

88-9343/23

I-9327/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

১-২-২১২৪০২৪/২৩

13/1

K 714454

Signature Sheet and
endorsement Sheet are
the Part & Parcel of the
Document.

Addl. District Sub-Registrar
Chinsurah, Dt.-Hooghly

29 SEP 2023

DEED OF SALE

L. J. J. J.

নং জেলা উত্তর ২৪ পরগণা

27-9-2023

Result 56 P.A.

ADT DEAR

मृत्वा

ভৈরব সান্নিধ্য

ভেড়ারের নাম - নবীউর রাহমান

টেকারি নায় - বারাকপুর

वि. वि. २५

ਸੰਤਾਨੁ ਬਾਹਿਰਿ ਤਾਰਿਖ

27 SEP 2023

এই টি.ডি. নম্বরের মোট বড় টাকা

धर्मिण इति सादृश

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Addl. District Sub-Registrar
Sadar, Hooghly

29 SEP 2023

THIS DEED OF SALE is made on 29th day of September, Two Thousand Twenty-three (2023)

BETWEEN

R **SMT. SARBANI RAY (PAN : BHHPR3171C)**, Daughter of Late Sudhamukul Ray, by profession Household work, by religion Hindu, by nationality Indian, residing at Holding No. 87/84, Town Ground, P.O. & P.S. Chinsurah, Dist. Hooghly, Pin-712101, W.B. hereinafter called and referred to the "**VENDOR / OWNER**" (which terms and expressions shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, successors, executors, administrators legal representative and/or assigns) of the **FIRST PART**

A N D

GITA CONSTRUCTION" a sole proprietorship firm, having office at 127/A, Nakari Mondal Road, P.O. Kanchrapara, P.S. Bizpur, Dist. North 24 Parganas, Pin-743145, W.B. represented its sole proprietor **SRI NIRAJ KUMAR JAISWAL (PAN : AFRPJ1561M)**, son of Sri Kailash Prasad Jaiswal, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 127/A, Nakari Mondal Road, P.O. Kanchrapara, P.S. Bizpur, Dist. North 24 Parganas, PIN-743145, hereinafter referred to as the "**PURCHASER**" (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and/or assigns) of the **SECOND PART**.

R. Jaiswal

WHEREAS the 12.9 decimal or 7 cottah 13 chattak land appertaining to L.R. Plot No. 4961, 4972, 4973 corresponding to L.R. Khatian No. 17674, R.S. Dag No. 3507, 3505 & 3506 corresponding to R.S. Khatian No. 3400 situated and lying at Mouza – Chinsurah, J.L. No. 20, under P.S. – Chinsurah, Hooghly-Chinsurah Municipality, Ward No. 19, Touzi No. 20 Parganas Haveli Shahar, within the jurisdiction of Additional District Sub Registrar office at Hooghly, Dist. Hooghly originally belonged to Sri Bhudeb Mukhopadhyay, son of Late Manmatha Nath Mukhopadhyay, who sold the same to Shri Sudhamukul Roy, S/o Late Kalinath Roy, by virtue of a registered Deed of Conveyance, being Deed No. I-11332 for the year 1968 registered at A.D.S.R. Office Hooghly, Dist. Hooghly.

AND WHEREAS by virtue of the said Deed of Sale, the said Sudhamukul Roy became the absolute owner and possessor of the below schedule property.

AND WHEREAS the First Part is the Intending Vendor inherited the schedule property after her father Sudhamukul Roy passed away on 22/09/2012, leaving the above named Vendor as his only legal heir and successor and the said property is deemed to be owned by her exclusively as a sole owner.

AND WHEREAS the above named Smt. Sarbani Roy i.e. the Vendor has duly been mutated her name in the office record of the B.L.&L.R.O Chinsurah corresponding to L.R. Khatian No. 17674, L.R. Dag No. 4961, 4972, 4973 under

Q. for 102

jurisdiction of Hooghly Chinsurah Municipality, Dist. Hooghly and paying Municipal Taxes and other taxes in respect of the schedule property regularly.

AND WHEREAS by virtue of the R.O.R. and Municipal Mutation, Sarbani Roy i.e. the Vendor became the absolute owner and possessor of the below schedule property.

AND WHEREAS the present Vendor is seized and possessed of or otherwise well and sufficiently entitled jointly share each in the said property to the tenement or hereditaments and premises hereinafter fully described in the first schedule below.

AND WHEREAS each and every part of the said premises is free from all encumbrances, charges, liens, lispendens, attachments, trusts etc. whatsoever or howsoever nature and the land owner have marketable title to the said premises, with right to assign and without any impediments to transfer their title to the third parties.

AND WHEREAS the Vendor is intended to be hereby sold, granted, transferred and conveyed specifically demarcated her acquired 12.9 Decimal land or 7 Kattah 13 Chatak appertaining to L.R. Plot No. 4961, 4972, 4973 appertaining to L. R. Khatian No. 17674 due to her urgent requirement of money in favour of any intended Purchaser.

AND WHEREAS the Purchaser, above named has agreed to purchase the below scheduled property for the price of

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Rs.98,00,000.00 (Rupees Ninety-eight Lakh) only and considering the said offer of the Purchaser to be quite reasonable and highest in the present market the Vendor has accepted the offer and agreed to sell the below schedule property to the Purchaser at a total consideration of **Rs.98,00,000.00 (Rupees Ninety-eight Lakh)** only.

AND WHEREAS the Purchaser has paid to the Vendor the said consideration money and requested the Vendor to execute these present transferring and conveying to and UNTO the Purchaser the messuages, tenements, land, hereditaments, easements and all other right, title, interest of the below scheduled property.

AND WHEREAS the Vendor has not charged or encumbered the said property by any means, nor she has done anything which may or might hinder upon or prevent them from conveying this property to the Purchaser.

NOW THIS DEED OF SALE WITNESSETH that in consideration of the sum of **Rs.98,00,000.00 (Rupees Ninety-eight Lakh)** only paid by the Purchaser to the Vendor on and before the execution of these presents, the receipt whereof the Vendor doth hereby acknowledged and the Vendor doth hereby absolutely and indefeasibly grant, convey, transfer assign unto the Purchaser free from all sorts of encumbrances.

A. J. Singh

HOWSOEVER otherwise the said messages, tenements, land hereditaments and premises or any part thereof now are or is or heretofore were or was situated tenanted, butted and bounded called know numbered described or distinguished **TOGETHER WITH** all courtyards areas, sewers, drains ways, paths, passages, common fences, walls, water courses, lights rights liberties, privileges, easements, appendages and appurtenances whatsoever to the said land hereditaments and premises belonging or anywise appurtenant thereto.

AND ALL THE ESTATE right, title, interest, claim and demand whatsoever of the Vendor into or upon the said messuages, tenements, building, house and hereditaments and premises or any part thereof **TOGETHER WITH** all deeds pattahs and muniments of title whatsoever in any wise exclusively relating to or concerning the said messuages, tenements and hereditaments and premises or any part thereof which now are or hereinafter shall or may be in the possession power or control of the **VENDOR** or any other person or persons from whom the Vendors may procure the same without any action or suit **TOGETHER WITH** the benefits or all covenants relating to and concerning the said messuages tenements and hereditaments and premises or any part thereof. **TO HAVE AND TO HOLD** the said messuages tenements land hereditaments and premises hereby granted transferred ad conveyed or expressed so to be unto and to the use of the Purchaser absolutely and forever **AND THE VENDOR** doth hereby covenants with the Purchaser that

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notwithstanding any act, deed or thing by the Vendor done executed suffered to the contrary the Vendor is now lawfully right fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said messuages tenements and hereditaments and premises hereby granted transferred and conveyed or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same **AND** that notwithstanding any such act deed or thing whatsoever as aforesaid the Vendor has now in itself good right and full power to grant the said messuages, tenements and hereditaments and premises hereby granted transferred and conveyed or expressed so to be unto and to the use of the Purchaser in manner aforesaid and the Purchaser and may at all times hereafter peaceably and quietly possess and enjoy the said messuages tenements and land hereditaments and premises and received the rent issues and profit thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under trust for him **AND** that free and clear and fare and clearly and absolutely discharged saved harmless and keep indemnified against all estates and encumbrances created by the Vendor or any person or persons lawfully or equitably claiming from under or intrust for him **AND** further the Vendor and all person or persons having or lawfully or equitably claiming any estates or

R. J. P.

interest in the said messuages tenement or dwelling house land hereditaments and premises or any of them or any part thereof from under or in trust for the Vendor 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 or executed all such acts deed and things whatsoever for further and more perfectly assuring the said messuages tenements land hereditaments and premises and every part thereof unto the use of the Purchaser in manner aforesaid as shall or may be reasonably required.

SCHEDULE ABOVE REFERRED TO

ALL THAT part and parcel of **"BASTU"** land measuring **12.9 Decimal** a little more or less or 7 cottah 13 chattak a little more or less or 5624 sq.ft. of homestead land along with a construction measuring about 500 sq.ft. standing thereon, appertaining to L.R. Plot No. 4961, 4972, 4973 corresponding to L.R. Khatian No. 17674, R.S. Dag No. 3507, 3505 & 3506 corresponding to R.S. Khatian No. 3400 situated and lying at Mouza - Chinsurah, J.L. No. 20, Holding No. 87/84, Town Ground under P.S. Chinsurah, Touzi No. 20, Parganas Haveli Shahar, within the jurisdiction of Additional District Sub-Registrar Office at Hooghly, Dist. Hooghly and also under the Hooghly-Chinsurah Municipality, Ward No. 19.

Dist. - Hooghly, P.S. Chinsurah, J.L. No. 20, Mouza - Chinsurah

Khatian No.	Plot No.	Nature	Area
R.S. 3400	R.S. 90	Homestead	8.3 Decimal
L.R. 17674	L.R. 4961	"BASTU"	
L.R. 17674	L.R. 4972	"BASTU"	0.3 Decimal
L.R. 17674	L.R. 4973	"VITI"	4.3 Decimal

The above property is butted and bounded as follows :

On the East by : Office of DRDA, Hooghly
On the West by : 10 feet wide Municipal Road

Amph

On the North by : House of Gyanendra Saha
On the South by : 17 feet wide Motijil Road

A site plan is annexed with these present, which do form part and parcel of this Sale Deed.

Recent colour passport size photograph of Vendor and Purchaser are attached herewith in separate sheet of paper.

MEMO OF CONSIDERATION

Received the total consideration money of **Rs.98,00,000/-** (**Rupees Ninety-eighty Lakh**) only paid by the **"PURCHASER"** as full and final consideration money, which is hereby acknowledged by the **"VENDOR"** above named.

✓

Sarhani Ray.

2/2/16

IN WITNESS WHEREOF the parties to these present have hereto set and subscribed their signature, the day, month and year first above written.

WITNESSES :

1. *Rahul Gupta
Kolkata*

Sarlesani Ray

Signature of the VENDOR

2. *Sanku Sarkar
Chinsura Coop
Hooghly*

Gita Construction
Niraj Kumar Sarkar
Proprietor

Signature of the PURCHASER

Drafted and prepared by:-

Rahul Gupta

**RAHUL GUPTA
ADVOCATE,
Barrackpore Court,
Enrolment No. F/675/679/90**

A SALE DEED PLAN OF MOUZA- CHINSURAH, J.L NO - 20, R.S DAG NO - 3507, 3505 & 3506, L.R DAG NO - 4961,4972 & 4973, R.S KHATIAN NO - 3400, L. R KHATIAN NO - 17674, WARD NO - 19, HOLDING NO - 87/84, MOHALLA - TOWN GROUND ROAD, UNDER H.C MUNICIPALITY, P.S - CHINSURAH, DIST.- HOOGHLY.

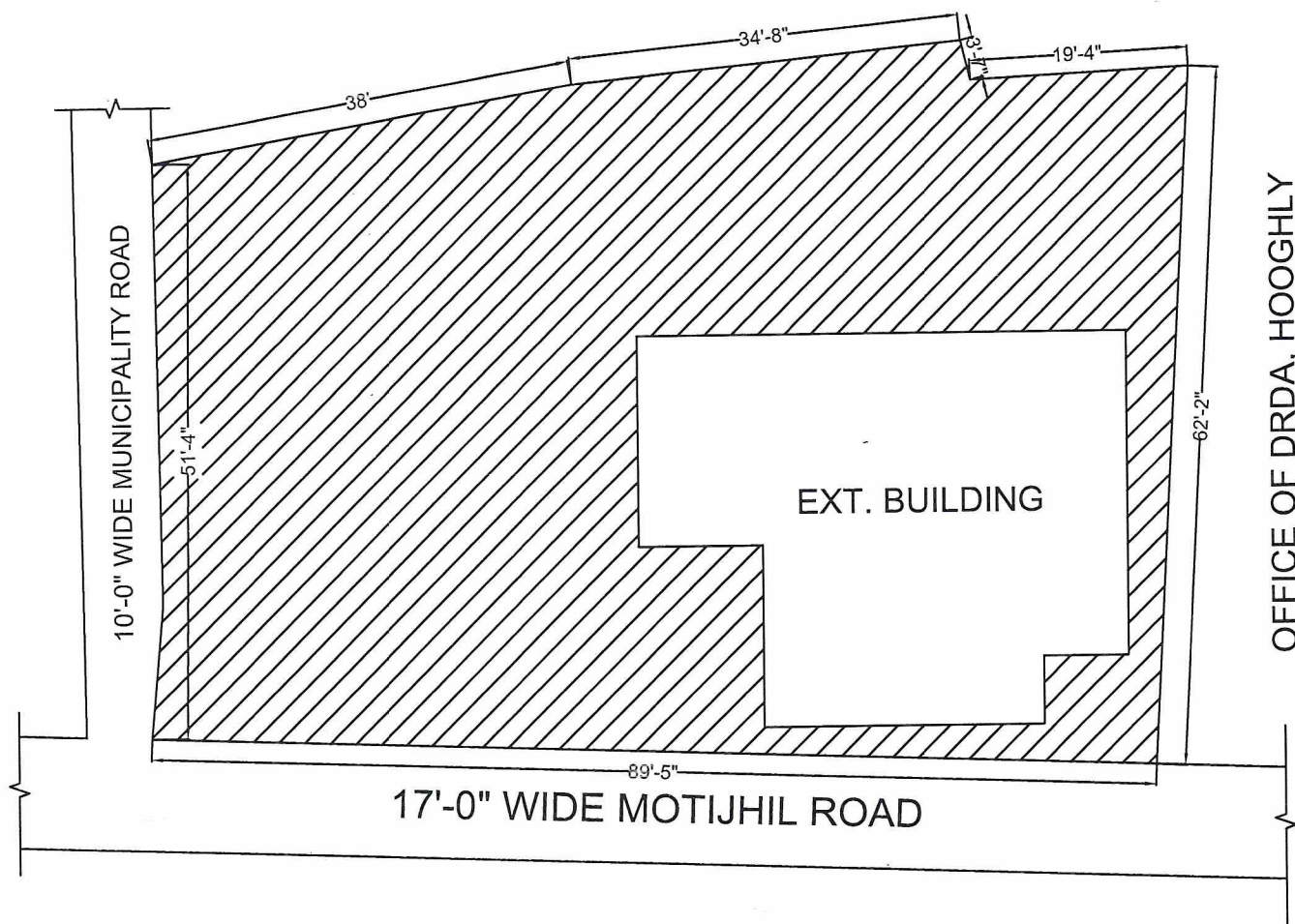
LAND AREA:- 12.9 DEC OR 07 KH-13 CH-00 SFT OR 5624 SFT

COVERED AREA:- 1.146 DEC OR 500 SFT

SCALE:- 1"-16'-0"

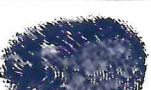
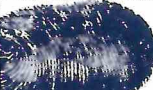
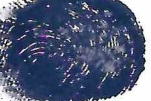
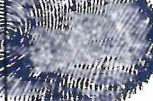


H/O:- GYANENDRA SAHA

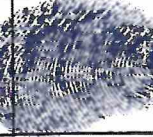


VENDOR	VENDEE	 SUBROJIT SARKAR B-Tech Civil H.T. No.- 137W5A0135 JNTU (Hyderabad) 8-10/61, Kalyani, Nadia.
SARBANI RAY D/O:- LATE SUDHAMUKUL RAY	GITA CONSTRUCTION PROP. NIRAJ KUMAR JAISWAL	
SIGN OF VENDOR	SIGN OF VENDEE	
	Gita Construction  Proprietor	
		DRAWN BY

SPECIMEN FROM FOR TEN FINGERPRINTS

Left Hand						 <i>Sarhani Ray.</i>
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Right Hand						

Above given finger impression of me and attested by me

Left Hand						 <i>[Signature]</i>
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Right Hand						

Above given finger impression of me and attested by me

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

Above given finger impression of me and attested by me

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

Above given finger impression of me and attested by me



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



192023240238145361

GRN Details

GRN: 192023240238145361 Payment Mode: Online Payment
GRN Date: 27/09/2023 23:44:53 Bank/Gateway: State Bank of India
BRN : CKY1483147 BRN Date: 27/09/2023 23:46:29
GRIPS Payment ID: 270920232023814535 Payment Init. Date: 27/09/2023 23:44:53
Payment Status: Successful Payment Ref. No: 2002428028/4/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: GITA CONSTRUCTION
Address: KANCHRAPARA BIJPUR
Mobile: 9331995636
Contact No: 9830340901
Depositor Status: Buyer/Claimants
Query No: 2002428028
Applicant's Name: Mr Rahul Gupta
Identification No: 2002428028/4/2023
Remarks: Sale, Sale Document
Period From (dd/mm/yyyy): 27/09/2023
Period To (dd/mm/yyyy): 27/09/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002428028/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	387020
2	2002428028/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	98014
3	2002428028/4/2023	Mutation/Conversion -Receipt	0029-00-800-028-27	2580
Total				487614

IN WORDS: FOUR LAKH EIGHTY SEVEN THOUSAND SIX HUNDRED FOURTEEN ONLY.

Major Information of the Deed

Deed No :	I-0603-09327/2023	Date of Registration	29/09/2023
Query No / Year	0603-2002428028/2023	Office where deed is registered	
Query Date	23/09/2023 2:03:11 PM	A.D.S.R. CHINSURA, District: Hooghly	
Applicant Name, Address & Other Details	Rahul Gupta Barrackpore Court, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830340901, 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. 98,00,000/-	Rs. 98,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,92,020/- (Article:23)	Rs. 98,014/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Hooghly, P.S:- Chinsurah, Municipality: HOOGHLY-CHINSURAH, Road: Moti Jheel, Mouza: Chinsurah, JI No: 20, Pin Code : 712101

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4961 (RS :-)	LR-17674	Bastu	Bastu	8.3 Dec	58,00,000/-	58,00,000/-	Property is on Road
L2	LR-4972 (RS :-)	LR-17674	Bastu	Bastu	0.3 Dec	3,00,000/-	3,00,000/-	Property is on Road
		TOTAL :			8.6Dec	61,00,000 /-	61,00,000 /-	

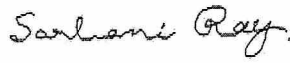
District: Hooghly, P.S:- Chinsurah, Municipality: BANSBERIA, Road: Moti Jheel, Mouza: Chinsurah, JI No: 20, Pin Code : 712101

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	LR-4973 (RS :-)	LR-17674	Viti	Viti	4.3 Dec	27,00,000/-	27,00,000/-	Property is on Road
		Grand Total :			12.9Dec	88,00,000 /-	88,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	500 Sq Ft.	10,00,000/-	10,00,000/-	Structure Type: Structure
	Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	500 sq ft	10,00,000 /-	10,00,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Ms SARBANI RAY (Presentant) Daughter of Late SUDHAMUKUL RAY Executed by: Self, Date of Execution: 29/09/2023 , Admitted by: Self, Date of Admission: 29/09/2023 ,Place : Office			
	29/09/2023	LTI 29/09/2023	29/09/2023	
91 MOTIJHIL LANE, City:- Hooghly-chinsurah, P.O:- CHINSURAH, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BHxxxxxx1C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 29/09/2023 , Admitted by: Self, Date of Admission: 29/09/2023 ,Place : Office				

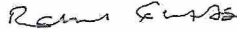
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	GITA CONSTRUCTION 127/A NAKARI MONDAL ROAD, City:- Not Specified, P.O:- KANCHRAPARA, P.S:-Bijpur, District:-North 24- Parganas, West Bengal, India, PIN:- 743145 , PAN No.:: AFxxxxxx1J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr NIRAJ KUMAR JAISWAL Son of Mr KAILASH PRASAD JAISWAL Date of Execution - 29/09/2023, , Admitted by: Self, Date of Admission: 29/09/2023, Place of Admission of Execution: Office			
	Sep 29 2023 5:54PM	LTI 29/09/2023	29/09/2023	
127/A NAKARI MONDAL ROAD, City:- Not Specified, P.O:- KANCHRAPARA, P.S:-Bijpur, District:- North 24-Parganas, West Bengal, India, PIN:- 743145, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx1M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : GITA CONSTRUCTION (as SOLE PROPERIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAHUL GUPTA Son of Mr S N GUPTA BARRACKPORE COURT, City:- Barrackpore, P.O:- BARRACKPORE, P.S:-Barrackpore, District:-North 24- Parganas, West Bengal, India, PIN:- 700120			
	29/09/2023	29/09/2023	29/09/2023
Identifier Of Ms SARBANI RAY, Mr NIRAJ KUMAR JAISWAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Ms SARBANI RAY	GITA CONSTRUCTION-8.3 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Ms SARBANI RAY	GITA CONSTRUCTION-0.3 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Ms SARBANI RAY	GITA CONSTRUCTION-4.3 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Ms SARBANI RAY	GITA CONSTRUCTION-500.00000000 Sq Ft

Land Details as per Land Record

District: Hooghly, P.S:- Chinsurah, Municipality: HOOGHLY-CHINSURAH, Road: Moti Jheel, Mouza: Chinsurah, JI No: 20, Pin Code : 712101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4961, LR Khatian No:- 17674	Owner:সর্বানী রায়, Gurdian:সুধাসুকুল রায়, Address:লিঙ্গ, Classification:বাড়, Area:0.08300000 Acre,	Ms SARBANI RAY
L2	LR Plot No:- 4972, LR Khatian No:- 17674	Owner:সর্বানী রায়, Gurdian:সুধাসুকুল রায়, Address:লিঙ্গ, Classification:বাড়, Area:0.00300000 Acre,	Ms SARBANI RAY

District: Hooghly, P.S:- Chinsurah, Municipality: BANSBERIA, Road: Moti Jheel, Mouza: Chinsurah, JI No: 20, Pin Code : 712101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L3	LR Plot No:- 4973, LR Khatian No:- 17674	Owner:সর্বানী রায়, Gurdian:সুধাসুকুল রায়, Address:লিঙ্গ, Classification:ভিটি, Area:0.04300000 Acre,	Ms SARBANI RAY

Endorsement For Deed Number : I - 060309327 / 2023

On 29-09-2023

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 13:58 hrs on 29-09-2023, at the Office of the A.D.S.R. CHINSURA by Ms SARBANI RAY ,Executant.

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 98,00,000/-

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

Execution is admitted on 29/09/2023 by Ms SARBANI RAY, Daughter of Late SUDHAMUKUL RAY, 91 MOTIJHIL LANE, P.O: CHINSURAH, Thana: Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by Profession Others

Indetified by Mr RAHUL GUPTA, , Son of Mr S N GUPTA, BARRACKPORE COURT, P.O: BARRACKPORE, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

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

Execution is admitted on 29-09-2023 by Mr NIRAJ KUMAR JAISWAL, SOLE PROPRIETOR, GITA CONSTRUCTION (Sole Proprietorship), 127/A NAKARI MONDAL ROAD, City:- Not Specified, P.O:- KANCHRAPARA, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743145

Indetified by Mr RAHUL GUPTA, , Son of Mr S N GUPTA, BARRACKPORE COURT, P.O: BARRACKPORE, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 98,014.00/- (A(1) = Rs 98,000.00/- , E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 98,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/09/2023 11:46PM with Govt. Ref. No: 192023240238145361 on 27-09-2023, Amount Rs: 98,014/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKY1483147 on 27-09-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,92,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 3,87,020/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 5803, Amount: Rs.5,000.00/-, Date of Purchase: 27/09/2023, Vendor name: S Samanta
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/09/2023 11:46PM with Govt. Ref. No: 192023240238145361 on 27-09-2023, Amount Rs: 3,87,020/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKY1483147 on 27-09-2023, Head of Account 0030-02-103-003-02



Samit Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHINSURA
Hooghly, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 0603-2023, Page from 159583 to 159601
being No 060309327 for the year 2023.**



Samit Ghosh

Digitally signed by SAMIT GHOSH
Date: 2023.10.03 17:18:13 +05:30
Reason: Digital Signing of Deed.

(Samit Ghosh) 03/10/2023

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHINSURA
West Bengal.**