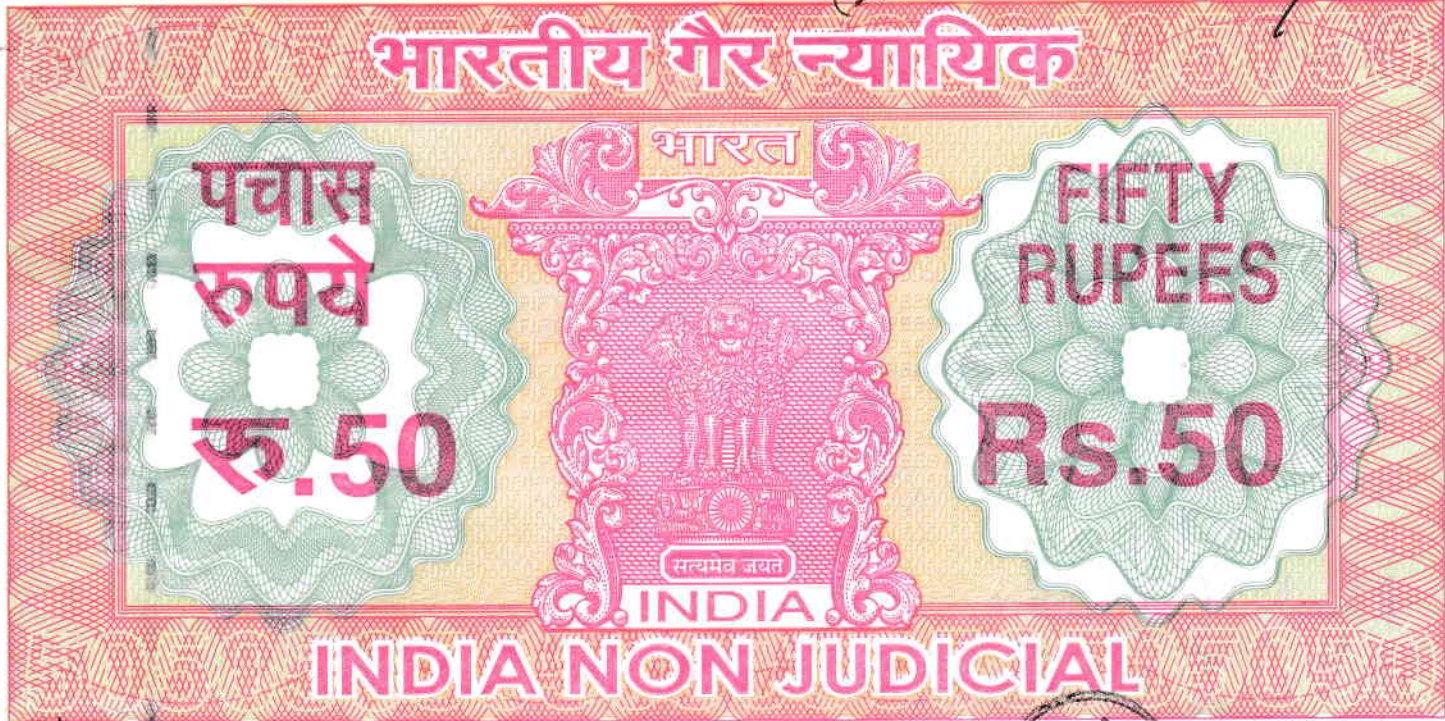


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Certified that the Document is admitted to Registration, the Signature Sheet and the endorsement sheet attached to this document are the part of the document.

Additional Registrar of Assurances-II, Kolkata



AG 548598

ADDITIONAL REGISTRAR OF ASSURANCE-II, KOLKATA
- 2 JAN 2023

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 29th day of December, 2022 at Kolkata

BETWEEN

BINOY CHANDRA MANNA alias BINAY CHANDRA MANNA, son of Late Rasik Chandra Manna, Indian citizen, by faith - Hindu, by occupation - Business, residing at 48, Bakrahat Road, Kolkata - 700104, Police Station - Thakurpukur, Post Office - Joka,

Visit Case No. 2798 at 28/12
J(1) ... 250
J(2) ... 350
Total 350
Received on 2/1/23

039534

Sl. No.....Date.....

Name.....

Add.....

AMT.....50.....

SANDIP AGARWAL & CO.

Advocate

10, Old Post Office Street
Kolkata-700 001

23 DEC 2022

23 DEC 2022

Piyush Bera



7848

For Usha Griha Nirman Pvt. Ltd.

Piyush Bera

Authorised Signatory

le
SOUMITRA CHANDA
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-1



7849

Binoy Chandra Manna



7850

Sushil Kumar Manna

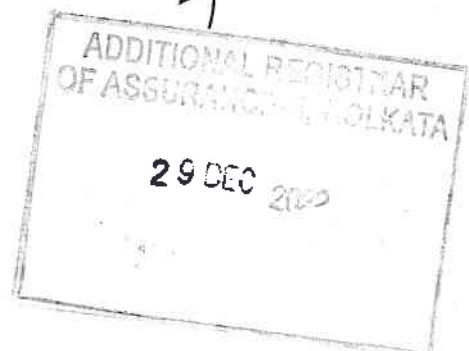


7852

MAHARIT DEVELOPERS PVT. LTD.

Mahesh Kumar

Director



having his Income Tax **PAN: AOTPM3694R**, Aadhaar No. **6237 9856 8346**, Mobile No. **9123645911**, hereinafter referred to as the **"VENDOR"** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, legal representatives, executors, administrators and/or assigns) of the **FIRST PART**

AND

SUSHIL KUMAR MANNA alias **SUSHIL CHANDRA MANNA** alias **SUSHIL MANNA**, son of Late Rasik Chandra Manna, Indian citizen, by faith - Hindu, by occupation - Retired Person, residing at 50, Bakrahat Road, Kolkata - 700104, Police Station - Thakurpukur, Post Office - Joka, having his Income Tax **PAN: AIBPM5823G**, Aadhaar No. **6669 0748 5163**, Mobile No. **9123867490**, hereinafter referred to as the **"CONFIRMING PARTY NO. 1"** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, legal representatives, executors, administrators and/or assigns) of the **SECOND PART**

AND

MAHARIT DEVELOPERS PRIVATE LIMITED, a company within the meaning of the provisions of the Companies Act, 2013, having its registered office at RDB Boulevard, 4th Floor, Unit No. 4E, Plot - K1, Block - EP & GP, Sector - V, Salt Lake City, Kolkata - 700091, Police Station - Bidhannagar North (now under Electronics Complex P.S.), Post Office - Sech Bhawan, having its Income Tax **PAN: AAPCM0208C**, represented by its director, **Mr. Mahesh Somani**, son of Mr. Prem Sukh Somani, Indian citizen, by faith - Hindu, by occupation - Business, residing at "Urbana", Tower No. 6, Flat No. 4002, 40th Floor, 783, Anandapur, Madurdaha, Kolkata - 700107, Police Station - Anandapur, Post Office - EKTP, having his Income Tax **PAN: AIZPS0296B**, Aadhaar No. **5598 1384 9602**, Mobile No. **9831110640**, hereinafter referred to as the **"CONFIRMING PARTY NO. 2"** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-office and/or assigns) of the **THIRD PART**

For SAMAIRA EXPORTS PVT. LTD.

Piyush Bera
Authorised Signatory



7851

JAGMATA INFOTECT LLP

Sanjib Samanta



Partner

SHIVACHALLISA INFOTECH LLP

Sanjib Samanta

Partner



VINAYAK SURYA CONSTRUCTION LLP

Piyush Bera
Partner



ISOMETRIC PROPERTIES PVT. LTD.

Sanjib Samanta

Authorised Signatory

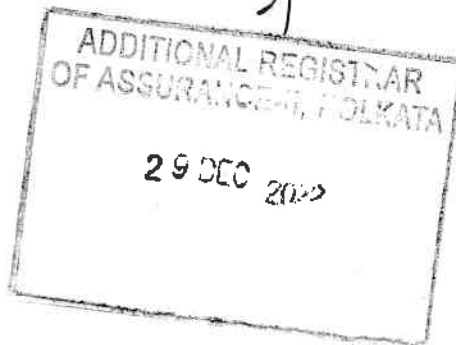


7853

WHITE SQUARE PROPERTIES PVT. LTD.

Sanjib Samanta.

Authorised Signatory



Global Fula.
S/O Lt. Chittaranjan Fula. 7854
344, V. S. Sarani,
Barisha, Kot-8



AND

(1) USHA GRIHA NIRMAN PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at PS Srijan Corporate Park, Tower - 2, Office No. 202, Block - GP, Sector - V, Salt Lake, Kolkata - 700091, Police Station – Bidhannagar North (now under Electronics Complex P.S.), Post Office - Sech Bhawan, having its Income Tax **PAN: AAACU6879J**, represented through its authorized signatory, **Mr. Piyush Beriwal**, son of Mr. Sanjay Kumar Beriwal, Indian citizen, by faith Hindu, by occupation Business, residing at CD 205, Sector I, Salt Lake City, Kolkata – 700064, North 24 Parganas, Police Station - Bidhannagar, Post Office - Salt Lake CC Block, having his Income Tax **PAN: ALUPB4075D**, **Aadhaar No. 5984 4856 1375**, **Mobile No. 9831088659**, **(2) SAMAIRA EXPORTS PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at PS Srijan Corporate Park, Tower - 2, Office No. 202, Block - GP, Sector - V, Salt Lake, Kolkata - 700091, Police Station – Bidhannagar North (now under Electronics Complex P.S.), Post Office - Sech Bhawan, having its Income Tax **PAN: AAACG9961B**, represented through its authorized signatory, **Mr. Piyush Beriwal**, son of Mr. Sanjay Kumar Beriwal, Indian citizen, by faith Hindu, by occupation Business, residing at CD 205, Sector I, Salt Lake City, Kolkata – 700064, North 24 Parganas, Police Station - Bidhannagar, Post Office - Salt Lake CC Block, having his Income Tax **PAN: ALUPB4075D**, **Aadhaar No. 5984 4856 1375**, **Mobile No. 9831088659**, **(3) JAGMATA INFOTECH LLP**, a limited liability partnership firm incorporated under the provisions of the Limited Liability Partnership Act, 2008, having its registered office at 187, Maharshi Debendra Road, Kolkata - 700006, Police Station – Jorabagan, Post Office - Pathuriaghata SO, having its Income Tax **PAN: AANFJ7913N**, represented through its Designated Partner, **Mr. Kamal Kumar Lihala**, son of Shyam Sundar Lihala, Indian citizen, by faith Hindu, by occupation Business, residing at AC – 15, Salt Lake, Sector 1, Bidhannagar (m), Kolkata – 700064, North 24 Parganas, Police Station - Bidhannagar North, Post Office - CC Block, having his Income Tax **PAN: AAVPL5303J**, **Aadhaar No. 8863 9460 2281**, **Mobile No. 9433203301**, **(4) SHIVACHALLISA INFOTECH LLP**, a limited



1



liability partnership firm incorporated under the provisions of the Limited Liability Partnership Act, 2008, having its registered office at 187, Maharshi Debendra Road, Kolkata - 700006, Police Station – Jorabagan, Post Office - Pathuriaghata SO, having its Income Tax PAN: **ADSF51730N**, represented through its Designated Partner, **Mr. Kamal Kumar Lihala**, son of Shyam Sundar Lihala, Indian citizen, by faith Hindu, by occupation Business, residing at AC – 15, Salt Lake, Sector 1, Bidhannagar (m), Kolkata – 700064, North 24 Parganas, Police Station - Bidhannagar North, Post Office - CC Block, having his Income Tax PAN: **AAVPL5303J**, Aadhaar No. **8863 9460 2281**, Mobile No. **9433203301**, (5) **VINAYAK SURYA CONSTRUCTION LLP**, a limited liability partnership firm incorporated under the provisions of the Limited Liability Partnership Act, 2008, having its registered office at PS Srijan Corporate Park, Tower - 2, Office No. 202, Block - GP, Sector - V, Salt Lake, Kolkata - 700091, Police Station – Bidhannagar North (now under Electronics Complex P.S.), Post Office - Sech Bhawan, having its Income Tax PAN: **AASFV6209N**, represented through its Designated Partner, **Mr. Piyush Beriwal**, son of Mr. Sanjay Kumar Beriwal, Indian citizen, by faith Hindu, by occupation Business, residing at CD 205, Sector I, Salt Lake City, Kolkata – 700064, North 24 Parganas, Police Station - Bidhannagar, Post Office - Salt Lake CC Block, having his Income Tax PAN: **ALUPB4075D**, Aadhaar No. **5984 4856 1375**, Mobile No. **9831088659**, (6) **ISOMETRIC PROPERTIES PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 10, Old Post Office Street, Room No. 99A, 3rd Floor, Kolkata – 700001, Police Station – Hare Street, Post Office – G.P.O. Kolkata, having its Income Tax PAN: **AAGCI0107D**, represented by its authorised signatory, **Mr. Sanjib Samanta**, son of Sri Gopi Nath Samanta, by nationality Indian, by faith Hindu, by occupation – Service, residing at 73, M. G. Bagan, N. T. Road, Baidyabati, Hooghly - 712222, Police Station – Sheoraphully, Post Office - Baidyabati, having his Income Tax PAN: **CBZPS7797G**, Aadhaar No. **611020336720**, Mobile No. **8777840612** and (7) **WHITE SQUARE PROPERTIES PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 10, Old Post Office Street, Room No. 99A, 3rd Floor, Kolkata – 700001, Police

Station – Hare Street, Post Office – G.P.O. Kolkata, having its Income Tax PAN: **AACCW8735B**, represented by its authorised signatory, **Mr. Sanjib Samanta**, son of Sri Gopi Nath Samanta, by nationality Indian, by faith Hindu, by occupation – Service, residing at 73, M. G. Bagan, N. T. Road, Baidyabati, Hooghly - 712222, Police Station – Sheoraphully, Post Office - Baidyabati, having his Income Tax PAN: **CBZPS7797G**, Aadhaar No. **611020336720**, Mobile No. **8777840612**, hereinafter collectively referred to as the **“PURCHASERS”** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-interest and/or assigns) of the **FOURTH PART**:

WHEREAS in these presents, unless there be something contrary or repugnant to the subject or context:

- a) **“Said Land”** shall mean and include **ALL THAT** piece or parcel of Land, classified as shali, measuring an area of **98 Decimals**, more or less, appertaining to R.S./L.R. Dag No. 25/854, comprised in R. S. Khatian No. 623 corresponding to L.R. Khatian Nos. 1039 and 1792, within Mouza - Joka, J.L. No. 21 (now 121), Police Station – Thakurpukur (formerly under Behala P.S.), District - South 24 Parganas and being Municipal Premises Nos. 48 & 50, Bakrahat Road, Kolkata – 700104 within Ward No. 144 of the Kolkata Municipal Corporation, more fully and specifically described in the **“FIRST SCHEDULE”** and wherever the context so permits shall include the dwelling houses and structures on portions thereof.
- b) **“Said Property”** shall mean and include **ALL THAT** piece or parcel of demarcated Land measuring an area of **22.5 (twenty-two point five) Cottah** equivalent to **37.125 (thirty-seven point one two five) Decimals**, more or less, out of 49 Decimals out of the said Land, appertaining to R.S./L.R. Dag No. 25/854, comprised in L.R. Khatian No. 1039, within Mouza - Joka, J.L. No. 21 (now 121), Police Station – Thakurpukur (formerly under Behala P.S.), District - South 24 Parganas and being Municipal Premises No. 48, Bakrahat Road,

Kolkata – 700104 within Ward No. 144 of the Kolkata Municipal Corporation, more fully and specifically described in the “**SECOND SCHEDULE**” written hereunder **TOGETHER WITH** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Said Property and appurtenances and hereditaments for access and user thereof.

AND WHEREAS one Rasik Chandra Manna, for a valuable consideration, had purchased **ALL THAT** piece or parcel of shali Land measuring an area of 98 Decimals, more or less, appertaining to C.S. Dag No. 25/854, comprised in Khatian No. 330, within Mouza - Joka, J.L. No. 21, Police Station – Behala, District - South 24 Parganas (**Said Land**) along with other lands from one (i) Pulin Behari Naskar, (ii) Dinuram Naskar and (iii) Manik Chandra Naskar, all sons of Chandi Charan Naskar by virtue of a Bengali Deed of Sale, dated 13th June, 1933 registered with the Joint Sub-Registrar of Alipore at Behala in Book No. I, Volume No. 18, Pages from 23 to 25, Being No. 1137 for the year 1933.

AND WHEREAS the said Rasik Chandra Manna, a Hindu governed by the Dayabhaga school of Hindu law, while being seized and possessed of the said Land as an absolute owner died intestate in or about the year 1952, before coming into force of the Hindu Succession Act, 1956, leaving behind him surviving at the time of his death his widow Taru Bala Manna (since deceased) and two sons namely Binoy Chandra Manna alias Binay Chandra Manna and Sushil Kumar Manna alias Sushil Chandra Manna alias Sushil Manna, as his legal heirs and representatives who jointly inherited the estate of the said Rasik Chandra Manna including the said Land.

AND WHEREAS in view of the above the said two sons namely Binoy Chandra Manna alias Binay Chandra Manna and Sushil Kumar Manna alias Sushil Chandra Manna alias Sushil Manna became the absolute owners of $\frac{2}{3}$ rd undivided share in the said Land and the said mother namely of Taru Bala Manna (since deceased) became the limited interest of remaining $\frac{1}{3}$ rd undivided share in the said Land.

AND WHEREAS during the Revisional Settlement operation the entire said Land left by the said Rasik Chandra Manna stood recorded in the names of his two sons namely the said Binoy Chandra Manna alias Binay Chandra Manna and Sushil Kumar Manna alias Sushil Chandra Manna alias Sushil Manna in equal shares and accordingly final R.S. record of rights was published under R.S. Khatian No. 623. Thereafter, while the L.R. record of rights was finally published, the said R.S. record of rights was duly considered and accordingly the names of the said Binoy Chandra Manna alias Binay Chandra Manna and Sushil Kumar Manna alias Sushil Chandra Manna alias Sushil Manna were recorded in respect of the said Land under L.R. Khatian Nos. 1039 and 1792 respectively.

AND WHEREAS meanwhile after demise of the said Rasik Chandra Manna in 1952 the said Taru Bala Manna (since deceased) had been living with her sons, namely Binoy Chandra Manna alias Binay Chandra Manna and Sushil Kumar Manna alias Sushil Chandra Manna alias Sushil Manna and became absolute owners of her undivided $1/3^{\text{rd}}$ share in the said Land after enforcement of the Hindu Succession Act, 1956.

AND WHEREAS the said Binoy Chandra Manna alias Binay Chandra Manna and Sushil Kumar Manna alias Sushil Chandra Manna alias Sushil Manna erected in the year 1971 several tin-shed structures having a total built-up area of around 19000 Square Feet across the said Land for the residential use of themselves and their mother and sisters.

AND WHEREAS for peaceful enjoyment of the said Land, the said two brothers amicably divided the said Land in two portions being the "northern portion" and the "southern portion" as also the structures thereon. While the northern portion being the northern half of the said Land containing about 49 Decimals was exclusively and forever allotted to Binoy Chandra Manna alias Binay Chandra Manna, the southern portion being the southern half of the said Land containing about remaining 49 Decimals was exclusively and forever allotted to Sushil Kumar Manna alias Sushil

Chandra Manna alias Sushil Manna. Thereafter, the said two brothers Binoy Chandra Manna alias Binay Chandra Manna and Sushil Kumar Manna alias Sushil Chandra Manna alias Sushil Manna in addition to the above described tin-shed structures also constructed two separate brick-built dwelling houses in their respective portions and have been possessing and enjoying the same by paying respective property taxes regularly and punctually to the concerned authorities.

AND WHEREAS the said Land was originally under limit of the Joka – II Gram Panchayat but in the year 2012, the said Joka – II Gram Panchayat was merged into the Kolkata Municipal Corporation and the Kolkata Municipal Corporation took over the charges of the said Gram Panchayat. Therefore, since 2012 the said Land has been under the extended limit of Kolkata Municipal Corporation within Ward No. 144.

AND WHEREAS while the portion measuring 49 Decimals allotted to the said Binoy Chandra Manna alias Binay Chandra Manna was assessed by the Kolkata Municipal Corporation vide Assessee No. 711440201238 and numbered as 48, Bakrahat Road, the portion measuring 49 Decimals allotted to Sushil Kumar Manna alias Sushil Chandra Manna alias Sushil Manna was assessed by the Kolkata Municipal Corporation vide Assessee No. 711440201391 and numbered as 50, Bakrahat Road.

AND WHEREAS the said Taru Bala Manna, while being seized and possessed of her undivided share in the said Land, died intestate on 8th December, 2002 leaving behind her surviving at the time of her death her said two sons namely Binoy Chandra Manna alias Binay Chandra Manna and Sushil Kumar Manna alias Sushil Chandra Manna alias Sushil Manna and two daughters namely Subodh Bala Manna (since deceased) and Abodh Bala Manna (since deceased) as her only heirs and legal representatives who jointly inherited the estate of their mother, the said Taru Bala Manna in equal shares including her undivided share in said Land and became the absolute joint owners thereof as per provisions of the Hindu Succession Act, 1956.

AND WHEREAS the said Subodh Bala Manna, being spinster, died intestate on 13th November, 2014 leaving behind her, the said only sister Abodh Bala Manna and the said two brothers, namely Binoy Chandra Manna alias Binay Chandra Manna and Sushil Kumar Manna alias Sushil Chandra Manna alias Sushil Manna as her only heirs and legal representatives who jointly inherited the estate of their sister, Subodh Bala Manna including her share in the said Land each having equal share therein under the provisions of the Hindu Succession Act, 1956.

AND WHEREAS the said Abodh Bala Manna, being spinster, died intestate on 24th December, 2021 leaving behind her, the said two brothers, namely Binoy Chandra Manna alias Binay Chandra Manna and Sushil Kumar Manna alias Sushil Chandra Manna alias Sushil Manna as her only heirs and legal representatives who jointly inherited the estate of their sister, Abodh Bala Manna including her share in the said Land each having equal share therein under the provisions of the Hindu Succession Act, 1956.

AND WHEREAS in view of the above, the said Binoy Chandra Manna alias Binay Chandra Manna (the Vendor herein) and Sushil Kumar Manna alias Sushil Chandra Manna alias Sushil Manna (the Confirming Party No. 1 herein) have become the joint owners of the said Land absolutely and forever free from all encumbrances whatsoever.

AND WHEREAS the said Sushil Kumar Manna alias Sushil Chandra Manna alias Sushil Manna, the Confirming Party No. 1 herein hereby admits, acknowledges and confirms the said allotment of the said Binoy Chandra Manna alias Binay Chandra Manna (the Vendor herein) made between themselves and also the demarcation of the said Property out of the said Land by executing this deed as Confirming Party No. 1.

AND WHEREAS the said Binoy Chandra Manna alias Binay Chandra Manna (the Vendor herein) is now the absolute owner of and seized and possessed of and/or otherwise

well and sufficiently entitled to **ALL THAT** piece or parcel of demarcated Land measuring an area of **22.5 (twenty-two point five) Cottah** equivalent to **37.125 (thirty-seven point one two five) Decimals**, more or less, out of 49 Decimals out of total 98 Decimals, appertaining to R.S./L.R. Dag No. 25/854, comprised in L.R. Khatian No. 1039, within Mouza - Joka, J.L. No. 21 (now 121), Police Station – Thakurpukur (formerly under Behala P.S.), District - South 24 Parganas and being Municipal Premises No. 48, Bakrahat Road, Kolkata – 700104 within Ward No. 144 of the Kolkata Municipal Corporation, more fully and specifically described in the **“SECOND SCHEDULE”** written hereunder and hereinafter referred to as the **“Said Property”** free from all encumbrances.

AND WHEREAS by a Memorandum of Understanding / Agreement, dated 17th August, 2022 (hereinafter referred to as the **“said Agreement”**) entered into by and between the said Binoy Chandra Manna alias Binay Chandra Manna (the Vendor herein) and Sushil Kumar Manna alias Sushil Chandra Manna alias Sushil Manna (the Confirming Party No. 1 herein) and the Confirming Party No. 2, whereby the said Binoy Chandra Manna alias Binay Chandra Manna and Sushil Kumar Manna alias Sushil Chandra Manna alias Sushil Manna agreed to sell and the Confirming Party No. 2 agreed to purchase **ALL THAT** piece or parcel of Land measuring an area of 42 Cottah, more or less, (subsequently found to be 45 cottah on measurement) out of the said Land (including the said Property measuring 22.5 Cottah) at or for a consideration of Rs.8,50,000/- (Rupees Eight Lakh Fifty Thousand) only per cottah on the terms and conditions contained therein and paid a sum of Rs.1,00,000/- (Rupees One Lakh) only each to the said Binoy Chandra Manna alias Binay Chandra Manna and Sushil Kumar Manna alias Sushil Chandra Manna alias Sushil Manna (totalling Rs.2,00,000/- (Rupees Two Lakh) only) as and by way of advance under the said Agreement. Subsequently, the Confirming Party No. 2 paid a further advance of Rs.3,00,000/- to the said Binoy Chandra Manna alias Binay Chandra Manna.

AND WHEREAS owing to diverse reasons, the Confirming Party No. 2 is not willing to purchase as well as to take conveyance of the said Property and as such the Confirming Party No. 2 relinquished its rights to take conveyance whereupon the Purchasers have agreed to take conveyance of the said Property from its owner upon payment of a sum of Rs.28,12,500/- (Rupees Twenty Eight Lakh Twelve Thousand Five Hundred) only to the Confirming No. 2 for relinquishing its rights under the said Agreement and the Vendor with the confirmation of the Confirming Party Nos. 1 & 2 has agreed to sell the demarcated portion out of the said Land i.e. the said Property, more fully and specifically described in the "**SECOND SCHEDULE**" written hereunder and hereinafter referred to as the "**Said Property**" free from all encumbrances.

AND WHEREAS the Vendor and the Confirming Party No. 1 have further represented to the Purchasers in connection to entitlement in the Said Property as follows:

- a) **THAT** the Vendor is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said Property.
- b) **THAT** the Vendor and the Confirming Party No. 1 have not received any notice from any authority for acquisition, requisition or vesting of the Said Property or any part thereof and declare that the Said Property or any part thereof is not affected by any scheme of the Government or any Statutory Body.
- c) **THAT** the Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955.
- d) **THAT** the Vendor and the Confirming Party No. 1 have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.

- e) **THAT** the Vendor has good right, full power, absolute authority and indefeasible title to agree to and grant, sell, convey, transfer, assign and assure the Said Property to the Purchasers.
- f) **THAT** no revenue, cess, tax or imposition in respect of the Said Property is due to the Government or any other authority or authorities and no Certificate Case is pending for realization of any taxes from the Vendor.
- g) **THAT** no person or persons whosoever have/had/has ever claimed any right of pre-emption over and in respect of the Said Property or any part thereof.
- h) **THAT** no mortgage or charge has been created by the Vendor and the Confirming Party No. 1 by depositing the title deeds or otherwise over and in respect of the said Land including the Said Property or any part thereof.
- i) **THAT** the Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, uses, *debutters*, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor's and the Confirming Party No. 1's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- j) **THAT** the Said Property or any part thereof is not affected by or subject to any personal guarantee for securing any financial accommodation.
- k) **THAT** there is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

- l) **THAT** there is no other agreement for sale, development, transfer, lease, let out, etc. with any other person or persons whosoever and/or any other agreement whatsoever in respect of the said Property or any part thereof and/or created any third party interest in respect of the said Property or any part thereof.
- m) **THAT** no person other than the Vendor has any right, title and interest of any nature whatsoever in the Said Property.
- n) **THAT** the tin-shed structures standing on the said Property are more than 50 years old.

AND WHEREAS the Vendor has agreed to sell the said Property and the Confirming Party Nos. 1 & 2 have agreed to confirm the same and the Purchasers relying upon the aforesaid representations of the Vendor and the Confirming Party No. 1, have agreed to purchase the Said Property at or for the said consideration of **Rs.2,19,37,500/- (Rupees Two Crore Nineteen Lakh Thirty Seven Thousand and Five Hundred)** only free from all encumbrances, charges, liens, lispendens, attachments, trusts, acquisition or requisition whatsoever.

NOW THEREFORE THESE INDENTURE WITNESSETH and it is hereby recorded and declared that –

1. In the premises aforesaid and in consideration of the sum of **Rs.2,19,37,500/- (Rupees Two Crore Nineteen Lakh Thirty Seven Thousand and Five Hundred)** only by the Purchasers to the Vendor and the Confirming No. 2 paid at or before the execution of these presents (the receipt whereof the Vendor and the Confirming No.2 do hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof the Vendor doth acquit release and forever discharge the Purchasers and the Said Property hereby conveyed

and transferred unto and to the Purchasers) the Vendor doth hereby grant sell, transfer, convey, assign and assure and confirm and the Confirming Party Nos. 1 & 2 do also hereby admit and confirm the same, unto and to the Purchasers **ALL THAT** piece or parcel of demarcated Land measuring an area of **22.5 (twenty-two point five) Cottah** equivalent to **37.125 (thirty-seven point one two five) Decimals**, more or less, out of 49 Decimals out of total 98 Decimals (**Said Land** described in the **First Schedule** below), appertaining to R.S./L.R. Dag No. 25/854, comprised in L.R. Khatian No. 1039, within Mouza - Joka, J.L. No. 21 (now 121), Police Station – Thakurpukur (formerly under Behala P.S.), District - South 24 Parganas and being Municipal Premises No. 48, Bakrahat Road, Kolkata – 700104 within Ward No. 144 of the Kolkata Municipal Corporation, more fully and particularly described in the **SECOND SCHEDULE** hereunder written and for the sake of brevity hereinafter referred to as the “**SAID PROPERTY**” **TOGETHER WITH** all appurtenances thereto or **HOWSOEVER OTHERWISE** the said property now are or is or at any time hereto before were or was situate, butted, bounded, called, known, numbered described and distinguished **AND TOGETHER WITH** the reversions and remainders and the rents, issues, profits thereof **AND** all the Estate, Right, Title, Interest, Property, Claim and Demand whatsoever and howsoever of the Vendors into or upon the said Property **AND TOGETHER WITH** absolutely unobstructed and full right of egress and ingress, all areas, fences, passages, sewers, drains, water, water courses, trees, bushes, boundary walls, benefits, advantages, vacant area, open spaces whatsoever and all manner of former or other rights, liberties, easements, privileges, appendages and appurtenances whatsoever belonging to the said Property hereby sold and transferred or in anywise appertaining thereto or any part thereof, usually held, used, occupied accepted, enjoyed, reputed or known as part or parcel or member thereof or appurtenant thereto **TO HAVE AND TO HOLD** the said Property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and each

and every part thereof unto and to the use of the Purchasers absolutely and forever free from all encumbrances whatsoever and howsoever, **AND SUBJECT TO AND/OR TOGETHER WITH** the covenants by the Vendors hereafter contained.

2. THE VENDOR AND THE CONFIRMING PARTY NO. 1 DO HEREBY COVENANT WITH THE PURCHASERS as follows:

- a) The Vendor is now lawfully and rightly seized of and/or otherwise well and sufficiently entitled to the said Property and all benefits and rights hereby by conveyed, sold, transferred, assigned and assured unto and to the Purchasers in the manner aforesaid.
- b) The Vendor now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property under his ownership and all rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, in the manner aforesaid, according to the true intent and meaning of these presents.
- c) The said Property and all other rights and benefits hereby granted, sold conveyed, transferred, assigned and assured or expressed or intended so to be and each of them are now free from all encumbrances lispens, attachments, mortgages, debts and charges whatsoever and howsoever made or suffered by the Vendor and the Confirming Party No. 1 or any person or persons having or lawfully claiming any estate or interest in and over the said Property from, under or in trust for them.
- d) The Purchasers shall hold and have the said Property freely and clearly and absolutely acquitted exonerated released and forever discharged from or by the Vendor and the Confirming Party No. 1 and every person or persons

having or lawfully, rightfully and equitably claiming as aforesaid and effectually saved, defended, kept harmless and indemnified of, from and against all manner of former and other estate, charges, liens, debts, attachments, mortgages, restrictions, covenants uses, debutters, trusts, acquisitions, requisitions alignments, claims, demands, liabilities and encumbrances whatsoever and howsoever suffered or created by the Vendor or any of his predecessors in title or any persons lawfully or equitably claiming aforesaid.

- e) The Vendor shall from time to time and at all times hereinafter upon every reasonable request and at the cost of the Purchasers make, do acknowledge, execute and perfect all such further and/or other lawful and reasonable acts, deeds, matters and things whatsoever for further better or more perfectly assuring and vesting the said Property unto the Purchasers in the manner aforesaid.
- f) The Vendor shall be liable to pay all rates and taxes, cess, revenue, levies imposition and other charges payable statutory or non-statutory in respect of the said Property pertaining to the period upto the date hereof and shall save and keep the Purchasers harmless, indemnified of, from and against all such claims whatsoever and howsoever.
- g) The Purchasers shall be entitled to have free and exclusive access of the said Property straight on and from Bakrahat Road as delineated in the Map/Plan attached hereto for egress and ingress to the said Property and shall be entitled to construct culvert over the low strip of land along the said Bakrahat Road at their own cost and expenses, if required, as a separate independent access to the said Property from the said Bakrahat Road and the Vendor shall not have any sort of objection thereto in future.

- h) That the Vendor shall not have any manner of right, title and interest whatsoever or howsoever in the Said Property or any part thereof and all the Vendor's right, title and interest in the Said Property described in the Second Schedule hereto hereby stands vested and transferred in favour of the Purchasers absolutely and forever free from all encumbrances whatsoever.

THE FIRST SCHEDULE
[Said Land]

ALL THAT piece or parcel of Land, classified as shali, measuring an area of **98 Decimals**, appertaining to R.S./L.R. Dag No. 25/854, comprised in R. S. Khatian No. 623 corresponding to L.R. Khatian Nos. 1039 and 1792, within Mouza - Joka, J.L. No. 21 (now 121), Police Station – Thakurpukur (formerly under Behala P.S.), District - South 24 Parganas and being Municipal Premises Nos. 48 & 50, Bakrahat Road, Kolkata – 700104 within Ward No. 144 of the Kolkata Municipal Corporation together with two dwelling houses and structures standing thereon (Zone – Raghmathpur Road – Rest) and butted and bounded as follows:

- | | |
|---------------------|--|
| On the North | : Partly by Dag No. 2079 in Mouza Paschim Barisha and partly by Sri Bardhan Pally; |
| On the South | : Partly by Dag No. 28 and partly by Bakrahat Road; |
| On the East | : Partly by Bakrahat Road and partly by Sri Bardhan Pally Road; |
| On the West | : Partly by Dag No. 28 and partly by Dag No. 2079 in Mouza Paschim Barisha. |

HOWSOEVER OTHERWISE the said Property now are or is or at any time hereto before were or was situate, butted, bounded, called, known, numbered described and distinguished.

THE SECOND SCHEDULE
[Said Property]
(Subject Matter of Sale)

ALL THAT piece or parcel of demarcated Land, classified as shali (proposed as bastu),

measuring an area of **22.5 (twenty-two point five) Cottah** equivalent to **37.125 (thirty-seven point one two five) Decimals**, more or less, out of 49 Decimals out of total 98 Decimals, appertaining to R.S./L.R. Dag No. 25/854, comprised in L.R. Khatian No. 1039, within Mouza - Joka, J.L. No. 21 (now 121), Police Station – Thakurpukur (formerly under Behala P.S.), District - South 24 Parganas and being Municipal Premises No. 48, Bakrahat Road, Kolkata – 700104 within Ward No. 144 of the Kolkata Municipal Corporation **TOGETHER WITH** seven nos. of one storied tin-shed residential structures having a total built-up area of about 9500 Square Feet standing thereon **AND TOGETHER WITH** all easement rights and all other rights, appurtenances and hereditaments for access and user of the said Property **AND ALSO TOGETHER WITH** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Said Property and appurtenances and hereditaments for access and user of the said Property.

The Said Property is delineated in a **Map or Plan** annexed hereto and bordered in colour **RED** thereon and is butted and bounded as follows:

- On the North** : Partly by Dag No. 2079 in Mouza Paschim Barisha and partly by Sri Bardhan Pally;
- On the South** : Partly by 50, Bakrahat Road and partly by 48, Bakrahat Road and partly by Bakrahat Road;
- On the East** : Partly by 48, Bakrahat Road and partly by Sri Bardhan Pally Road;
- On the West** : Partly by Premises No. 50, Bakrahat Road and partly by Dag No. 2079 in Mouza Paschim Barisha.

HOWSOEVER OTHERWISE the said Property now are or is or at any time hereto before were or was situate, butted, bounded, called, known, numbered described and distinguished.

IN WITNESS WHEREOF the parties have executed these presents on the day, month and year above written.

Binoy chandra Manna.

(Binoy Chandra Manna alias Binay Chandra Manna)

[VENDOR]

Sushil Kumar Manna

(Sushil Kumar Manna alias Sushil Chandra Manna alias Sushil Manna)

[CONFIRMING PARTY NO. 1]

MAHARIT DEVELOPERS PVT. LTD.

Mahesh Sooraj

Director

(Maharit Developers Private Limited)

[CONFIRMING PARTY NO. 2]

For Usha Griha Nirman Pvt. Ltd.

Riyash Baniwal
Authorised Signatory

(Usha Griha Nirman Private Limited)

For SAMAIRA EXPORTS PVT. LTD.

Riyash Baniwal
Authorised Signatory

(Samaira Exports Private Limited)

JAGMATA INFOTECT LLP

Sanjiv Kumar Datta
Partner

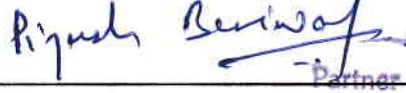
(Jagmata Infotect LLP)

SHIVACHALLISA INFOTECH LLP

Sanjiv Kumar Datta
Partner

(Shivachallisa Infotech LLP)

VINAYAK SURYA CONSTRUCTION LLP



(Vinayak Surya Construction LLP)

ISOMETRIC PROPERTIES PVT. LTD.

Sanjib Samanta.

Authorised Signatory

(Isometric Properties Private Limited)

WHITE SQUARE PROPERTIES PVT. LTD.

Sanjib Samanta.

Authorised Signatory

(White Square Properties Private Limited)

[PURCHASERS]

Witnesses:

Signature Baishakhi MannaName BAISHAKHI MANNAFather's Name Sushil MannaAddress 50, Jona B.H Road
Kolkata 104Signature Debasree MannaName DEBASREE MANNAFather's Name Binoy ch MannaAddress 48, Bakhraa hat
Rd Joka 2ndopol, Kol-104

Drafted by

Mangj Sharma

Advocate, High Court at Calcutta

Enrollment No. WB/341/1997

RECEIPT AND MEMORANDUM OF CONSIDERATION

Received from the within named Purchasers the within mentioned sum of **Rs.2,19,37,500/- (Rupees Two Crore Nineteen Lakh Thirty Seven Thousand and Five Hundred)** only towards full and final payment of the total consideration for sale of the said Property described in the Second Schedule hereto in the following manner:

Paid by	Mode [Demand Draft No.]	Date	Particulars	Amount (Rs.)	Favouring
Usha Griha Nirman Private Limited	369672	27.12.22	IndusInd Bank, Sector V, Salt Lake Branch, Kolkata	27,04,822/-	Binoy Chandra Manna alias Binay Chandra Manna
			TDS @1%	27,321/-	
Samaira Exports Private Limited	513540	26.12.22	ICICI Bank, Bidhannagar, Salt Lake Branch, Kolkata	27,04,822/-	
			TDS @1%	27,321/-	
Jagmata Infotect LLP	513553	27.12.22	ICICI Bank, Bidhannagar, Salt Lake Branch, Kolkata	27,04,822/-	
			TDS @1%	27,321/-	
Shivachallisa Infotech LLP	513548	27.12.22	ICICI Bank, Bidhannagar, Salt Lake Branch, Kolkata	27,04,822/-	
			TDS @1%	27,321/-	
Vinayak Surya Construction LLP	513535	28.12.22	ICICI Bank, Bidhannagar, Salt Lake Branch, Kolkata	20,91,280/-	
			BE it noted that at the request of Vendor, the Purchaser has made direct payment to Kolkata Municipal Corporation, BL& LRO, news agency for municipal taxes, khazna and publication cost for and on account of Vendor.	2,13,542/-	
			TDS	27,321/-	
Isometric Properties Private Limited	026558	28.12.22	Axis Bank Limited, B. B. D Bagh, Kolkata	27,04,822/-	Maharit Developers Private
			TDS @1%	27,321/-	
White Square Properties Private Limited	026562	28.12.22	Axis Bank Limited, B. B. D Bagh, Kolkata	27,04,822/-	
			TDS @1%	27,321/-	
Usha Griha Nirman Private Limited	369670	27.12.22	IndusInd Bank, Sector V, Salt Lake Branch, Kolkata	3,97,768/-	Maharit Developers Private
			TDS @1%	4,018/-	

Samaira Exports Private Limited	513541	26.12.22	ICICI Bank, Bidhannagar, Salt Lake Branch, Kolkata	3,97,768/-	Limited
			TDS @1%	4,018/-	
Jagmata Infotect LLP	513552	27.12.22	ICICI Bank, Bidhannagar, Salt Lake Branch, Kolkata	3,97,768/-	
			TDS @1%	4,018/-	
Shivachallisa Infotech LLP	513546	27.12.22	ICICI Bank, Bidhannagar, Salt Lake Branch, Kolkata	3,97,768/-	
			TDS @1%	4,018/-	
Vinayak Surya Construction LLP	513538	28.12.22	ICICI Bank, Bidhannagar, Salt Lake Branch, Kolkata [Includes refund of Rs.4,00,000/- paid directly by Confirming party No. 2 to Vendor]	7,97,768/-	
			TDS	4,018/-	
Isometric Properties Private Limited	026564	28.12.22	Axis Bank Limited, B. B. D Bagh, Kolkata	3,97,768/-	
			TDS @1%	4,018/-	
White Square Properties Private Limited	026559	28.12.22	Axis Bank Limited, B. B. D Bagh, Kolkata	3,97,768/-	
			TDS @1%	4,018/-	
			Total:	2,19,37,500/-	

Binoy Chandra Manna.

(Binoy Chandra Manna alias Binay Chandra Manna)

[VENDOR]

MAHARIT DEVELOPERS PVT. LTD.


Director

(Maharit Developers Private Limited)

[CONFIRMING PARTY NO. 2]

Witnesses:

Signature Baishakhi Manna

Name BAISHAKHI MANNA

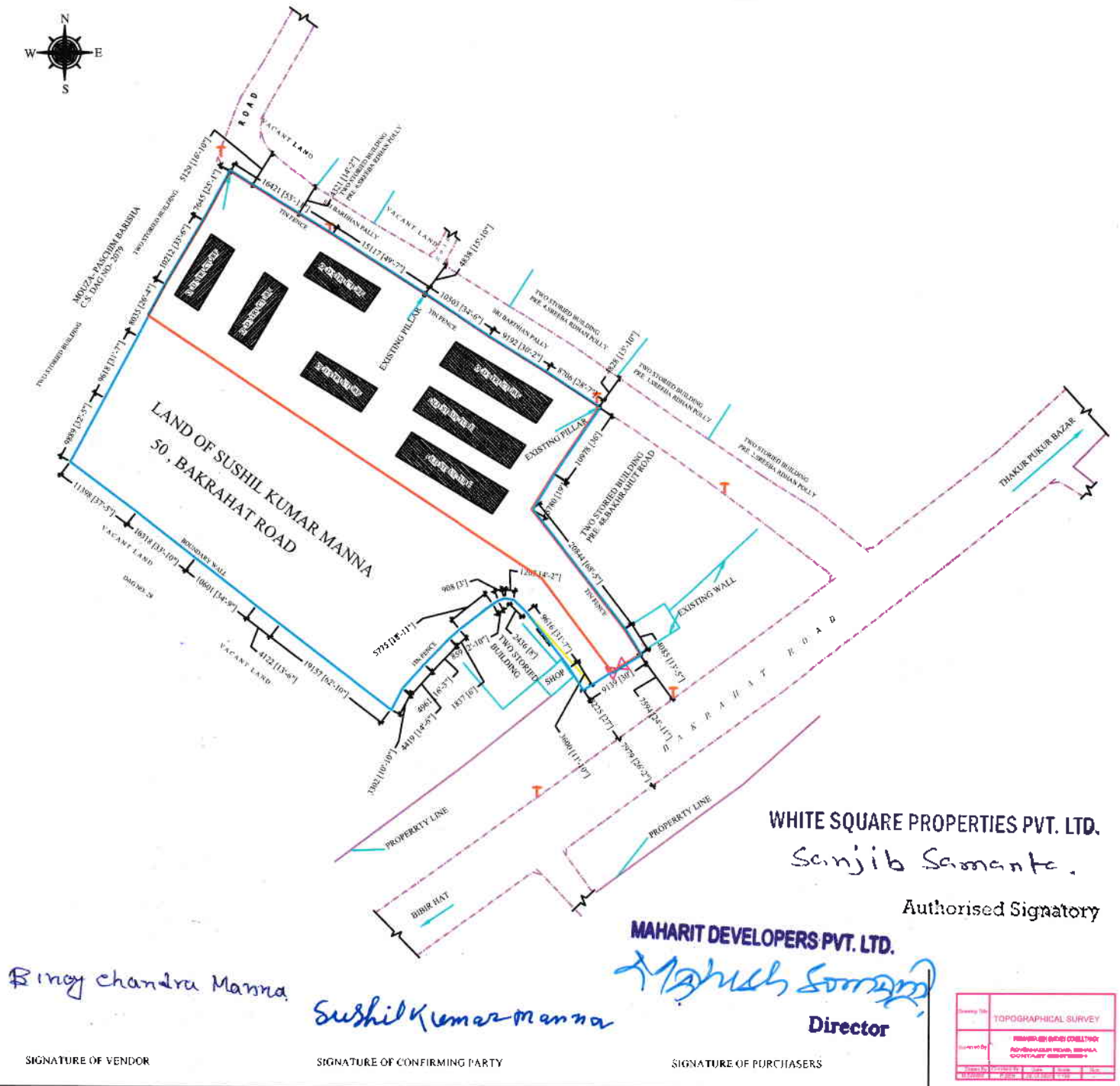
Signature Debasree Manna.

Name DEBASREE MANNA.

**SITE PLAN OF L.R. DAG NO:- 25/854, AT MOUZA- JOKA, J.L. NO. 21, L.R. KHATIAN NO-1039,
PREMISES NO- 48, BAKRAHAT ROAD, P.S. -THAKURPUKUR, DIST.- SOUTH 24 PARGANAS, KOLKATA 700104**

TOTAL LAND AREA = 45 KH. OR 74.25 DECIMAL (M/L) BOUNDARY SHOWN BY BLUE BORDER LINE

LAND OF BINOY CHANDRA MANNA = 22.5 KH. OR 37.125 DECIMAL (M/L) BOUNDARY SHOWN BY RED BORDER LINE



WHITE SQUARE PROPERTIES PVT. LTD.

Sanjib Samanta.

Authorised Signatory

MAHARIT DEVELOPERS PVT. LTD.

Sanjib Samanta

Director

Survey Title	TOPOGRAPHICAL SURVEY
Surveyed By	PRANAB KUMAR CHATTERJEE KARTIK KUMAR CHATTERJEE SANTOSH KUMAR CHATTERJEE
Scale	1:1000
Sheet No.	1

For Usha Griha Nirman Pvt. Ltd.

Piyush Banerjee

Authorised Signatory

For SAMAIRA EXPORTS PVT. LTD.

Piyush Banerjee

Authorised Signatory

JAGMATA INFOTECT LLP

Sanjib Samanta

Partner

SHIVACHALLISA INFOTECH LLP

Sanjib Samanta

Partner

VINAYAK SURYA CONSTRUCTION LLP

Piyush Banerjee

Partner

ISOMETRIC PROPERTIES PVT. LTD.

Sanjib Samanta

Authorised Signatory

FORM FOR EXECUTION & FINGER PRINTS

	<i>Binoy Chandra Manna</i>	EXECUTION & SIGNATURE					
			(LEFT HAND)				
							
(RIGHT HAND)							

	<i>Sushil Kumar Manna</i>	EXECUTION & SIGNATURE					
			(LEFT HAND)				
							
(RIGHT HAND)							

	<i>Anshul Singh</i>	EXECUTION & SIGNATURE					
			(LEFT HAND)				
							
(RIGHT HAND)							

FORM FOR EXECUTION & FINGER PRINTS

	<i>Riyadh Beninof</i>	EXECUTION & SIGNATURE	 Little	 Ring	 Middle	 Fore	 Thumb
			(LEFT HAND)				
			 Thumb	 Fore	 Middle	 Ring	 Little
(RIGHT HAND)							

	<i>Paul Kumar Lila</i>	EXECUTION & SIGNATURE	 Little	 Ring	 Middle	 Fore	 Thumb
			(LEFT HAND)				
			 Thumb	 Fore	 Middle	 Ring	 Little
(RIGHT HAND)							

	<i>Sanjib Samanta.</i>	EXECUTION & SIGNATURE	 Little	 Ring	 Middle	 Fore	 Thumb
			(LEFT HAND)				
			 Thumb	 Fore	 Middle	 Ring	 Little
(RIGHT HAND)							



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

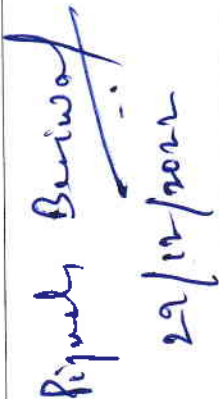
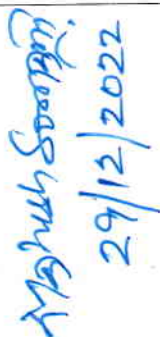
OFFICE OF THE A.R.A. - II KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19022003614121/2022

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
1	Mr Binoy Chandra Manna Alias Mr Binay Chandra Manna 48, Bakrahat Road, City:- , P.O:- Joka, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller		7849 	Binoy chandra Manna. 29/12/2022
2	Mr Sushil Kumar Manna Alias Mr Sushil Chandra Alias Sushil Manna 50, Bakrahat Road, City:- , P.O:- Joka, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller		7850 	Sushil Kumar Manna 29/12/22

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
3	Mr Piyush Beriwal , CD 205, Salt Lake City, Block/Sector: I, City:- Bidhannagar, P.O:- Salt Lake CC Block, P.S:- Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064	Represent ative of Buyer [Usha Griha Nirman Private Limited] ,[Samaira Exports Private Limited] ,[Vinayak Surya Constructi on LLP]		 7848	 22/12/2022
4	Mr Kamal Kumar Lihala , AC 15, Salt Lake, Bidhannagar (M), Block/Sector: 1, City:- Bidhannagar, P.O:- CC Block, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064	Represent ative of Buyer [Jagmata Infotect LLP] ,[Shivacha Ilisa Infotech LLP]		 7851	 29/12/2022
5	Mr Mahesh Somani Urbana, Tower No. 6, 40th Floor, 783, Anandapur, Madurdaha, Flat No: 4002, City:- , P.O:- EKTP, P.S:-Kasba, District:-South 24- Parganas, West Bengal, India, PIN:- 700107	Represent ative of Seller [Maharit Developer s Private Limited]		 7852	 29/12/2022

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
6	Mr Sanjib Samanta , 73, M. G. Bagan, N. T. Road, Baidyabati, City:- Baidyabati, P.O:- Baidyabati, P.S:- Shewrafully, District:- Hooghly, West Bengal, India, PIN:- 712222	Representative of Buyer [Isometric Properties Private Limited] ,[White Square Properties Private Limited]			Sanjib Samanta. 29/12/2022
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Gopal Guha Son of Mr Chittaranjan Guha 43, Vidyasagar Sarani, City:- , P.O:- Barisha, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008	Mr Binoy Chandra Manna, Mr Sushil Kumar Manna, Mr Piyush Beriwal, Mr Kamal Kumar Lihala, Mr Mahesh Somani, Mr Sanjib Samanta			Gopal Guha. 29/12/2022

(Satyajit Biswas)

**ADDITIONAL REGISTRAR
OF ASSURANCE**

OFFICE OF THE A.R.A. -

II KOLKATA

Kolkata, West Bengal



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



281220222023306059

GRIPS Payment Detail

GRIPS Payment ID:	281220222023306059	Payment Init. Date:	28/12/2022 13:44:53
Total Amount:	1344400	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	8455495157625	BRN Date:	28/12/2022 13:45:26
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name:	JAGMATA INFOTECT LLP
Mobile:	8697721116

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230233060608	Directorate of Registration & Stamp Revenue	1344400
Total			1344400

IN WORDS: THIRTEEN LAKH FORTY FOUR THOUSAND FOUR HUNDRED 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



192022230233060608

GRN Details

GRN:	192022230233060608	Payment Mode:	SBI Epay
GRN Date:	28/12/2022 13:44:53	Bank/Gateway:	SBIPay Payment Gateway
BRN :	8455495157625	BRN Date:	28/12/2022 13:45:26
Gateway Ref ID:	0567734631	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	281220222023306059	Payment Init. Date:	28/12/2022 13:44:53
Payment Status:	Successful	Payment Ref. No:	2003614121/7/2022
[Query No/Query Year]			

Depositor Details

Depositor's Name:	JAGMATA INFOTECT LLP
Address:	187 MAHARSHI DEBENDRA ROAD, West Bengal, 700006
Mobile:	8697721116
Email:	accts.pkc@gmail.com
Depositor Status:	Buyer/Claimants
Query No:	2003614121
Applicant's Name:	Mr Satya Charan Koley
Identification No:	2003614121/7/2022
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	28/12/2022
Period To (dd/mm/yyyy):	28/12/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003614121/7/2022	Property Registration- Stamp duty	0030-02-103-003-02	1096886
2	2003614121/7/2022	Property Registration- Registration Fees	0030-03-104-001-16	247514

Total 1344400

IN WORDS: THIRTEEN LAKH FORTY FOUR THOUSAND FOUR HUNDRED ONLY.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BINOY CHANDRA MANNA

RASIK CHANDRA MANNA

30/03/1945

Permanent Account Number

AOTPM3694R

Binoy Chandra Manna

Signature

भारत
सरकार

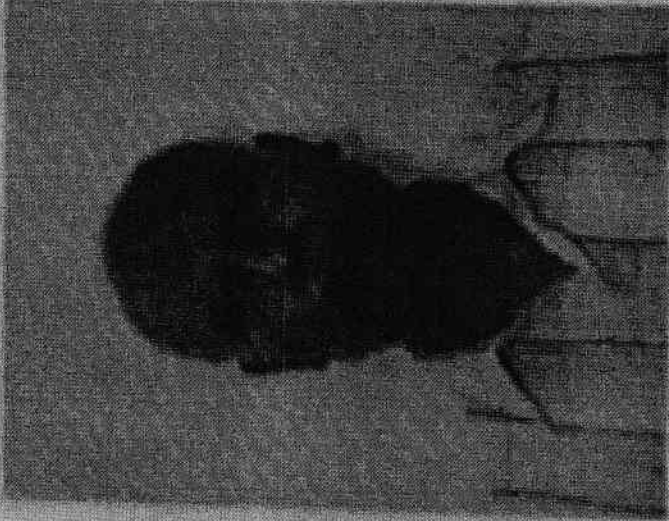


Binoy chandra Manna



ভারত সরকার

Government of India



বিনয় চন্দ্র মন্না

Binoj Chandra Manna

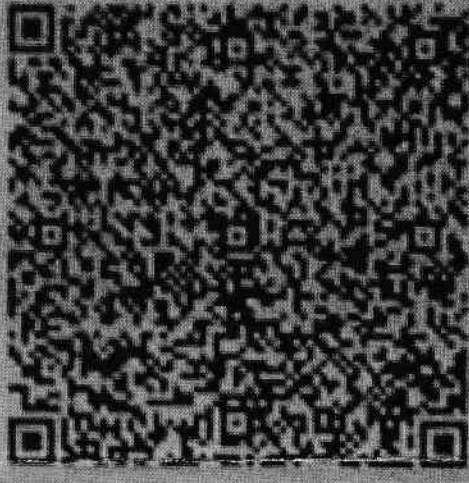
পিতা : রসিক মন্না

Father : Rasik Manna

জন্মতারিখ / DOB : 30/03/1945

পুরুষ / Male

Binoj Chandra Manna.



6237 9856 8346

আমার আধার, আমার পরিচয়



ভারতীয় বিনিয়োগ পরিচয় পরিদপ্তর

Unique Identification Authority of India

ঠিকানা:

48, বাখরাহাট রোড, কোলকাতা
(এম সি), যকা, কোলকাতা,
পশ্চিম বঙ্গ, 700104

Address:

48, BAKHRAHAT ROAD, Kolkata
(MC), Joka, Kolkata, West Bengal,
700104

6237 9856 8346



1947



help@uidai.gov.in

WWW

www.uidai.gov.in

Binoy Chandra Manna.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AIBPM5823G



नाम /NAME

SUSHIL KUMAR MANNA

पिता का नाम /FATHER'S NAME

RASIK CHANDRA MANNA

जन्म तिथि /DATE OF BIRTH

28-03-1951

हस्ताक्षर /SIGNATURE

Sushil Kumar Manna

Sushil

आयकर आयुक्त, (कम्प्यू. अपा.), कोल.

COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

Sushil Kumar Manna



ভারত সরকার

Government of India



সুশীল কুমার মান্না

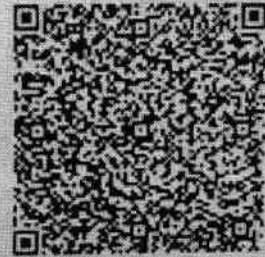
Sushil Kumar Manna

পিতা : রসিক চন্দ্র মান্না

Father : Rasik Chandra Manna

জন্মতারিখ/DOB: 28/03/1951

পুরুষ / Male



6669 0748 5163

ভারত সরকার - মাধ্যমিক শিক্ষা সনাক্তকরণ কার্ড

Sushil Kumar manna



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা: , বাখরাহাট রোড
কোলকাতা (এম সি), জোকা, কোলকাতা
পশ্চিম বঙ্গ,

Address: 50, BAKHRAHAT
ROAD, Kolkata (MC),
Kolkata, Joka, West Bengal,
700104

6669 0748 5163



1947
1800 300 1947



help@uidai.gov.in

WWW

www.uidai.gov.in

Sushil Kumar Manna



ई-स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AAPCM0208C

नाम / Name MAHARIT DEVELOPERS PRIVATE LIMITED

निगमन/गठन की तारीख
Date of Incorporation / Formation 30/09/2021



Signature Not
Verified

Digitally signed by
Income Tax Deptt.
Date: 2021.09.30 10:06:58
GMT+05:30

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting 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 लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख 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 (पैन) 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". मल्लय पैन कार्ड में एनहांस्ड क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

आयकर विभाग INCOME TAX DEPARTMENT स्थायी लेखा संख्या कार्ड Permanent Account Number Card AAPCM0208C नाम / Name MAHARIT DEVELOPERS PRIVATE LIMITED निगमन/गठन की तारीख Date of Incorporation/Formation 30/09/2021	भारत सरकार GOVT. OF INDIA इस कार्ड के खोने/पाने पर कृपया सूचित करें/सौंपें: आयकर पैन सेवा इकाई, एन एस डी एल 5 वीं मंजिल, मन्त्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8, मॉडल कॉलोनी, दीप बंगला चौक के पास, पुणे - 411 016. If this card is lost / someone's lost card is found, please inform / return to : Income Tax PAN Services Unit, NSDL 5th Floor, Mantri Sterling, Plot No. 341, Survey No. 997/8, Model Colony, Near Deep Bungalow Chowk, Pune - 411 016. Tel: 91-20-2721 8080, Fax: 91-20-2721 8081 e-mail: tininfo@nsdl.co.in
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Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) 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](#)

MAHARIT DEVELOPERS PVT. LTD.

Maharish Somasundar

Director

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AIZPS0296B



नाम /NAME

MAHESH SOMANI

पिता का नाम /FATHER'S NAME

PREM SUKH SOMANI

जन्म तिथि /DATE OF BIRTH

04-01-1974

हस्ताक्षर /SIGNATURE

Mahesh Somani

B. Das

आयकर आयुक्त, प.व.-III

COMMISSIONER OF INCOME-TAX, W.B. - III

Mahesh Somani



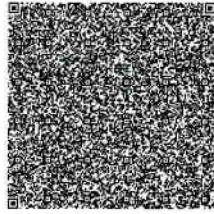
ভারত সরকার
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 0013/15006/20462

Download Date: 29/10/2020
To
মহেশ সোমানি
MAHESH SOMANI
Urbana Tower 6 Flat No 4002 40th Floor
783 Anandapur Madurdaha
Near Ruby Hospital
E.K.T
E.K.T
Kolkata West Bengal - 700107
9831110640

Issue Date: 17/10/2020



আপনার আধার সংখ্যা / Your Aadhaar No. :

5598 1384 9602
VID : 9113 5470 9811 6510

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



Download Date: 29/10/2020



মহেশ সোমানি
MAHESH SOMANI
জন্মতারিখ/DOB: 04/01/1974
পুরুষ/ MALE

Issue Date: 17/10/2020

5598 1384 9602

VID : 9113 5470 9811 6510

আমার আধার, আমার পরিচয়



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিরাপদ কিউআর কোড / অফলাইন এক্সএমএল / অনলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটা এক ইলেকট্রনিক প্রক্রিয়াজাত তথ্য

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- আধার সারা দেশে মান্য
- আধার আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিষেবা প্রাপ্তিতে সাহায্য করে।
- আধারে আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেটে রাখুন।
- আধার নিজের স্মার্ট ফোনে রাখুন, mAadhaar App দ্বারা।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

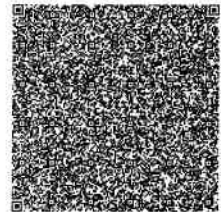


ঠিকানা:

আরবানা টাওয়ার ৬ ফ্ল্যাট নং ৪০০২ ৪০ ফ্লোর, ৭৮৩
আনন্দপুর মাদুরদাহা, কলকাতা, পশ্চিম বঙ্গ - ৭০০১০৭

Address:

Urbana Tower 6 Flat No 4002 40th Floor, 783
Anandapur Madurdaha, Near Ruby Hospital,
E.K.T, Kolkata,
West Bengal - 700107

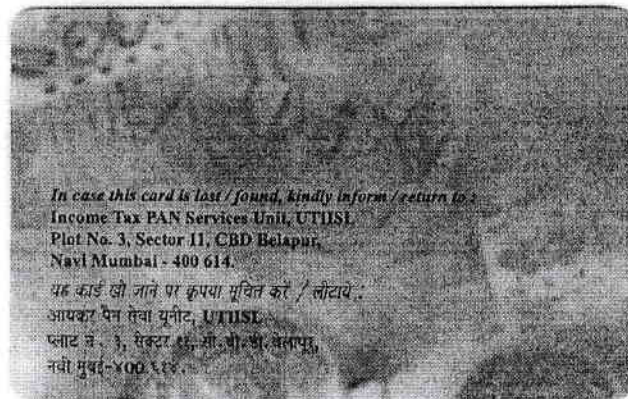
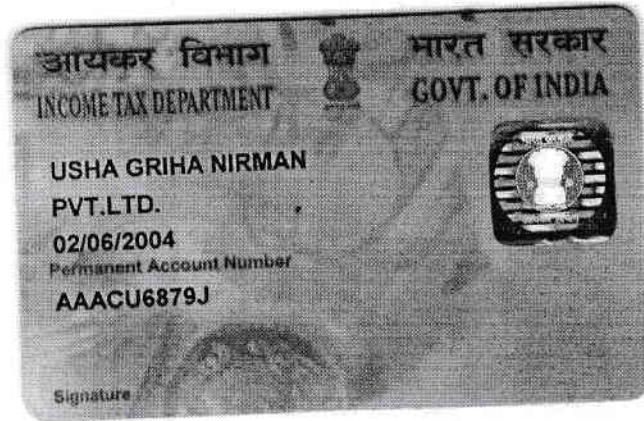


5598 1384 9602

VID : 9113 5470 9811 6510

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

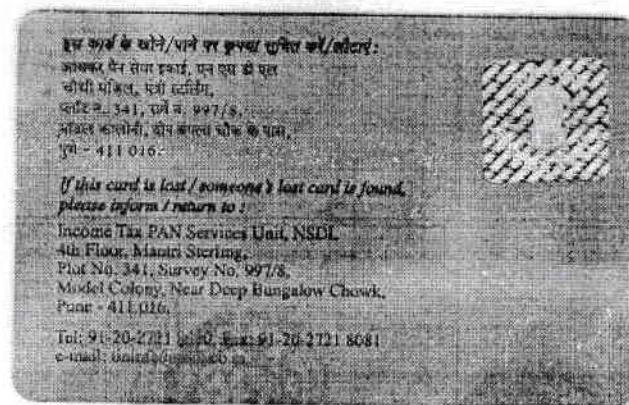
Mahesh Somani



For Usha Griha Nirman Pvt. Ltd.

Rijesh Baniya

Authorised Signatory



For SAMAIRA EXPORTS PVT. LTD.

Pignesh Berrin
Authorised Signatory

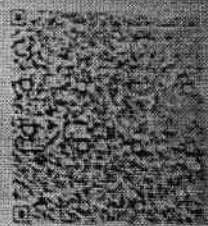
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AASFV6209N



नाम / Name

VINAYAK SURYA CONSTRUCTION
LLP

निगमन / पटन की तारीख
Date of Incorporation/Formation

11/02/2020

95349

VINAYAK SURYA CONSTRUCTION LLP

Pignesh Baniwal
Authorized Signatory

Partner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

PIYUSH BERIWAL
SANJAY KUMAR BERIWAL

14/11/1988
Permanent Account Number
ALUPB4075D

Piyush Beriwal
Signature

23/12/2016

Piyush Beriwal

 भारत सरकार
GOVERNMENT OF INDIA

 পি. ব. বেরীওয়াল
Piyush Beriwal
জন্মতারিখ/DOB: 14/11/1988
পুরুষ/ MALE



5984 4856 1375

আমার আধার, আমার পরিচয়

Piyush Beriwal



आधार

ठिकाना:

सीडी-205, सेक्टर-1, सॉल्टलेक, बिधाननगर
(एम), उडुगुर २४ पारगना,
पश्चिम बंगाल - 700064

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address :

CD-205, SECTOR-1,
SALT LAKE,
Bidhannagar(M), North 24
Parganas,
West Bengal - 700064



1947



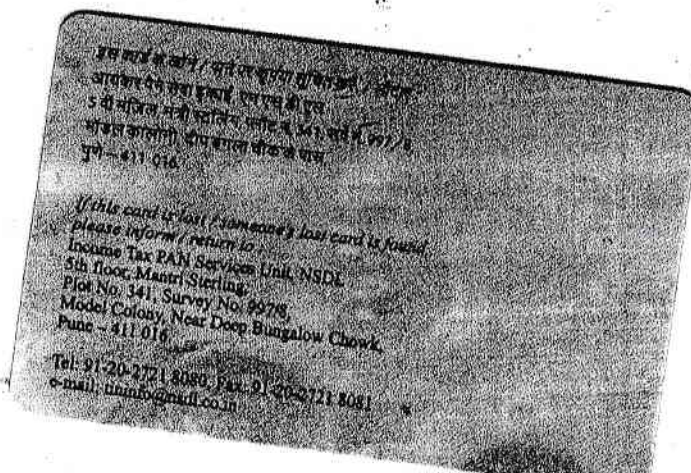
help@uidai.gov.in



www.uidai.gov.in

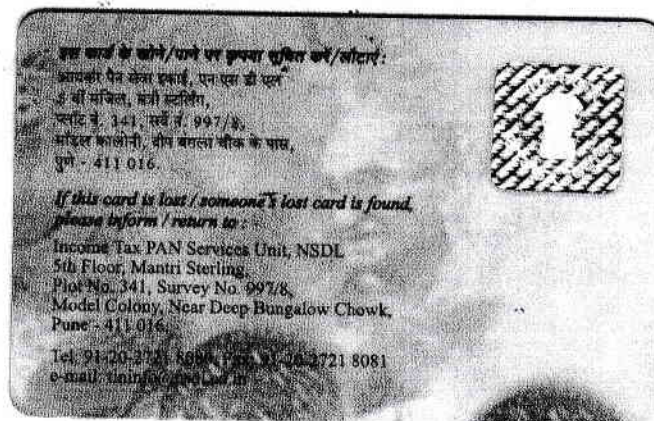
P.O. Box No.1947,
Bengaluru-560 001

Piyush Bhowmik



JAGMATA INFOTECT LLP


Partner
Authorized Signatory



SHIVACHALLISA INFOTECH LLP

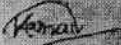

Partner
Authorised Signatory

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KAMAL KUMAR LIHALA
SHYAM SUNDAR LIHALA
08/11/1960

Permanent Account Number
AAVPL5303J


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/पाने पर कृपया सूचित करें/सीट करें :
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलपुर,
नवी मुंबई 400 614.


Kamal Kumar Lihal

भारत गणराज्य
Republic of India

कर्नल कुमार शिखा
Karnal Kumar Shikha
पिता - शिवम कुमार शिखा
Father: Shyam Sunder Shikha
जन्मदिन / DOB: 05/11/1980
पुल / Male

*8863 9460 2281

आधार - साधारण मानुषेअ अधिकार

भारत गणराज्य
Republic of India

ठिकाना:
एच 15, सेक्टर-1,
बिधाननगर (एम), बिधाननगर
पिपि, उत्तर-24 पारगना,
पश्चिमबंग, 700064

Address:
AC-15, SECTOR-1,
Bidhanagar(M), North 24
Parganas, West Bengal, 700064

8863 9460 2281

1847
1800 300 1847

हाई-डिजिटल गवर्नंस

www.india.gov.in

Handwritten signature

Handwritten text: Karnal Kumar Shikha

आयकर विभाग INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड e - Permanent Account Number (e-PAN) Card AAGCI0107D

नाम / Name	ISOMETRIC PROPERTIES PRIVATE LIMITED		
सिगम/गठन की तारीख Date of Incorporation / Formation	09/02/2021		
			Signature valid Digitally signed by Income Tax PAN Services Unit, NDL eGov. Finance Date: 2021.02.09 17:34:04 GMT+05:30 Reason: ISOL PAN Sign Location: Mumbai

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक कार्डाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स थकाया, सूचना के मिलान और इलक्ट्रॉनिक जानकारी का आसमन रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting 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 लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ ले)
- ✓ 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 (पैन) 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". संलग्न पैन कार्ड में एनहांस क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Get

आयकर विभाग INCOME TAX DEPARTMENT स्थायी लेखा संख्या कार्ड Permanent Account Number Card AAGCI0107D नाम/नाम ISOMETRIC PROPERTIES PRIVATE LIMITED सिगम/गठन की तारीख Date of incorporation / Formation 09/02/2021	भारत सरकार GOVT. OF INDIA 	इस कार्ड पर कानून/पाठ पर कृपया ध्यान दें/नोट करें। आयकर विभाग द्वारा जारी किया गया है। इस कार्ड का उपयोग करके आयकर विभाग के वेबसाइट पर आयकर विभाग के वेबसाइट पर आयकर विभाग के वेबसाइट पर If this card is found to be tampered with, it should be reported to the Income Tax Department. Income Tax PAN Services Unit, NDL 5th Floor, Main Building Plot No. 551, Survey No. 997/6 Model Colony, Near Deep Bunglow Chowk, Pune - 411006 Tel: 011-27218980, Fax: 011-27218981 e-mail: unitn@ndl.gov.in
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Electronically Issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) 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](#)

ISOMETRIC PROPERTIES PVT. LTD.

Sanjib Samanta.

Authorised Signatory

आयकर विभाग INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ई-स्थायी लेखा संख्या कार्ड e - Permanent Account Number (e-PAN) Card AACCW8735B

नाम / Name	WHITE SQUARE PROPERTIES PRIVATE LIMITED		
निगमन/गठन की तारीख Date of Incorporation / Formation	09/02/2021		
			Signature valid Digitally signed by Income Tax PAN Services Unit NSDL eGov. Finance Date: 2021.02.09 11:34:11 GMT+05:30 Reason: I Signed PAN Sign Location: Mumbai

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer.
- ✓ स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting 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 लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख 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 (पैन) 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".
- ✓ संलग्न पैन कार्ड में एनहांस्ड क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

आयकर विभाग INCOME TAX DEPARTMENT भारत सरकार GOVT. OF INDIA स्थायी लेखा संख्या कार्ड Permanent Account Number Card AACCW8735B नाम WHITE SQUARE PROPERTIES PRIVATE LIMITED निगमन/गठन की तारीख Date of Incorporation / Formation 09/02/2021	इस कार्ड के जोड़ने/पान पर सुरक्षा संचित कर/संग्रहित आयकर से जुड़ा हुआ/एनएसडी यूनिट उपरोक्त कार्ड सही है तारीख: 09/02/2021 समय: 11:34:11 डिजिटल साक्ष्य: आप अपना पैन को सुरक्षा पैन: AACCW8735B If the card is lost, someone else can use it to find please inform / return to: Income Tax PAN Service Unit NSDL 5th Floor, Main Building Plot No. 44/1 Survey No. 937/8 Model Colony Near Deep Bungalow Chowk Pune - 411016 (01) 91-20-2731 3630 / (01) 20-2731 8031 e-mail: paninfo@nsl.co.in
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Electronically Issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (8) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)

WHITE SQUARE PROPERTIES PVT. LTD.

Sanjib Samanta

Authorised Signatory

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANJIB SAMANTA
GOPINATH SAMANTA

30/06/1981

Permanent Account Number

CBZPS7797G

Sanjib Samanta

Signature



Sanjib Samanta.



ভারত সরকার

Unique Identification Authority of India

Government of India

ভারতীয় পরিচয়নং / Enrollment No. 1040/20270/01171

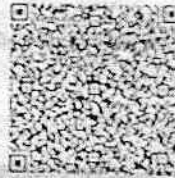
To
Sanjib Samanta
সঞ্জিব সামন্ত
73
N.T. ROAD
Baidyabati (M)
Baidyabati, Hooghly
West Bengal - 712222

07/12/2013



KL664568569FT

66456856



আপনার আধার সংখ্যা / Your Aadhaar No. :

6110 2033 6720

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

সঞ্জিব সামন্ত

Sanjib Samanta

পিতা - গোপিনাথ সামন্ত

Father - GOPINATH SAMANTA

জন্মতারিখ/DOB: 30/06/1981

লিঙ্গ / Male



6110 2033 6720



আধার - সাধারণ মানুষের অধিকার

Sanjib Samanta.



ভারত সরকার

Government of India



গোপাল গুহ

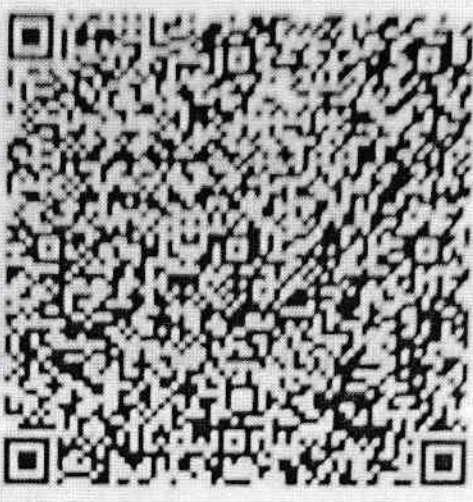
Gopal Guha

পিতা : চিত্তরঞ্জন গুহ

Father : Chittaranjan Guha

জন্মতারিখ / DOB : 15/08/1981

পুরুষ / Male



2329 5564 5355

আধার - সাধারণ মানুষের আধিকার
Gopal Guha



অসমতীয়া চিহ্নিত পঞ্জিকাৰ আধিকৰণ

Unique Identification Authority of India

ঠিকানা:

43, বিদ্যাসাগর সরনী, পূর্ব
বড়িশা, দক্ষিণ ২৪ পরগনা,
বড়িশা, পশ্চিম বঙ্গ, 700008

Address:

43, VIDYASAGAR SARANI,
Purba Barisha, South 24
Parganas, Barisha, West Bengal,
700008

2329 5564 5355



1947

1800 300 1947



help@uidai.gov.in

WWW

www.uidai.gov.in

Gopul Gula.

Major Information of the Deed

Deed No :	I-1902-00009/2023	Date of Registration	02/01/2023
Query No / Year	1902-2003614121/2022	Office where deed is registered	
Query Date	22/12/2022 3:13:07 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Satya Charan Koley 10, Old Post Office Street, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9163736991, Status :Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 28,12,500/-]		
Set Forth value	Market Value		
Rs. 2,19,37,500/-	Rs. 2,19,37,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,96,936/- (Article:23)	Rs. 2,47,598/- (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: Bakrahat Road, Road Zone : (Raghmathpur Road -- Rest (Premises Located on Road)) , , Premises No: 48, , Ward No: 144
Pin Code : 700104

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	22.5 Katha	2,02,00,000/-	2,02,00,000/-	Property is on Road
Grand Total :				37.125Dec	202,00,000 /-	202,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	9500 Sq Ft.	17,37,500/-	17,37,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 9500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		9500 sq ft	17,37,500 /-	17,37,500 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Binoy Chandra Manna, (Alias: Mr Binay Chandra Manna) Son of Late Rasik Chandra Manna 48, Bakrahat Road, City:- , P.O:- Joka, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aoxxxxxx4r, Aadhaar No: 62xxxxxxx8346, Status :Individual, Executed by: Self, Date of Execution: 29/12/2022 , Admitted by: Self, Date of Admission: 29/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/12/2022 , Admitted by: Self, Date of Admission: 29/12/2022 ,Place : Pvt. Residence
2	Mr Sushil Kumar Manna, (Alias: Mr Sushil Chandra Alias Sushil Manna) Son of Late Rasik Chandra Manna 50, Bakrahat Road, City:- , P.O:- Joka, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: aixxxxxx3g, Aadhaar No: 66xxxxxxx5163, Status :Confirming Party, Executed by: Self, Date of Execution: 29/12/2022 , Admitted by: Self, Date of Admission: 29/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/12/2022 , Admitted by: Self, Date of Admission: 29/12/2022 ,Place : Pvt. Residence
3	Maharit Developers Private Limited RDB Boulevard, 4th Floor, Unit No. 4E Plot -K1, Salt Lake City, Block/Sector: EP And GP, Sector - V, City:- Bidhannagar, P.O:- Sech Bhawan, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091 , PAN No.:: aaxxxxxx8c,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Usha Griha Nirman Private Limited PS Srijan Corporate Park, Tower - 2, Office No. 202, Salt Lake, Sector - V, Block/Sector: GP, City:- Bidhannagar, P.O:- Sech Bhawan, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091 , PAN No.:: aaxxxxxx9j,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	Samaira Exports Private Limited PS Srijan Corporate Park, Tower 2, Office No. 202, Sector V, Salt Lake, Block/Sector: GP, City:- Bidhannagar, P.O:- Sech Bhawan, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091 , PAN No.:: aaxxxxxx1b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
3	Jagmata Infotect LLP 187, Maharshi Debendra Road, City:- Kolkata, P.O:- Pathuriaghata SO, P.S:-Jorabagan, District:-Kolkata, West Bengal, India, PIN:- 700006 , PAN No.:: aaxxxxxx3n,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
4	Shivachallisa Infotech LLP 187, Maharshi Debendra Road, City:- Kolkata, P.O:- Pathuriaghata SO, P.S:-Jorabagan, District:-Kolkata, West Bengal, India, PIN:- 700006 , PAN No.:: adxxxxxx0n,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
5	Vinayak Surya Construction LLP PS Srijan Corporate Park, Tower 2, Office No. 202, Sector- V, Salt Lake, Block/Sector: GP, City:- Bidhannagar, P.O:- Sech Bhawan, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091 , PAN No.:: aaxxxxxx9n,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
6	Isometric Properties Private Limited Room No. 99A, 3rd Floor, 10, Old Post Office Street, City:- Kolkata, P.O:- G P O Kolkata, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: aaxxxxxx7d,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
7	White Square Properties Private Limited Room No. 99A, 3rd Floor, 10, Old Post Office Street, City:- Kolkata, P.O:- G P O Kolkata, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: aaxxxxxx5b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Piyush Beriwal (Presentant) Son of Mr Sanjay Kumar Beriwal , CD 205, Salt Lake City, Block/Sector: I, City:- Bidhannagar, P.O:- Salt Lake CC Block, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: alxxxxxx5d, Aadhaar No: 59xxxxxxxx1375 Status : Representative, Representative of : Usha Griha Nirman Private Limited (as Authorised Signatory), Samaira Exports Private Limited (as Authorised Signatory), Vinayak Surya Construction LLP (as Partner)
2	Mr Kamal Kumar Lihala Son of Mr Shyam Sundar Lihala , AC 15, Salt Lake, Bidhannagar (M), Block/Sector: 1, City:- Bidhannagar, P.O:- CC Block, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aaxxxxxx3j, Aadhaar No: 88xxxxxxxx2281 Status : Representative, Representative of : Jagmata Infotech LLP (as Partner), Shivachallisa Infotech LLP (as Partner)
3	Mr Mahesh Somani Son of Mr Prem Sukh Somani Urbana, Tower No. 6, 40th Floor, 783, Anandapur, Madurdaha, Flat No: 4002, City:- , P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aixxxxxx6b, Aadhaar No: 55xxxxxxxx9602 Status : Representative, Representative of : Maharit Developers Private Limited
4	Mr Sanjib Samanta Son of Mr Gopi Nath Samanta , 73, M. G. Bagan, N. T. Road, Baidyabati, City:- Baidyabati, P.O:- Baidyabati, P.S:-Shewrafully, District:-Hooghly, West Bengal, India, PIN:- 712222, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: cbxxxxxx7g, Aadhaar No: 61xxxxxxxx6720 Status : Representative, Representative of : Isometric Properties Private Limited (as Authorised Signatory), White Square Properties Private Limited (as Authorised Signatory)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Gopal Guha Son of Mr Chittaranjan Guha 43, Vidyasagar Sarani, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008			
Identifier Of Mr Binoy Chandra Manna, Mr Sushil Kumar Manna, Mr Piyush Beriwal, Mr Kamal Kumar Lihala, Mr Mahesh Somani, Mr Sanjib Samanta			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Binoy Chandra Manna	Usha Griha Nirman Private Limited-5.30357 Dec,Samaira Exports Private Limited-5.30357 Dec,Jagmata Infotech LLP-5.30357 Dec,Shivachallisa Infotech LLP-5.30357 Dec,Vinayak Surya Construction LLP-5.30357 Dec,Isometric Properties Private Limited-5.30357 Dec,White Square Properties Private Limited-5.30357 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Binoy Chandra Manna	Usha Griha Nirman Private Limited-1357.14285700 Sq Ft,Samaira Exports Private Limited-1357.14285700 Sq Ft,Jagmata Infotech LLP-1357.14285700 Sq Ft,Shivachallisa Infotech LLP-1357.14285700 Sq Ft,Vinayak Surya Construction LLP-1357.14285700 Sq Ft,Isometric Properties Private Limited-1357.14285700 Sq Ft,White Square Properties Private Limited-1357.14285700 Sq Ft

On 28-12-2022

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 2,19,37,500/-

mg

Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

On 29-12-2022

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

Presented for registration at 18:41 hrs on 29-12-2022, at the Private residence by Mr Piyush Beriwal ,

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

Execution is admitted on 29/12/2022 by 1. Mr Binoy Chandra Manna, Alias Mr Binay Chandra Manna, Son of Late Rasik Chandra Manna, 48, Road: Bakrahat Road, , P.O: Joka, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Business, 2. Mr Sushil Kumar Manna, Alias Mr Sushil Chandra Alias Sushil Manna, Son of Late Rasik Chandra Manna, 50, Bakrahat Road, P.O: Joka, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Retired Person

Identified by Mr Gopal Guha, , Son of Mr Chittaranjan Guha, 43, Road: Vidyasagar Sarani, , P.O: Barisha, Thana: Thakurpukur, , 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 29-12-2022 by Mr Piyush Beriwal, Authorised Signatory, Usha Griha Nirman Private Limited, PS Srijan Corporate Park, Tower - 2, Office No. 202, Salt Lake, Sector - V, Block/Sector: GP, City:- Bidhannagar, P.O:- Sech Bhawan, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091; Authorised Signatory, Samaira Exports Private Limited, PS Srijan Corporate Park, Tower 2, Office No. 202, Sector V, Salt Lake, Block/Sector: GP, City:- Bidhannagar, P.O:- Sech Bhawan, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091; Partner, Vinayak Surya Construction LLP, PS Srijan Corporate Park, Tower 2, Office No. 202, Sector- V, Salt Lake, Block/Sector: GP, City:- Bidhannagar, P.O:- Sech Bhawan, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091

Identified by Mr Gopal Guha, , Son of Mr Chittaranjan Guha, 43, Road: Vidyasagar Sarani, , P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Service

Execution is admitted on 29-12-2022 by Mr Kamal Kumar Lihala, Partner, Jagmata Infotect LLP, 187, Maharshi Debendra Road, City:- Kolkata, P.O:- Pathuriaghata SO, P.S:-Jorabagan, District:-Kolkata, West Bengal, India, PIN:- 700006; Partner, Shivachallisa Infotech LLP, 187, Maharshi Debendra Road, City:- Kolkata, P.O:- Pathuriaghata SO, P.S:-Jorabagan, District:-Kolkata, West Bengal, India, PIN:- 700006

Identified by Mr Gopal Guha, , Son of Mr Chittaranjan Guha, 43, Road: Vidyasagar Sarani, , P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Service

Execution is admitted on 29-12-2022 by Mr Mahesh Somani, Director, Maharit Developers Private Limited, RDB Boulevard, 4th Floor, Unit No. 4E Plot -K1, Salt Lake City, Block/Sector: EP And GP, Sector - V, City:- Bidhannagar, P.O:- Sech Bhawan, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091

Identified by Mr Gopal Guha, , Son of Mr Chittaranjan Guha, 43, Road: Vidyasagar Sarani, , P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Service

Execution is admitted on 29-12-2022 by Mr Sanjib Samanta, Authorised Signatory, Isometric Properties Private Limited, Room No. 99A, 3rd Floor, 10, Old Post Office Street, City:- Kolkata, P.O:- G P O Kolkata, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, White Square Properties Private Limited, Room No. 99A, 3rd Floor, 10, Old Post Office Street, City:- Kolkata, P.O:- G P O Kolkata, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr Gopal Guha, , Son of Mr Chittaranjan Guha, 43, Road: Vidyasagar Sarani, , P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Service

fm2

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 30-12-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,47,598.00/- (A(1) = Rs 2,19,375.00/- ,B = Rs 28,125.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 2,47,514/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/12/2022 1:45PM with Govt. Ref. No: 192022230233060608 on 28-12-2022, Amount Rs: 2,47,514/-,
Bank: SBI EPay (SBlePay), Ref. No. 8455495157625 on 28-12-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,96,896/- and Stamp Duty paid by by online = Rs 10,96,886/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/12/2022 1:45PM with Govt. Ref. No: 192022230233060608 on 28-12-2022, Amount Rs: 10,96,886/-,
Bank: SBI EPay (SBlePay), Ref. No. 8455495157625 on 28-12-2022, Head of Account 0030-02-103-003-02

fm2

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 02-01-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,47,598.00/- (A(1) = Rs 2,19,375.00/- ,B = Rs 28,125.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,96,896/- and Stamp Duty paid by Stamp Rs 50.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 39534, Amount: Rs.50.00/-, Date of Purchase: 23/12/2022, Vendor name: S CHANDA



Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 9548 to 9588

being No 190200009 for the year 2023.



Digitally signed by SATYAJIT BISWAS
Date: 2023.01.06 12:53:28 -08:00
Reason: Digital Signing of Deed.

(Satyajit Biswas) 2023/01/06 12:53:28 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)