

S.N - 5019/23

P- 5284/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

S.N - 00752/2023

K 292992

14-7-23

17/3/23  
 14/7/23  
 S.M.

marked that the document is admitted to  
 registration. The stamp, seal / marks and  
 endorsement sheet / sheets attached to  
 the document are the part of this document

Registrar U.S. 720  
 District Sub Registrar - I  
 North 24 Parganas, Baranagar

14 JUL 2023

27 JUL 2023

27 JUL 2023

IPAI TRAINING PVT. LTD.

Director

IPAI TRAINING PVT. LTD.

Director

**DEED OF CONVEYANCE**

THIS INDENTURE made on this the 13<sup>th</sup> Day of  
 July, 2023 (Two Thousand Twenty Three) of  
 Christian Era.

১০ - 2543

দন ও তারিখ - 12.07.2023

ক্রেতার নাম -

Md. Jadedat Khan

যা কিন -

Baldangan, Mustedakal

স্ট্যাম্প স্থলা -

ভেজার -

করাসাত মোট, উজা ২য় পরগনা

ভেজার - শ্রী হারান চন্দ্র সাধু

টি.ডি. নং - 3 JUL 2023

তারিখ - 600000

মোট স্ট্যাম্প স্থলা -

ট্রেজারী অফিস - কারাসাত

IPAI TRAINING PVT. LTD.

*Bm Khan*

Director



*vet*  
2449

IPAI TRAINING PVT. LTD.

*Bm Khan*

Director



*vet*  
2450

IPAI TRAINING PVT. LTD.

*vet*

Director



*vet*  
2451  
*(MF 2023)*



*vet*  
2452  
Md. Ashadur Rah



Registrar U/S  
District Sub Registrar  
North 24 Parganas, Baranati  
14 JUL 2023  
Registrar U/S  
District Sub Registrar - I  
North 24 Parganas, Baranati

14 JUL 2023  
14 JUL 2023

s/o late Md. Motiyar Rah  
ob. Baranati Court.  
P.O + P.S. Baranati  
KOL. 700124

(Page No. 2)

**BETWEEN**

IPAI TRAINING PVT. LTD.

Director

IPAI TRAINING PVT. LTD.

Director

IPAI TRAINING PRIVATE LIMITED (having PAN - AACCI1168G), a private limited company incorporated under the provision of Company Act. 1956 amendment upto date, (Corporate Identity No. U80221WB2009PTC137308), having its registered office at 127, N.S. Road, Room No. - 6, Post Office & Police Station - Burrobazar, District - Kolkata, Pin - 700001, West Bengal, being represented by Two of the Directors namely 1) **MR. BIJOY KUMAR**, (having PAN - AJGPK3717P), Son of Om Prakash Agarwal, , residing at 63/A, Kalikapur Kacha Raod, Post Office - K.P. Bazar, Police Station - Kasba, District - 24 Parganas (S), Pin - 700082, West Bengal, 2) **MR. JEEVAN KUMAR SUREKA**, (having PAN - FZDPS1291C), Son of Krishna Kumar Sureka, residing at Gangjala, near Vijaya Hotel, Post Office & Police Station - Saharsa, District - Saharsa, Pin - . 852201, Bihar , both by faith - Hindu, by occupation - Business, by Nationality - Indian, hereinafter called the "**VENDOR**" (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its successors-in-office, executors, administrators, legal representatives and assigns) of the **FIRST PART**

**AND**

**MD. IBADAT KHAN** (having PAN - AJSPK8546L), Son of Md. Sahadat Khan, by faith - Islam, by occupation - Business, by Nationality - Indian, residing at Barua Rail Math, Post Office &

(Page No. 3)

IPAI TRAINING PVT. LTD.  
*Beim. Lal*  
Director

IPAI TRAINING PVT. LTD.  
*13/2*  
Director

*13/2*

Police Station - Beldanga, District - Murshidabad, Pin - 742189, West Bengal, hereinafter called the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

**WHEREAS** one M/S. Aastha Construction, a partnership firm represented by its partners 1) Shri Siddhartha Nag. son of Late Lal Mohan Nag and, 2) Shri Chandra Mohan Sarkar, son of Late Trailakya Nath Sarkar, purchased all that piece and parcel of land measuring about 06 Cotthas 14 Chittaks 18 Sq.ft. more or less comprised in R.S. Dag No. 345 under R.S. Khatian No. 10 of Mouza - Mahishbathan, J.L. No. 18, Touzi No. 10, Police Station - Previously Rajarhat at present East Bidhannagar, Additional District Sub Registry Office - Bidhannagar, District - North 24 Parganas, by virtue of a Sale Deed duly registered on 18/02/2010 before the Office of Additional District Sub-Registrar- Bidhan Nagar, North 24 Parganas and recorded in Book 1, CD Volume No. 3, at Pages 12204 to 12220 being Deed No 01910 for the year 2010 and the aforesaid Partnership Firm was seized and possessed the Scheduled Property as absolute owner by paying statutory dues to the respective departments.

**AND WHEREAS** subsequently said M/S, Aastha Construction, the guarantor in the borrowal account of M/S. Chandra Mohan Sarkar, who availed a financial facility by Mortgaging the

(Page No. 4)

IPAI TRAINING PVT. LTD.

Bandy Chandra

Director

IPAI TRAINING PVT. LTD.

Goutam

Director

(M: 2011)

properties described in the Schedule below and other properties in favour of UCO Bank, Park Street Branch as security of the said loan by depositing aforesaid title deed and other deeds with UCO Bank as equitable mortgage.

**AND WHEREAS** later on the said M/S Chandra Mohan Sarkar, the borrower, due to some reasons, had failed to keep his commitments to the Bank as per the agreed terms of repayment and the loan account has become NPA, as per Bank norms accordingly it was decided by the said Bank to Pursue steps to enforce the security interest in respect of the Scheduled Property and others properties in accordance with the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ( in short as SARFAESI Act, 2002) for collection of the dues amount by selling the mortgaged properties and duly had taken physical possession of the said landed property morefully described in the Schedule below.

**AND WHEREAS** thereafter said UCO Bank issued public notice of sale, dated 19/8/2011 for and duly had called for an auction in respect of the schedule property with other properties and the said auction held on 21/9/2011, in the said auction IPAI TRAINING PRIVATE LIMITED, the vendor herein called the highest bidder and the said UCO Bank was pleased to sale, grant, convey and transfer the schedule property with other properties for adequate consideration of Rs. 80,00,000/- only

(Page No. 5)

IPAI TRAINING PVT. LTD.  
B. B. Chatterjee

Director

IPAI TRAINING PVT. LTD.

G. S. Ghosh

Director

(Signature)

by issuing a Sale Certificate and to hand over the physical possession of the schedule property with other properties to the said IPAI TRAINING PRIVATE LIMITED under the SARFAESI Act, 2002.

**AND WHEREAS** in pursuance of the said Sale Certificate, the said UCO Bank through its Authorized Officer, sold, transferred and conveyed schedule property with other properties in favour of said IPAI TRAINING PRIVATE LIMITED, the vendor herein by virtue of a Sale Deed, duly presented and registered on 20/12/2011 before the A.D.S.R.O. - Bidhannagar and recorded in Book No. I, Vol No. 23, pages from 7363 to 7382, Being No. 14387 for the year 2011.

**AND WHEREAS** after purchasing IPAI TRAINING PRIVATE LIMITED, being the present vendor herein mutated its names with the Office of the L.R. & L.R.O. under the West Bengal Land Reforms Act, being L.R. Khatian No. 1748 upon R.S. & L.R. Dag Nos. 345, 252 and have been paying rents and Khajna accordingly.

**AND WHEREAS** by virtue of aforesaid description the Vendor herein became the sole and absolute Owner of all that a piece and parcel of "Sali" land measuring an area of 06 Cottah 14 Chittaks 18 Sq.ft. but as per physical possession of land measuring about 06 Cottah 10 Chittaks 04 Sq.ft. more or less comprised in R.S. & L.R. Dag No. 345 under R.S. Khatian No.

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IPAI TRAINING PVT. LTD.

*[Handwritten Signature]*

Director

IPAI TRAINING PVT. LTD.

*[Handwritten Signature]*

Director

*[Handwritten Signature]*

10 corresponding to L.R. Khatian No. 1748 lying and situated at Mouza - Mahishbathan, J.L. No. 18, Touzi No. 10, P.S. - the then Rajarhat at present East Bidhannagar, A.D.S.R.O. - Bidhannagar, District - North 24 Parganas, within the local limit of Bidhannagar Municipal Corporation under Ward No. 28, Mahishbathan-Charaktala Road and have been paying rates and taxes regularly before the concerned authority from time to time.

**AND WHEREAS** the Vendor herein are now seized and possessed of or otherwise well and sufficiently entitled to the said property and hereditaments in fee simple thereto free from all encumbrances, liens, charges and mortgages whatsoever and declare that it never executed any Agreement for Sale, instrument/documents in favour of any third party or any mortgage in favour of any parties or any financial institution in respect of the said property and further declare that there is no notice in existence respecting acquisition or requisition thereof by any Governmental or Semi Governmental Authorities or statutory or any other authorities, hereunder sold, before execution of this Deed of Conveyance.

**AND WHEREAS** the Vendor have every right to sell, transfer, gift, mortgage of the said Property in any manner whatsoever in favour of any party or parties and well and sufficiently entitled to the same free from any encumbrances or liabilities with right of common use and enjoyment of the said road described in the

(Page No. 7)

IPAI TRAINING PVT. LTD.

*Bijoy Kumar*

Director

IPAI TRAINING PVT. LTD.

*Jeevan Kumar Sureka*

Director

*Jeevan Kumar Sureka*

schedule hereunder written and shown and delineated in the Map/Plan annexed hereto and delineated therein in Red ink.

**AND WHEREAS** the Vendor is now seized and possessed of or otherwise well and sufficiently entitled to the said schedule property and hereditaments in fee simple thereto free from all encumbrances, lien, charges and attachment whatsoever, having its every right to transfer and the company in its meeting dated 29/6/2023 of the Board of Directors, unanimously decided to transfer the Schedule property and thereby authorized Mr. Bijoy Kumar and Mr. Jeevan Kumar Sureka, two of its Directors, to negotiate and proceed with the further process of transfer and to execute and register a proper deed of Conveyance in favour of the intending buyer or buyers in accordance with Law for and on behalf of the Vendor company, free from all encumbrances.

**AND WHEREAS** the Land Owner "IPAI TRAINING PRIVATE LIMITED" in its Board meeting dated 29/6/2023 decided to sell its immovable property described in the schedule hereunder written and unanimously adopted a resolution authorizing thereby two of its directors, Mr. Bijoy Kumar and Mr. Jeevan Kumar Sureka, to negotiate & looking for intending buyer or buyers, and the purchaser being so informed approached the said Company through its authorized Director, Mr. Bijoy Kumar and Mr. Jeevan Kumar Sureka, the Vendor herein, and upon bi-lateral talk the Vendor have agreed with the Purchaser for absolute sale to the Purchaser the said plot of land more fully

(Page No. 8)

IPAJ TRAINING PVT. LTD.

Bijoy Kumar

Director

IPAJ TRAINING PVT. LTD.

Geis

Director

Mr. Jeevan Kumar Sureka

described in the schedule below free from all encumbrances, lien, charges, attachments and lispensens whatsoever at or for the agreed sum of **Rs. 1,07,40,000.00 (Rupees One Crore Seven Lakh Forty Thousand) only** free from all encumbrances.

**AND ALSO WHEREAS** the Purchaser now called upon the Vendor Company, through its authorized Director, Mr. Bijoy Kumar and Mr. Jeevan Kumar Sureka, to execute and register a proper Deed of Conveyance in favour of the Purchaser in respect of the property described in the Schedule along with handing over all recited Title Deed and other documents of title at Total consideration of **Rs. 1,07,40,000.00 (Rupees One Crore Seven Lakh Forty Thousand) only** free from all encumbrances, lien, charges, lispensense and attachments whatsoever. AND there is no impediment under the provisions of Urban Land (Celling & Regulation) Act, 1976 for the vendor to grant, transfer, sell, convey. assign and assure the said property in favour of the purchaser in the manner aforesaid.

**NOW THIS INDENTURE WITNESSETH as follows :-**

That in pursuance of the agreement and in Total consideration of **Rs. 1,07,40,000.00 (Rupees One Crore Seven Lakh Forty Thousand) Only** of true and lawful money of the Union of India well and truly paid to the Vendor by the Purchaser at or immediately before the execution of these present (the receipt whereof the Vendor doth hereby as well as by the receipt hereunder written admit and acknowledge of and

(Page No. 9)

IPAI TRAINING PVT. LTD.  
*Pravin K...*  
Director

IPAI TRAINING PVT. LTD.  
*Shree*  
Director

*Mr. Z...*

from the same and every part thereof) Vendor herein doth hereby indefeasibly and absolutely grant, convey, assure, sell and transfer unto and to the use of the Purchaser ALL THAT a piece and parcel of "Sali" land measuring an area of 06 Cottah 14 Chittaks 18 Sq.ft. but as per physical possession of land measuring about 06 Cottah 10 Chittaks 04 Sq.ft. more or less comprised in R.S. & L.R. Dag No. 345 under L.R. Khatian No. 1748 lying and situated at Mouza - Mahishbathan, J.L. No. 18, Touzi No. 10, P.S. - the then Rajarhat at present East Bidhannagar, A.D.S.R.O. - Bidhannagar, District - North 24 Parganas, within the local limit of Bidhannagar Municipal Corporation under Ward No. 28, Mahishbathan-Charaktala Road morefully and particularly described in the schedule written below and shown in the map or plan annexed hereto and delineated therein in red ink with delivery of vacant and peaceful possession of the same and every part thereof **AND TOGETHER WITH** the right of common use and enjoyment of the Road also described in the said Schedule and shown in the annexed map/plan and delineated therein in Red ink, **OR HOW WHOSOEVER OTHERWISE** the said property hereditaments and portions thereof now are or is or at an time or times hereto were or was situated, butted, bounded called known numbered, described or distinguished **TOGETHERWITH** all rights and benefits in common over and under the road as shown and delineated in the map hereto and all areas, privileges, easements, advantages, right, liberties and appurtenances whatsoever to the said property hereditaments and belonging or

IPAI TRAINING PVT. LTD.  
*[Signature]*

Director

IPAI TRAINING PVT. LTD.  
*[Signature]*

Director

*[Signature]*

anywise appertaining or usually held or enjoyed therewith or reputed to belong or to be appurtenant thereto **AND** reversions, remainder and remainders **AND** all the Estate, right, title interest, use, trust, possession, property, claim and demand both at law and in equity of the Vendor into and upon said property hereditaments and every part thereof **AND** all rents, issues and profits thereof **AND** all deeds, pattahs, muniments, writings and evidence of title whatsoever relating to concerning the said property and hereditaments which are hereafter shall be in the custody possession, Power or control of the said Purchaser, his legal heirs, successors, administrators, representatives and assigns or any person or persons from whom he can or may procure the same without suit and action at law or in equity free from all liens, attachments and encumbrances **TO HAVE AND TO HOLD** the said property hereditaments and premises hereby granted, conveyed, assured, sold and transferred or expressed so to be and to the use of the purchaser absolutely and forever together with the right of common user and enjoyment of the said road **AND** the Vendor doth hereby for its successors-in-office, executors, administrators, representatives covenant with the purchaser, his legal heirs, successors, administrators, representatives and assigns that **NOTWITHSTANDING** any act deed or thing whatsoever the Vendor now have in itself good right full power absolute authority and indefeasible title to sell, convey or transfer the said property hereditaments and every part thereof hereby granted, conveyed and transferred or expressed so to be

IPAJ TRAINING PVT. LTD.

*[Handwritten signature]*

Director

IPAJ TRAINING PVT. LTD.

*[Handwritten signature]*

Director

*[Handwritten signature]*

unto and to the use of the purchaser absolutely forever and that the Vendor have not in any way encumbered the said property hereditaments hereby granted, conveyed and transferred AND the purchaser shall and may at all times hereafter peaceably and quietly enter upon hold possess and enjoy the said property hereditaments and every part thereof and receive and take all rents, issues, and profits thereof and use and enjoy common right on the said Road without any lawful eviction, interruption claim and demand whatsoever from or by the Vendor or its successors-in-office, executors, administrators, representatives or persons lawfully and equitably, and no persons from under or in trust for the Vendor or from or under any of the predecessor or predecessors in title, and the Vendor shall and will from time to time and at all times hereafter to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property hereditaments and premises and every part thereof unto and to the use of the purchaser in the manner aforesaid as shall or may be reasonably required AND FURTHER the schedule property owned and possessed by the vendor, in the manner recited hereinabove, and the said property or any part or portion thereof is not affected by any attachment including attachment under any certificate case or proceedings started at the instance of the Income Tax Authority or Estate duty Authorities or other Government Authorities under the public demand Recovery Act, or any other act, or otherwise and that there is no certificate case or proceedings against the Vendor for

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IPAI TRAINING PVT. LTD.

Director

IPAI TRAINING PVT. LTD.

Director

realization of arrear of Income Tax or Estate Duty or other Taxes or dues or otherwise under the public demands Recovery Act and/or any other Acts for the time being in force or under any scheme of the Local Government or any other Public Body or Authority AND that no declaration or notification has come to the notice of the vendor for acquisition of the said property or any part or portion thereof under the Land Acquisition Act, 1894 or under any other acts for the time being in force and that the vendor never received any notice of Acquisition, Compensation or Award from the Government or any other body or authorities in connection with the property hereby and hereunder sold to the purchaser and as such the schedule property or any part thereof is not affected by any notice of Acquisition or Requisition under the Defence of India Act or Rules framed thereunder or any other Acts or enactments whatsoever AND THAT there is no pending litigation before any Court of Law both Civil or Revenue or any tribunal in respect of the schedule property and there is no order of Injunction in any form against the vendor in the matter of executing any document of transfer and delivery of physical possession of the executing any document of transfer and delivery of physical possession of the schedule property in favour of the purchaser. The vendor hereby assured the purchaser that at any subsequent stage, if it is detected that the property hereunder sold is subject matter of any pending litigation touching the title to the property, the vendor shall compensate the purchaser for any loss or damages and undertake that it has acquired the

Handwritten signature and initials, possibly "M: 2000" or similar.

(Page No. 13)

IPAI TRAINING PVT. LTD.

*[Signature]*

Director  
IPAI TRAINING PVT. LTD.

*[Signature]*

Director

*[Signature]*

schedule property by way of a registered Indenture as recited and stated hereinabove, and as such the schedule property hereby sold under and by virtue of this Indenture, while the vendor is/was in physical possession and enjoyment therein AND the vendor further indemnified the purchaser as to any sort of foul play or ill design touching this transaction causing any sort of injury or loss or losses to the present purchaser or owner of the property touching any question of the title thereto, and in that event the vendor shall be under legal obligation to make good and affirm further any sort of mistake or error came to the notice in any subsequent stage and to rectify all such mistake by way of execution and registering of a lawful Deed of Rectification or Modification in favour of the owner of the property, at the cost of the owner of the property, if circumstances so demands. The physical possession of the schedule property hereby delivery in favour of the purchaser, simultaneous with handing over of all title deeds and all other documents.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT as per physical possession of "Sali" land measuring about **06 (Six) Cottahs 10 (Ten) Chittaks 04 (Four) Sq.ft.** more or less comprised in **R.S. & L.R. Dag No. 345** under L.R. Khatian No. 1748 lying and situated at **Mouza - Mahishbathan,**

(Page No. 14)

IPAI TRAINING PVT. LTD.

Directo

IPAI TRAINING PVT. LTD.

Directo

J.L. No. 18, Touzi No. 10, Re: Su: No.203, P.S. - the then Rajarhat at present East Bidhannagar, A.D.S.R.O. - Bidhannagar, District - North 24 Parganas, within the local limit of Bidhannagar Municipal Corporation under Ward No.28, Mahishbathan-Charaktala Road, togetherwith all sorts of easement right ingress and egress from the road to the said property. Original Owner is the State of West Bengal Government represented by North 24 Parganas, District Collectorate, having annual rent will pay as per West Bengal Land Holding Revenue Act.. which is fully shown and delinetated in Red ink on the map or plan annexed hereto.

**BUTTED AND BOUNDED BY**

**ON THE NORTH** : Other's Property.

**ON THE SOUTH** : Part of R.S. & L.R. Dag No. 345.

**ON THE EAST** : Other's Property

**ON THE WEST** : 26 feet wide Mahishbathan-Charaktala Road.

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IPAI TRAINING PVT. LTD.

Director

IPAI TRAINING PVT. LTD.

Director

IN WITNESS WHEREOF the parties herein have hereunto set and subscribed their respective hand, signature and seal on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

BY THE PARTIES IN THE PRESENCE OF

WITNESSES:-

1) Sanjoy Samanta  
34-B.D. Home  
Salkia, Howrah

IPAI TRAINING PVT. LTD.

Director

2) Md. Ashadur Rahman  
of Barasat court.

IPAI TRAINING PVT. LTD.

Director

\_\_\_\_\_  
SIGNATURE OF VENDOR

Drafted by:-

Sanjoy Samanta

SANJOY SAMANTA  
Advocate  
District Judge's Court  
North 24 Pgs., Barasat  
Enrollment No. - F/265/277/2020

\_\_\_\_\_  
SIGNATURE OF PURCHASER

Printed by:-

Biswajit Sarkar

Barasat Court

(Page No. 16)

**MEMO OF CONSIDERATION**

**RECEIVED** total consideration amount of **Rs. 1,07,40,000.00**  
**(Rupees One Crore Seven Lakh Forty Thousand) Only** from  
the withinnamed Purchaser in full by the following manner :-

DATE	MODE OF TRANSACTION	BANK	AMOUNT
20/04/2023	RTGS- PUNBR52023042013936728	PNB	18,00,000.00
13/07/2023	Draft No.339647	PNB	10,00,000.00
13/07/2023	Draft No.339646	PNB	10,00,000.00
13/07/2023	Draft No.339645	PNB	10,00,000.00
13/07/2023	Draft No.339644	PNB	10,00,000.00
13/07/2023	Draft No.339643	PNB	10,00,000.00
13/07/2023	Draft No.339642	PNB	10,00,000.00
13/07/2023	Draft No.339641	PNB	10,00,000.00
13/07/2023	Draft No.339640	PNB	10,00,000.00
13/07/2023	Draft No.339648	PNB	9,40,000.00
Total Rupees Rupees One Crore Seven Lakh Forty Thousand Only			1,07,40,000.00

**Witnesses :-**

1) Sanjay Osha  
34 B.D. Lane  
Salkia House-6

IPAI TRAINING PVT. LTD.

*[Signature]*  
Director

IPAI TRAINING PVT. LTD.

*[Signature]*  
Director

2) Md. Ashadun Rahman SIGNATURE OF THE VENDORS  
06 Barant court.

IPAI TRAINING PVT. LTD.

Director

IPAI TRAINING PVT. LTD.

Director

*[Signature]*

*[Signature]*



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



192023240125659801

**GRN Details**

GRN:	192023240125659801	Payment Mode:	Online Payment
GRN Date:	12/07/2023 15:40:44	Bank/Gateway:	State Bank of India
BRN :	CKX4185797	BRN Date:	12/07/2023 15:42:49
GRIPS Payment ID:	120720232012565979	Payment Init. Date:	12/07/2023 15:40:44
Payment Status:	Successful	Payment Ref. No:	2001734174/2/2023 [Query No*/Query Year]

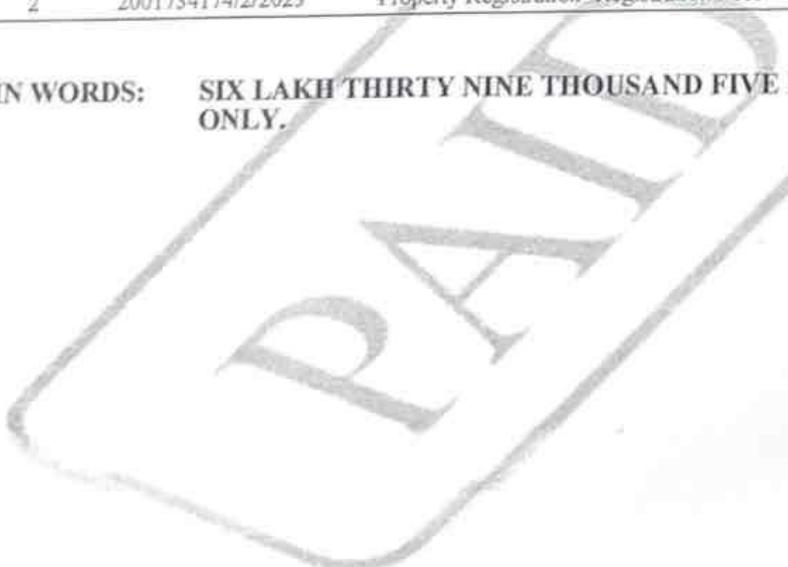
**Depositor Details**

Depositor's Name:	Md Ibadat Khan
Address:	Barua Rail Math,PO-Beldanga,Pin-742189
Mobile:	9339319504
Contact No:	8910339956
Depositor Status:	Buyer/Claimants
Query No:	2001734174
Applicant's Name:	Mr Sanjoy Samanta
Identification No:	2001734174/2/2023
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	12/07/2023
Period To (dd/mm/yyyy):	12/07/2023

**Payment Details**

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001734174/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	532095
2	2001734174/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	107429
			<b>Total</b>	<b>639524</b>

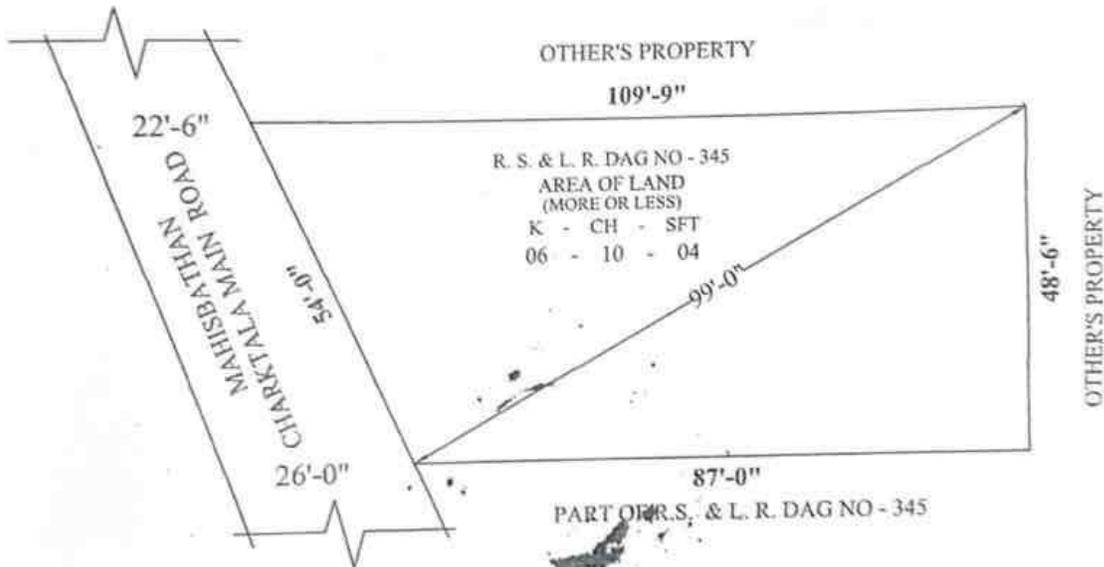
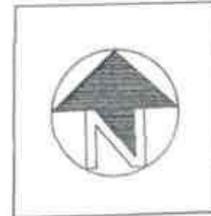
**IN WORDS: SIX LAKH THIRTY NINE THOUSAND FIVE HUNDRED TWENTY FOUR ONLY.**



**SITE PLAN AS PER POSITION AT PART OF R. S. & L. R. DAG NO - 345, R. S. KHATIAN NO - 10, L. R. KHATIAN NO - 1748, OF MOUZA MAHISBATHAN, J. L. NO - 18, R. S. NO - 203, WARD NO - 28, UNDER BIDHANNAGAR MUNICIPAL CORPORATION, P. S. RAJARHAT (OLD), EAST BIDHANNAGAR (NEW), DIST. - NORTH 24 PARGANAS.**

SCALE : 24'-0" = 1"

DAG NO	NAME OF VENDEE	AREA OF LAND (MORE OR LESS) K - CH - SFT
345	MD. IBADAT KHAN	06 - 10 - 04



SIGNATURE OF VENDOR /  
SIGNATURE OF DIRECTORS :

IPAI TRAINING PVT. LTD.  
*[Signature]*  
Director

IPAI TRAINING PVT. LTD.  
*[Signature]*  
Director

SIGNATURE OF VENDEE :

*[Signature]*

*[Signature]*  
Ananda Mohan Sharma  
DCE  
Majumdar, Chakrabarti & Co.  
Kolkata - 700136  
Recd. No. 181906470

DRAWN BY

# IPAI TRAINING PRIVATE LIMITED

CIN: U80221WB2009PTC137308

127, N. S ROAD, Kolkata - 700001

E-mail: trainingipai@gmail.com

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF IPAI TRAINING PRIVATE LIMITED HELD ON THURSDAY, THE 29<sup>TH</sup> DAY OF JUNE, 2023 AT 11:00 AM AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT 127, N.S. ROAD, KOLKATA - 700001.

The Chairman informed the board that Agreement for Lease, Agreement for Sale, Deed of Conveyance to be executed/ registered before the concerned registry office or any other Government authority. After considering the same following resolution was passed unanimously:

**\*RESOLVED THAT** Mr. Bijoy Kumar and Mr. Jeevan Kumar Sureka the Directors of our company is hereby authorised to jointly sign and execute Agreement for Lease, Agreement for Sale, Deed of Conveyance and to present the same before the concerned registry office or any other Government authority for registration.

**RESOLVED FURTHER THAT** Mr. Bijoy Kumar and Mr. Jeevan Kumar Sureka is hereby authorised to sign and execute Agreement for Lease, Agreement for Sale, Deed of Conveyance on behalf of the company, the signature shall be sufficient authority.

**RESOLVED FURTHER THAT** a certified true copy of the above resolution under the signature of Mr. Bijoy Kumar and Mr. Jeevan Kumar Sureka be provided to the concerned records and action thereon."

FOR BOARD OF DIRECTORS OF  
IPAI Training Private Limited

IPAI TRAINING PVT. LTD.

*Sureka*

JEEVAN KUMAR SUREKA

Director

DIN: 08472364

Place: Kolkata

Date: 29/06/2023

IPAI TRAINING PVT. LTD.

*Bijoy Kumar*

BIJOY KUMAR

Director

DIN: 08473785

Director

# UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



*[Handwritten Signature]*

Signature of the Presentant

*Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)*

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



*[Handwritten Signature]*

*All the above fingerprints are of the above named person and attested by the said person.*

Signature of the Presentant

(3) Name : .....

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



*[Handwritten Signature]*

Signature of the Presentant

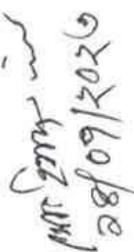
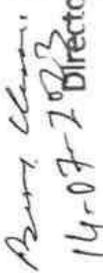
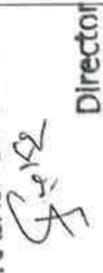
N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS, District Name :North 24-Parganas  
Signature / LTI Sheet of Query No/Year 15012001734174/2023

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	Md Ibadat Khan Barua Rail Math, City:- Beldanga, P.O:- Beldanga, P.S:- Beldanga, District:- Murshidabad, West Bengal, India, PIN:- 742189	Buyer			 28/09/2023
2	Mr Bijoy Kumar 63/AKalipur Kacha Road, City:- Not Specified, P.O:- K P Bazar, P.S:-Kasba, District:-South 24- Parganas, West Bengal, India, PIN:- 700082	Represent ative of Seller [IPAI TRAINING PRIVATE LIMITED ]			 IPAI TRAINING PVT. LTD. 14-07-2023 Director
3	Mr Jeevan Kumar Sureka Near Vijya Hotel, City:- Not Specified, P.O:- Saharsa, P.S:- SAHARSA, District:- Saharsa, Bihar, India, PIN:- 852201	Represent ative of Seller [IPAI TRAINING PRIVATE LIMITED ]			 IPAI TRAINING PVT. LTD. 14/07/2023 Director

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Md Ashadur Rahaman Son of Late Motiyar Rahaman District Judges Court, City:- Barasat, P.O:- Barasat, P.S:- Barasat, District:- North 24-Parganas, West Bengal, India, PIN:- 700124	Md Ibadat Khan, Mr Bijoy Kumar, Mr Jeevan Kumar Sureka			<i>Md. Ashadur Rah</i> 14/07/2023

(Rajendra Prasad  
Upadhyay)  
DISTRICT SUB-  
REGISTRAR  
OFFICE OF THE D.S.R. - I  
NORTH 24-PARGANAS  
North 24-Parganas, West  
Bengal

### Major Information of the Deed

Deed No.:	I-1501-05284/2023	Date of Registration:	27/07/2023
Query No / Year	1501-2001734174/2023	Office where deed is registered	
Query Date	06/07/2023 9:05:35 PM	D.S.R. - I NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	Sanjoy Samanta Madhyamgram, Thana : Madhyamgram, District : North 24-Parganas, WEST BENGAL. PIN - 700129, Mobile No. : 8910339956, Status : Advocate		
Transaction	Additional Transaction		
[010] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,07,40,000/-	Rs. 1,07,41,499/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 5,37,095/- (Article:23)	Rs. 1,07,461/- (Article:A(1), E, M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

#### Land Details :

District: North 24-Parganas, P.S:- East Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Charaktala Road (Mahishbathan), Mouza: Mahisbathan, JI No: 18, Pin Code : 700146

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-345 (RS :345 )	LR-1748, (RS:-10\0 )	Bastu	Shali	6 Katha 10 Chatak 4 Sq Ft	1,07,40,000/-	1,07,41,499/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road.
<b>Grand Total :</b>					10.9404Dec	107,40,000 /-	107,41,499 /-	

#### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>IPAI TRAINING PRIVATE LIMITED</b> 127, N.S. Road, Room No. - 6, City:- Kolkata, P.O:- Burrobazar, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: aaxxxxxx8G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Md Ibadat Khan</b> Son of Md Sahadat Khan Barua Rail Math, City:- Beldanga, P.O:- Beldanga, P.S:-Beldanga, District:-Murshidabad, West Bengal, India, PIN:- 742189 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: ajxxxxxx6l, Aadhaar No: 52xxxxxxxx0622, Status :Individual, Executed by: Self, Date of Execution: 13/07/2023 Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Pvt. Residence

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Bijoy Kumar (Presentant )</b> Son of Om Prakash Agarwal 63/AKalipur Kacha Road, City:- Not Specified, P.O:- K P Bazar, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700082, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ajxxxxxx7p, Aadhaar No: 32xxxxxxxx4726 Status : Representative, Representative of : IPAI TRAINING PRIVATE LIMITED (as Director)
2	<b>Mr Jeevan Kumar Sureka</b> Son of Krishna Sureka Near Vijya Hotel, City:- Not Specified, P.O:- Saharsa, P.S:-SAHARSA, District:- Saharsa, Bihar, India, PIN:- 852201, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: fzxxxxxx1c, Aadhaar No: 76xxxxxxxx8759 Status : Representative, Representative of : IPAI TRAINING PRIVATE LIMITED (as Director)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Md Ashadur Rahaman</b> Son of Late Motiyar Rahaman District Judges Court, City:- Barasat, P.O:- Barasat, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124			

Identifier Of Md Ibadat Khan, Mr Bijoy Kumar, , Mr Jeevan Kumar Sureka

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	IPAI TRAINING PRIVATE LIMITED	Md Ibadat Khan-10.9404 Dec

## Land Details as per Land Record

District: North 24-Parganas, P.S.- East Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,  
Road: Charaktaia Road (Mahishbathan), Mouza: Mahisbathan, JI No: 18, Pin Code : 700146

Sl. No.	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 345, LR Khatian No:- 1748	Owner:ইসাই হৈলিং প্রা: সি: Gurdian:পঙ্কে , Address:20সি, রানী শঙ্করী লেন, কোল-26 , Classification:শালি, Area:0.11000000 Acre,	IPAI TRAINING PRIVATE LIMITED

On 14-07-2023

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

Presented for registration at 20:20 hrs on 14-07-2023, at the Private residence by Mr Bijoy Kumar ..

**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 1,07,41,499/-

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

Execution is admitted on 14/07/2023 by Md Ibadat Khan, Son of Md Sahadat Khan, Barua Rail Math, P.O: Beldanga, Thana: Beldanga, , City/Town: BELDANGA, Murshidabad, WEST BENGAL, India, PIN - 742189, by caste Muslim, by Profession Business

Identified by Md Ashadur Rahaman, , , Son of Late Motiyar Rahaman, District Judges Court, P.O: Barasat, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Muslim, by profession Business

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

Execution is admitted on 14-07-2023 by Mr Bijoy Kumar, Director, IPAI TRAINING PRIVATE LIMITED (Private Limited Company), 127, N.S. Road, Room No. - 6, City:- Kolkata, P.O:- Burrobazar, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001

Identified by Md Ashadur Rahaman, , , Son of Late Motiyar Rahaman, District Judges Court, P.O: Barasat, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Muslim, by profession Business

Execution is admitted on 14-07-2023 by Mr Jeevan Kumar Sureka, Director, IPAI TRAINING PRIVATE LIMITED (Private Limited Company), 127, N.S. Road, Room No. - 6, City:- Kolkata, P.O:- Burrobazar, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001

Identified by Md Ashadur Rahaman, , , Son of Late Motiyar Rahaman, District Judges Court, P.O: Barasat, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Muslim, by profession Business

**Rajendra Prasad Upadhyay**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I NORTH 24-**  
**PARGANAS**  
**North 24-Parganas, West Bengal**

On 17-07-2023

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,07,461.00/- ( A(1) = Rs 1,07,415.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by by online = Rs 1,07,429/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 12/07/2023 3:42PM with Govt. Ref. No: 192023240125659801 on 12-07-2023, Amount Rs: 1,07,429/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. CKX4185797 on 12-07-2023, Head of Account 0030-03-104-001-16

### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,37,095/- and Stamp Duty paid by online = Rs 5,32,095/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online, on 12/07/2023 3:42PM with Govt. Ref. No: 192023240125659801 on 12-07-2023, Amount Rs: 5,32,095/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKX4185797 on 12-07-2023, Head of Account O030-02-103-003-02



Rajendra Prasad Upadhyay  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I NORTH 24-  
PARGANAS  
North 24-Parganas, West Bengal

On 27-07-2023

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

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

### Payment of Fees

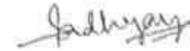
Certified that required Registration Fees payable for this document is Rs 1,07,461.00/- ( A(1) = Rs 1,07,415.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-

### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,37,095/- and Stamp Duty paid by Stamp Rs 5,000.00/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 2543, Amount: Rs.5,000.00/-, Date of Purchase: 12/07/2023, Vendor name: HARAN CHANDRA SADHU
2. Stamp: Type: Court Fees, Amount: Rs.10.00/-



Rajendra Prasad Upadhyay  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I NORTH 24-  
PARGANAS  
North 24-Parganas, West Bengal

- Certificate of Registration under section 60 and Rule 69.
- Registered in Book - I
- Volume number 1501-2023, Page from 131373 to 131402 being No 150105284 for the year 2023.



*Rajendra Prasad Upadhyay*

Digitally signed by Rajendra Prasad  
Upadhyay  
Date: 2023.08.02 18:31:42 +05:30  
Reason: Digital Signing of Deed.

(Rajendra Prasad Upadhyay) 2023/08/02 06:31:42 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)