

9643/2023

9503/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



82AB 002257

15-03
5/7

21169 sub/23

S. Hada

Additional Registrar of
Assurances-IV, Kolkata

2/28/60/

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

Additional Registrar of
Assurances-IV, Kolkata

DEED OF CONVEYANCE

5 JUL 2023

1. Date: 5th of July 2023

2. Vendors:

2.1. Ajit Sardar (AADHAR No. 6494 6617 6557) (PAN-CPZPS6257K), S/O Late
Bhupendra Nath Sardar, aged about- 66 years, by faith-Hindu, By occupation-
Service, residing at PAILAN, Chakrajumolla, South, 24 Parganas, Pailanhat,
West Bengal- 700104;

6598

27 APR 2023

..... DATE

SOLD TO Pradip Kumar Das

ADDRESS Advocate

RS Calcutta High Court

CODE NO. (1067)
LICENCED NO.
20 & 20A / 1973

ANJUSHREE BANERJEE
L. S. VENDOR (O.S.)
HIGH COURT, KOLKATA 700 017

27 APR 2023



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
= 5 JUL 2023



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



050720232011979171

GRIPS Payment Detail

GRIPS Payment ID:	050720232011979171	Payment Init. Date:	05/07/2023 10:14:31
Total Amount:	85117	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	0604833614633	BRN Date:	05/07/2023 10:15:33
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	192023240119791738	Directorate of Registration & Stamp Revenue	85117
Total			85117

IN WORDS: EIGHTY FIVE THOUSAND ONE HUNDRED SEVENTEEN ONLY.

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

PAID



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



192023240119791738

GRN Details

GRN:	192023240119791738	Payment Mode:	SBI Epay
GRN Date:	05/07/2023 10:14:31	Bank/Gateway:	SBIePay Payment Gateway
BRN :	0604833614633	BRN Date:	05/07/2023 10:15:33
Gateway Ref ID:	202318616195462	Method:	State Bank of India New PG DC
GRIPS Payment ID:	050720232011979171	Payment Init. Date:	05/07/2023 10:14:31
Payment Status:	Successful	Payment Ref. No:	2001695146/5/2023 [Query No*/Query Year]

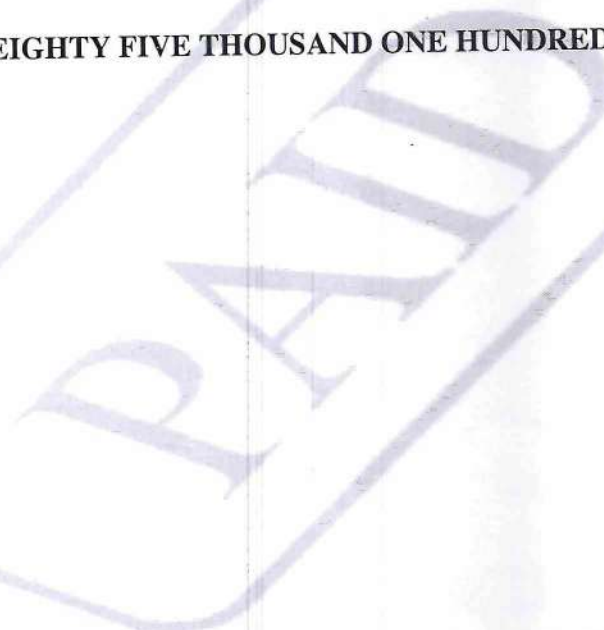
Depositor Details

Depositor's Name:	Mr Ravi Khaitan
Address:	1, NS Road, Kolkata-700001
Mobile:	9830339883
Period From (dd/mm/yyyy):	05/07/2023
Period To (dd/mm/yyyy):	05/07/2023
Payment Ref ID:	2001695146/5/2023
Dept Ref ID/DRN:	2001695146/5/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001695146/5/2023	Property Registration- Stamp duty	0030-02-103-003-02	63835
2	2001695146/5/2023	Property Registration- Registration Fees	0030-03-104-001-16	21282
			Total	85117

IN WORDS: EIGHTY FIVE THOUSAND ONE HUNDRED SEVENTEEN ONLY.



2.2 Bapi Roy (AADHAR NO.3515 0668 3244) (PAN-EPQPR6070Q) S/O Late Bhabesh Roy, aged about-52 years, by faith- Hindu, By occupation- Service, residing at Chandi, South 24 parganas- 743503, 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. Purchaser

3.1 DTC Projects Private Limited [PAN- AAECs1016K], a company registered under the Companies Act, 1956, having its registered office at 1, Netaji Subhash Road, Kolkata-700001, 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.**

4. Subject Matter of Sale:

All that Shali land measuring more or less 2.856 Satak of L.R. Khatian no. 2924 & 2.856 Satak of L.R. Khatian No. 3128, collectively 5.712 Satak lying and situated in Dag no. 811 at Mouza: Chakrajumolla, J.L. no. 18 under Police station Bisnupur, 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 Bisnupur 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 Sardar, Sanot 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 Bisnupur in the district South 24 Parganas.

AND WHEREAS by way of inheritance, Ajit Sardar, became the absolute owner of 2.856 Satak in Dag no. 811 and recorded his name in the corresponding L.R. Khatian no. 2924 at Mouza: Chakrajumolla, J.L. no. 18 under Police Station Bisnupur, in the District South 24 Parganas.

AND WHEREAS by way of inheritance Sobha Rani Roy (now deceased) became the absolute owner of 2.856 Satak in Dag no. 811 at Mouza: Chakrajumolla, J.L. no. 18 under Police Station Bisnupur, in the District South 24 Parganas. After the demise of Sobha Rani Roy, his only son namely Bapi Roy became the absolute owner of 2.856 Satak in Dag no. 811 and recorded his name in L.R. Khatian no. 3128 at Mouza: Chakrajumolla, J.L. no. 18 under Police Station Bisnupur, 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 5.712 Satak, out of which 2.856 Satak from L.R. Khatian no. 2924 & 2.856 Satak from L.R. Khatian No. 3128 lying and situated in Dag no. 811 at Mouza: Chakrajumolla, J.L. no. 18 under Police station Bisnupur, 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 and all right appertaining thereto, vacant from all encumbrances.

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. 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.

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.

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.

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.

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.

That the purchaser had approached the vendors for purchasing the said property for a consideration of Rs-18,50,000/- (Rupees Eighteen Lakh Fifty Thousand) only and the vendors have agreed to it.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs-18,50,000/- (Rupees Eighteen Lakh Fifty Thousand) 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 Purchasers, 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 Purchasers, 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 Purchasers, 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 Purchasers, its successors and assigns in the manner aforesaid **AND THAT** the Purchasers, 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 Purchasers, 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 Purchasers, 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 Purchasers, 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.

6. 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 Purchasers, its successors, persons/successors-in-office and assigns to save, harmless, indemnify and keep indemnified the Purchasers, 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 Purchasers, 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

[THE SAID PROPERTY]

All that ^{Valant} Shali land measuring more or less 5.712 Satak lying and situated in Dag no. 811 ^{LRJas No 811} at Mouza: Chakrajumolla, J.L. no. 18 under Police station Bisnupur, Dist. - 24 Paraganas (South) **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances.

Khatian	Buyer	Area Sold (Satak)
2924	DTC Projects Private Limited	2.856
3128	DTC Projects Private Limited	2.856
	Total	5.712

Tutendu kr 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 5th day of July, 2023 first mentioned above.

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

Handwritten signature in Bengali script

witness 1.
Chandip Soodas
2, N.S. Road, Kal-1

witness 2.
Acep Thapa Chetri
1, N.S. Road, Kolkata-700001

Drafted By Me:

Drafted by me

Soham Basu.

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

Signature of the Vendors

DTC PROJECTS PVT. LTD.

Handwritten signature of Jitender Kr Singh
Authorised Signatory

Signature of the Purchasers

RECEIPT AND MEMO OF CONSIDERATION

The Vendor Ajit Sardar confirms having received from the Purchaser the sum of Rs.11, 00,000/- (Rupees Eleven Lakh Only) only towards full consideration for Sale of the Said Property in the manner following:

Date	Mode	In favour of	Bank	Amount (Rs.)
4/7/23	Demand Draft	Ajit Sardar No. 918536	State Bank Of India	Rs-11,00,000/-
				Rs11,00,000/-

(RUPEES Eleven Lakh) ONLY

Witnesses:

✓ 1. Bani Das
vill. PO - Doulatnagar
P.S. - Bishnupur
P.N. - 743503

विक्रेता
राजीव

✓ 2. Patil Pankaj Danday
vill. Chakrajummolla
P.S. - Bishnupur
P.N. - 708109

Signature of Vendor

RECEIPT AND MEMO OF CONSIDERATION

The Vendor Bapi Roy confirms having received from the Purchaser the sum of Rs-7,50,000/- (Rupees Seven Lakh Fifty Thousand Only) only towards full consideration for Sale of the Said Property in the manner following:

Date	Mode	In favour of	Bank	Amount (Rs.)
4/7/23	Demand Draft	Bapi Roy No. 918538	State Bank Of India	Rs-7,50,000/-
				Rs-7,50,000/-

(RUPEES Seven Lakh Fifty Thousand) ONLY

Witnesses:

1. Bapi Das
Vill. P.O. - Doulatpura
P.S. - Bishnupur
Pin - 743503

वर्तमान
व्यक्ति

2. Pakira Soudan
Vill. - Chakra Sumalla
P.S. - Bishnupur
Pin - 700109

Signature of Vendor

SPECIMEN FORM FOR TEN FINGER PRINTS



Intenche kr Singh

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



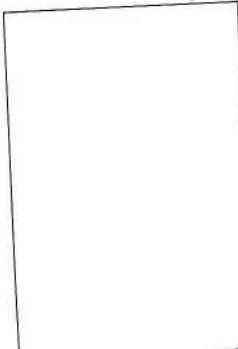
Dr. Singh

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



Dr. Singh

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

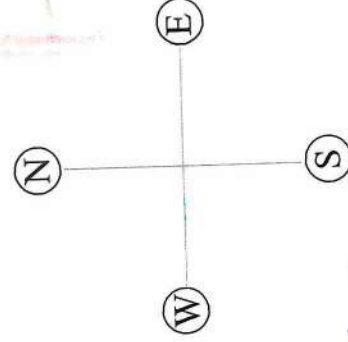


	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					

Site Plan Of L.R Dag No-811 , Mouza-Chakrajumolla, J.L No- 18 , L.R Khatian No-2924,3128, P.S-Bishnupur, Gram Panchayet-Raspunja, Dist-South 24 Pgs.

Total Area Of Land: 5.712 Decimal

Owner Name: DTC Projects Private Limited .



স্বাক্ষরিত

স্বাক্ষরিত

DTC PROJECTS PVT. LTD.

T. Sankar Kumar
Authorized Signatory

Authorized Signatory

Surveyor
Biswajit Midya
Tamluk: Purba Medinipur
Certificate No-1619203047

পশ্চিমবঙ্গ সরকার
সমষ্টি ভূমি ও ভূমি সংস্কার আধিকারিকের করণ
-দাগের তথ্য-



[১৬০৫০১৮]

জেলা- দক্ষিণ ২৪ পরগণা
ব্লক- বিষ্ণুপুর-২
খানা- বিষ্ণুপুর
মৌজা- চক রাজমোলা
জে.এল.নং- ১৮
জমির পরিমাণ(এ)- ০.২০
দাগ নং- ৮১১
শ্রেণী- শালি
সাবেক দাগ নং- ৮১১

খতিয়ান নং	শ্রেণী	অংশ	অংশ পরিমাণ(এ)	স্বামীর/লেনীর বিবরণ	মন্তব্য
২৮২৪	শালি	০.১৪২৮	০.০৩	অজিত সরদার পিতা-ভূপেন্দ্রনাথ সরদার মাং-নিজ	
২৮২৫	শালি	০.১৪২৮	০.০৩	শঙ্করনাথ সরদার পিতা-ভূপেন্দ্রনাথ সরদার মাং-নিজ	
২৮২৬	শালি	০.১৪২৮	০.০৩	সনাত সরদার পিতা-ভূপেন্দ্রনাথ সরদার মাং-নিজ	
২৮২৭	শালি	০.১৪২৮	০.০৩	সঞ্জিত সরদার পিতা-ভূপেন্দ্রনাথ সরদার মাং-নিজ	
২৮২৮	শালি	০.১৪২৯	০.০৩	দেবখানী সরদার পিতা-ভূপেন্দ্রনাথ সরদার মাং-নিজ	
২৮২৯	শালি	০.১৪২৯	০.০২	সুমমা সরদার পিতা-ভূপেন্দ্রনাথ সরদার মাং-নিজ	
৩১২৮	শালি	০.১৪২৯	০.০৩	বাপি রায় পিতা-ভবেন রায় মাং-চন্ডি	
		১.০০০০	০.২		

(Handwritten signature)

Fees Received :: Application Fee : Rs. ১০.০০, Authentication Fee Rs. ১০.০০, Total fee : Rs. ২০.০০ . Copy No.: ১৪৭৯১



Major Information of the Deed




Deed No :	I-1904-09503/2023	Date of Registration	05/07/2023
Query No / Year	1904-2001695146/2023	Office where deed is registered	
Query Date	03/07/2023 12:40:24 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			
Set Forth value	Market Value		
Rs. 18,50,000/-	Rs. 21,28,160/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 63,845/- (Article:23)	Rs. 21,366/- (Article:A(1))		
Remarks			

Land Details :



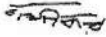
District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Chakrajumollah, JI No: 18, Pin Code : 700104

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-2924	Bastu	Shali	2.856 Dec	11,00,000/-	11,00,000/-	
L2	LR-811 (RS :-)	LR-3128	Bastu	Shali	2.856 Dec	7,50,000/-	10,28,160/-	
		TOTAL :			5.712Dec	18,50,000 /-	21,28,160 /-	
		Grand Total :			5.712Dec	18,50,000 /-	21,28,160 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Ajit Sardar Son of Late Bhupendra Nath Sardar Executed by: Self, Date of Execution: 05/07/2023 , Admitted by: Self, Date of Admission: 05/07/2023 ,Place : Office			
		05/07/2023	LTI 05/07/2023	05/07/2023



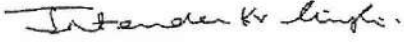


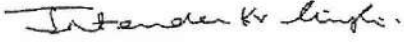


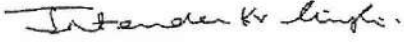
City:- Not Specified, P.O:- Raspunj, P.S:-Bishnupur, District:-South24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: cpxxxxxx7k, Aadhaar No: 64xxxxxxxx6557, Status :Individual, Executed by: Self, Date of Execution: 05/07/2023
 , Admitted by: Self, Date of Admission: 05/07/2023 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Mr Bapi Roy Son of Mr Bhabesh Roy Executed by: Self, Date of Execution: 05/07/2023 , Admitted by: Self, Date of Admission: 05/07/2023 ,Place : Office	 <small>05/07/2023</small>	 <small>LTI 05/07/2023</small>	 <small>05/07/2023</small>
City:- Not Specified, P.O:- Amtala, P.S:-Bishnupur, District:-South24-Parganas, West Bengal, India, PIN:- 743503 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: epxxxxxx0q, Aadhaar No: 35xxxxxxxx3244, Status :Individual, Executed by: Self, Date of Execution: 05/07/2023 , Admitted by: Self, Date of Admission: 05/07/2023 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	DTC PROJECTS PRIVATE LIMITED City:- Not Specified, P.O:- Kolkata GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, PAN No.:: AAxxxxxx6K,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 - 05/07/2023, , Admitted by: Self, Date of Admission: 05/07/2023, Place of Admission of Execution: Office </td> <td>  <small>Jul 5 2023 4:44PM</small> </td> <td>  <small>LTI 05/07/2023</small> </td> <td>  <small>05/07/2023</small> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Jitendra Kumar Singh (Presentant) Son of Late Ramchabila Singh Date of Execution - 05/07/2023, , Admitted by: Self, Date of Admission: 05/07/2023, Place of Admission of Execution: Office	 <small>Jul 5 2023 4:44PM</small>	 <small>LTI 05/07/2023</small>	 <small>05/07/2023</small>
Name	Photo	Finger Print	Signature						
Mr Jitendra Kumar Singh (Presentant) Son of Late Ramchabila Singh Date of Execution - 05/07/2023, , Admitted by: Self, Date of Admission: 05/07/2023, Place of Admission of Execution: Office	 <small>Jul 5 2023 4:44PM</small>	 <small>LTI 05/07/2023</small>	 <small>05/07/2023</small>						
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 : DTC PROJECTS PRIVATE LIMITED (as AUTHORISED REPRESENTATIVE)									

Identifier Details :

Name	Photo	Finger Print	Signature
Mr LAKHIKANTA HALDAR Son of Mr Madhu Haldar 53/1 Matilal Gupta Road, City:- Not Specified, P.O:- Joka, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 70008			
	05/07/2023	05/07/2023	05/07/2023

Identifier Of Mr Ajit Sardar, Mr Bapi Roy, Mr Jitendra Kumar Singh

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Ajit Sardar	DTC PROJECTS PRIVATE LIMITED-2.856 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr Bapi Roy	DTC PROJECTS PRIVATE LIMITED-2.856 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:- 2924	Owner:অজিত সরদার, Gurdian:ভূপেন্দ্রনাথ সরদার, Address:নিজ , Classification:শালি, Area:0.03000000 Acre,	Mr Ajit Sardar
L2	LR Plot No:- 811, LR Khatian No:- 3128	Owner:বাপি রায়, Gurdian:ভবেশ রায়, Address:চন্ডি , Classification:শালি, Area:0.03000000 Acre,	Mr Bapi Roy

On 05-07-2023

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 15:03 hrs on 05-07-2023, 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 21,28,160/-

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

Execution is admitted on 05/07/2023 by 1. Mr Ajit Sardar, Son of Late Bhupendra Nath Sardar, P.O: Raspunj, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Service, 2. Mr Bapi Roy, Son of Mr Bhabesh Roy, P.O: Amtala, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by Profession Service

Indetified by Mr LAKHIKANTA HALDAR, , , Son of Mr Madhu Halдар, 53/1 Matilal Gupta Road, P.O: Joka, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 70008, by caste Hindu, by profession Service

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

Execution is admitted on 05-07-2023 by Mr Jitendra Kumar Singh, AUTHORISED REPRESENTATIVE, DTC PROJECTS PRIVATE LIMITED (Private Limited Company), City:- Not Specified, P.O:- Kolkata GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr LAKHIKANTA HALDAR, , , Son of Mr Madhu Halдар, 53/1 Matilal Gupta Road, P.O: Joka, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 70008, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21,366.00/- (A(1) = Rs 21,282.00/- ,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 21,282/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/07/2023 10:15AM with Govt. Ref. No: 192023240119791738 on 05-07-2023, Amount Rs: 21,282/-, Bank: SBI EPay (SBlePay), Ref. No. 0604833614633 on 05-07-2023, Head of Account 0030-03-104-001-16


Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 63,845/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 63,835/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 6598, Amount: Rs.10.00/-, Date of Purchase: 27/04/2023, Vendor name: A BANERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/07/2023 10:15AM with Govt. Ref. No: 192023240119791738 on 05-07-2023, Amount Rs: 63,835/-, Bank: SBI EPay (SBlePay), Ref. No. 0604833614633 on 05-07-2023, 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 507175 to 507197

being No 190409503 for the year 2023.



mm

Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2023.08.03 14:53:09 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2023/08/03 02:53:09 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)