photo	Finger Print	Signature										
Mr Jitendra Kumar Singh (Presentant) Son of Late Ramchabila Singh Date of Execution - 11/08/2023, , Admitted by: Self, Date of Admission: 11/08/2023, Place of Admission of Execution: Office													
	Aug 11 2023 4:07PM	LTI 11/08/2023	11/08/2023										

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Lakshmikanta Halder Son of Mr Madhu Halder 53/1 Matilal Gupta Road, City:- Kolkata, P.O:- Barisha, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700008			
	11/08/2023	11/08/2023	11/08/2023

Identifier Of Mrs Susama Sardar, Mrs Debjani Sardar, Mr Sanat Sardar, Mr Jitendra Kumar Singh

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Sanat Sardar	Thistle Complex Private Limited-2.856 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mrs Debjani Sardar	Thistle Complex Private Limited-2.858 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Mrs Susama Sardar	Thistle Complex Private Limited-2.858 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Chakrajumollah, JI No: 18, Pin Code : 700104

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 811, LR Khatian No:- 2926	Owner:সনত্ সরদার, Gurdian:ভূপেন্দ্রনাথ সরদার, Address:নিজ , Classification:শালি, Area:0.03000000 Acre,	Mr Sanat Sardar
L2	LR Plot No:- 811, LR Khatian No:- 2928	Owner:দেবযানী সরদার, Gurdian:ভূপেন্দ্রনাথ সরদার, Address:নিজ , Classification:শালি, Area:0.03000000 Acre,	Mrs Debjani Sardar
L3	LR Plot No:- 811, LR Khatian No:- 2929	Owner:সুসমা সরদার, Gurdian:ভূপেন্দ্রনাথ সরদার, Address:নিজ , Classification:শালি, Area:0.02000000 Acre,	Mrs Susama Sardar

On 11-08-2023

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.

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

Presented for registration at 13:52 hrs on 11-08-2023, at the Office of the A.R.A. - IV KOLKATA by Mr Jitendra 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 30,85,920/-

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

Execution is admitted on 11/08/2023 by 1. Mrs Susama Sardar, Wife of Mr Gobinda Sardar, P.O: Amgachi, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession House wife, 2. Mrs Debjani Sardar, Wife of Mr Samir Kumar Sardar, P.O: Rasapunja, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession House wife, 3. Mr Sanat Sardar, Son of Mr Bhupendra Nath Sardar, P.O: Chakrajumolla, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Business

Indetified by Mr Lakshmikanta Halder, , , Son of Mr Madhu Halder, 53/1 Matilal Gupta Road, P.O: Barisha, Thana: Thakurpukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Service

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

Execution is admitted on 11-08-2023 by Mr Jitendra Kumar Singh, Authorized Signatory, Thistle Complex Private Limited (Private Limited Company), City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104

Indetified by Mr Lakshmikanta Halder, , , Son of Mr Madhu Halder, 53/1 Matilal Gupta Road, P.O: Barisha, Thana: Thakurpukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 30,943.00/- (A(1) = Rs 30,859.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 30,859/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/08/2023 5:40PM with Govt. Ref. No: 192023240161875878 on 08-08-2023, Amount Rs: 30,859/-, Bank: SBI EPay (SBlePay), Ref. No. 5352791278738 on 08-08-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 92,578/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 92,568/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 32468, Amount: Rs.10.00/-, Date of Purchase: 23/06/2023, Vendor name: J CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/08/2023 5:40PM with Govt. Ref. No: 192023240161875878 on 08-08-2023, Amount Rs: 92,568/-, Bank: SBI EPay (SBlePay), Ref. No. 5352791278738 on 08-08-2023, Head of Account 0030-02-103-003-02



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2023, Page from 557542 to 557567
being No 190411439 for the year 2023.



mm

Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2023.08.24 11:46:44 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2023/08/24 11:46:44 AM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)