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12098/2022

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11424/22



পশ্চিমবঙ্গ পশ্চিম বংগাল WEST BENGAL

A.R.A. III

77AB 360575

19-10-1988

Sp
07/12/22

2/3394145/22

I hereby declare that the Government is admitted to the right of the State and the State Government is not liable to pay any tax on this document.

Additional Registrar
of Assurances-II, Kolkata

04/12/2022

VIC-10-2124/22

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this ...th day of December, Two Thousand and Twenty two **BETWEEN**

31-2507
32-40007
31-2507

Additional Registrar of Assurances-II Kolkata
- 9 DEC 2022

54830

14 NOV 2022

NO. DATE

SOLD TO

ADDRESS

RS.

14 NOV 2022



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

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

14 NOV 2022

5509/4/10



Additional Register of
 Licences in Kolkata

- 7 DEC 2022



SATYA NARAYAN BHAKAT, PAN NO. ADXPB9371K & AADHAAR NO. 3310 1798 6543, MOBILE NO. 9231920018, son of Late Kali Charan Bhakat, by faith - Hindu, by Nationality - Indian, by occupation- business, residing at 23 Jadunath Kansari Lane, P.S. Santipur, District: Nadia, hereinafter called and referred to as the **OWNER / VENDOR** (which expression shall unless excluded by or repugnant to the subject or context be deemed to include his heirs, executors, administrators, representatives and assigns) of the **ONE PART**.

-A N D-

"BASUNDHARA ESTATE PROJECTS LLP", a partnership firm under the partnership act 1932, having its office at 174/9, B. L. Saha Road, P.O. New Alipore, P.S. Behala, Kolkata-700053, represented by one of its partner namely **DEBASISH PRAMANICK**, (PAN NO. AMLPP2468E), AADHAAR NO. 8993 0375 5359 & MOBILE NO. 9434371448, son of Sanjib Pramanick, by faith - Hindu, by Nationality - Indian, by occupation- business, residing at Tamilpara, Sutragarh, P.O. & P.S. Santipur, District: Nadia, Pin Code -741404, herein after called and referred to as the **PURCHASER** (which expression shall unless exclude by or repugnant to the subject or context be deemed to include his heirs, executors, administrators, representatives and assigns) of the **OTHER PART**.

WHEREAS one Ram Dulari Bhakat was the owner of a plot of land measuring about 1.0700 decimal more or less Lying Situate at and being Mouza- Bergram, the then L.R. Dag no. 367, L.R, Khatian no. 1330/1, J.I. no. 23, within Santipur Municipality, District- Nadia, after the death of his husband namely Panchugopal Bhakat.

AND WHEREAS thereafter said Ram Dulari Bhakat died in tested on 21/09/1997 and at the time of her death she had no issue and her husband Panchu Gopal Bhakat was also died before her death.

AND WHEREAS one of the legal heirs of the deceased Ram Dulari Bhakat, Panchi Bala Bhakat and others filed one partition suit being Title Suit no. 43 of 1998 before the Learned Civil Judge Senior Division, Ranaghat, District - Nadia in respect of the said Land and properties together with other properties under their joint ownership and the said suit was decreed by an order dated 10.06.1999 passed by the Learned Civil Judge, Senior Division, Ranaghat, District - Nadia more fully and particularly mentioned therein.

AND WHEREAS by the said decree passed by the Learned Civil Judge Senior Division, Ranaghat, District- Nadia in Title Suit no.43 of 1998, said Satya Narayan Bhakat, son of Late Kalicharan Bhakat became the owner of a plot of land measuring about 95 decimal more or less Lying Situate at and being Mouza- Bergram, L.R. Dag no. 367, L.R. Khatian no. 1330/1, J.L. no. 23, within Santipur Municipality, District- Nadia together with the other land and lands.

AND WHEREAS during the period said Satya Narayan Bhakat being the owner / vendor herein sold out part & portion of the said land measuring about 4.6125 decimal, 4.6125 decimal, 4.6125 decimal & 4.6125 decimal in total 18.45 decimal more or less out of the total land measuring about 95 decimal more or less to one Bivas Ghosh, Palash Ghosh, Praloy Ghosh and Bikash Ghosh by virtue of four deed of sale all of which was registered in the office of the A.D.S.R Santipur, Nadia and recorded in Book no. I and being deed no. 1-1314-02663 of 2018, another one recorded in Book no. I and being deed no. 02665 of 2018, another one recorded in Book no. I and being

Date at

deed no 02666 of 2018 and another one recorded in Book no. I and being deed no 02667 of 2018 for a valuable considerations as mentioned therein.

AND WHEREAS after sold out some plot of land measuring about 18.45 decimal more or less in the name of the said different purchasers, said Satya Narayan Bhakat are the owner of the remaining Land measuring about 76.55 decimal more or less lying Situate at and being Mouza- Bergram, L.R. Dag no. 367, L.R. Khatian no. 1330/1, J.L. no. 23 and being holding no. 558, Kabi Jatindra Nath Sengupta Sarani, P.S. Santipur, within Santipur Municipality, under ward no. 10, District: Nadia.

AND WHEREAS thereafter said Satya Narayan Bhakat had mutated his name in the office of the Santipur Municipality as recorded owner in respect of the said remaining Land measuring about 76.55 Decimal more or less and after mutation the said space has been recorded and renumbered as being holding no. 558, Kabi Jatindra Nath Sengupta Sarani, P.S. Santipur, within Santipur Municipality, under ward no. 10, District: Nadia.

AND WHEREAS thereafter said Satya Narayan Bhakat had mutated his name in the office of the B.L. & L.R.O, at Santipur as recorded owner in respect of the said remaining Land measuring about 76.55 Decimal more or less and after mutation the said land has been recorded and renumbered as and being Mouza- Bergram, L.R. Dag no. 367, L.R. Khatian no. 3148, J.L. no. 23, P.S. Santipur, District: Nadia.

AND WHEREAS thereafter said Satya Narayan Bhakat being the vendors herein thus while seized and possessed and enjoyed of the said plot of land stated herein above.

AND WHEREAS the owners/vendors herein after accruing absolute ownership while seized and possessed the said land stated herein and in urgent need of money the owner has decided to sale, convey and transfer the said remaining plot of Bastu land measuring about 76.55 decimal more or less physically measurement measuring about 43 (forty three) Cottahs 11(Chittacks) more or less Together with very old cemented finished structure with Tin Shed measuring about 6000 sq. ft. more or less and one small two storied old building measuring about 500 sq. ft. more or less Lying Situate at and being Mouza- Bergram, L.R. Dag no. 367 , L.R. Khatian no. 3148, J.L. no. 23 , within A.D.S.R. at Santipur and holding no. 558 , Kabi Jatindra Nath Sengupta Sarani , P.S. Santipur , within Santipur Municipality ,under ward no. 10, District: Nadia and the present purchaser herein heard the said desire of the vendors and thereafter the said **PURCHASER** approached to the vendors for purchasing of the said remaining plot of Bastu land measuring about 76.55 decimal more or less physically measurement measuring about 43 (forty three) Cottahs 11(Chittacks) more or less Together with very old cemented finished structure with Tin Shed measuring about 6000 sq. ft. more or less and one small two storied old building measuring about 500 sq. ft. more or less Lying Situate at and being Mouza- Bergram, L.R. Dag no. 367 , L.R. Khatian no. 3148, J.L. no. 23 , within A.D.S.R. at Santipur and holding no. 558 , Kabi Jatindra Nath Sengupta Sarani , P.S. Santipur , within Santipur Municipality ,under ward no. 10, District: Nadia , fully and specifically mentioned in the schedule hereunder in written and the vendors herein agreed to sell the schedule below property to the purchaser hereinabove with a total consideration of Rs. 4,80,00,000/ (Rupees Four Cores eighty lacs) only.

NOW THIS INDENTURE WITNESSETH that in consideration of the said sum of Rs. 4,80,00,000/ (Rupees Four Cores Eighty lacs) only paid by the purchasers to the owner on or before the execution of these present the receipt whereof the Vendor do hereby admit and acknowledge and discharge and release the said residential area and every part thereof in favor of the Purchasers and the Vendor do hereby sell grant convey transfer by way of sale assign and assure unto and in favour of the purchasers **ALL THAT** of the said remaining **plot of Bastu land measuring about 76.55 decimal** more or less physically measurement measuring about 43 (forty three) Cottahs 11(Chittacks) more or less Together with very old cemented finished structure with Tin Shed measuring about 6000 sq. ft. more or less and one small two storied old building measuring about 500 sq. ft. more or less Lying Situate at and being Mouza- Bergram, **L.R. Dag no. 367, L.R. Khatian no. 3148, J.L. no. 23**, within A.D.S.R. at Santipur and holding no. 558, Kabi Jatindra Nath Sengupta Sarani, P.S. Santipur, within Santipur Municipality, under ward no. 10, District: Nadia, more fully and particularly described in the second schedule hereunder written and delineated in the map or Plan hereto annexed thereon bordered in "RED" and hereinafter called the said Landed Property together with all the things permanently attached thereto and all the privileges, easements, profits, advantages, rights and appurtenances **AND ALL** the estate rights, titles, interests, uses, possessions, benefits, claims and demand whatsoever of law and in equity of the Vendor to the said landed property hereby conveyed and every part thereof free from all encumbrances **AND ALL** the deeds pattas monuments writings and evidences of the title relating thereto any part thereof which now are or may hereafter be in the possession or custody of the Vendor or any person or persons from whom the Vendors may procure the same without any action either at law or an equity **TO HAVE AND TO HOLD** the same and the inheritance thereof in fee simple in possession free from all encumbrances

whatsoever unto and to the use and benefit of the purchasers absolutely and forever AND the vendors do hereby undertake to pay all outgoing like rates and Govt. revenue and all other imposition whatsoever dues payable by him or his predecessor - in - title up to date of this present AND the vendor hereby confirms to have delivered the vacant and peaceful possession of the said landed property to the purchasers hereinbefore and hereinafter.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASERS as follows:-

1. THAT NOTWITHSTANDING any act deed or thing done or committed by the Vendors or any of their predecessor - in - title the Vendor has good right full power and absolute authority to sell grant convey transfer by way of sale assign and assure the said landed property hereby conveyed or intended so to be unto and to the use of the purchasers in the manner aforesaid.
2. THAT the purchasers will and may from time to time and at all times hereafter peaceably and quietly enter upon occupy or possess and enjoy the said landed property hereby conveyed with their appurtenances and receive the rents issues and profits thereof and every part thereof for its their own use and benefit thereof without any suit lawful eviction or interruption claim and demand whatsoever from or by the Vendor or any person, or persons having or lawfully claiming from under or in trust for the Vendor or any of their predecessor-in-title.
3. THAT the purchasers will hold the said landed property free and clear and freely and clearly and absolutely acquitted exonerated and forever released and discharged or otherwise by the Vendor and well and sufficiently saved, defended, kept harmless and indemnified of from and

against all former and other estates, titles charges and encumbrances whatsoever had made executed occasioned and suffered by the Vendor or any person or persons having or lawfully claiming as aforesaid.

4. **THAT** the Vendors and all persons having or lawfully claiming any estate right title or interest in the said landed property area hereby conveyed or any part thereof by from under or in trust for the Vendor or from or under any of his predecessor -in-title shall and will at all times hereafter at the request and cost of the Purchasers do and execute and cause to be done and executed all such further and lawful acts deeds and things conveyances and assurances whatsoever for better and more perfectly and absolutely granting the said landed property area and every part thereof unto and to the use of the purchasers as may be reasonably required.
5. **THAT** the Vendors do hereby further covenant and assure the Purchasers that the Vendor has good right full power and absolute authority to convey transfer by way of sale assign and assure the said landed property in the manner aforesaid and for any reason whatsoever if the purchasers are dispossessed or deprived of full enjoyment of the said landed property or any part thereof due to want of Title of the Vendor then in that event the Vendor hereby indemnify and agrees to keep the Purchasers fully indemnified for all losses and damages to be suffered by it in respect of the said landed property hereby sold to the purchasers.
6. **THAT** the Vendor doth hereby irrevocably nominate appoint and obtain in their place put and depute the Purchasers to be the true and lawful agent of the Vendor for and on behalf and in the name of the Vendor or

otherwise but at the expenses of the purchasers only for the specific purpose of applying for and obtaining mutation of name in the records of appropriate authorities(s) in respect of the said residential area unto the name of the purchasers as absolute owner thereof and/or consent to such application and generally to do all other acts deeds and things whatsoever necessary in the name of the purchasers as aforesaid as fully and effectually as The Vendor could do if these presents had not been executed.

7. THAT the Vendor doth hereby undertake to pay all outstanding corporation rates and taxes, Government revenue and all other imposition whatsoever due payable by them or any of her predecessor-in-title up to the date of these presents.
8. THAT the Vendor do hereby confirm to have delivered vacant and peaceful possession of the said landed property to the purchasers.

SCHEDULE ABOVE REFERRED TO:

ALL THAT Piece or Parcel of (a plot of Bastu land measuring about 76.55 decimal (Seventy six point fifty five decimal) more or less physically measurement measuring about 43 (forty three) Cottahs 11 (Chittacks) more or less Together with very old cemented finished structure with Tin Shed measuring about 6000 sq. ft. more or less and two storied old building measuring about 500 sq. ft. more or less (ground floor measuring 250 sq. ft. and first floor, measuring 250 sq. ft.) Lying Situate at and being Mouza-Bergram, L.R. Dag no. 367, L.R. Khatian no. 3148, J.L. no. 23, within A.D.S.R. at Santipur and holding no. 558, Kabi Jatindra Nath Sengupta Sarani, P.S. Santipur, within Santipur Municipality, under ward no. 10, District: Nadia, Pin Code: 741404 and which is Surrounded by 7' high wall and delineated in RED border lines in the plan annexed hereto and butted and bounded in the following manner:-

- ON THE NORTH : By Municipality Road;
- ON THE SOUTH : By part of Property of Future Nirman Udyog and part of other land;
- ON THE WEST : By others land
- ON THE EAST : By part of land of Bivas Ghosh and part of Municipality Market;

IN THE WITNESSETH WHERE OF the parties hereto have set and subscribed their respective hands and seals on this day, month and year first above written.

SIGNED, SEALED AND DELIVERED

IN PRESENCE OF:

1. *Ravesh Ghosh*
K.C. DAS Road, Santipur, Nadia

2. *Susanta Jana.*
B. Old Post office
Street No 1,

3. *Mirafahmi Chakrabarti*
23, Talukhati - Kansari Lane. to. Santipur
SIGNED, SEALED AND DELIVERED *del. isadi*

Sahya Narayan Bhanat

VENDOR

IN PRESENCE OF:

1. *Ravesh Ghosh.*

Basundhara Estate Projects LLP

Belesim hamsin
Partner

PURCHASER

2. *Susanta Jana.*

3. *Mirafahmi Chakrabarti*

DRAFTED BY:

[Signature]
Advocate,

High Court, Calcutta.

WB/475/2006

MEMO OF CONSIDERATION

RECEIVED at and from the within mentioned purchasers a sum of Rs. 4,80,00,000/ (Rupees Four Cores eighty lacs) only being as full and final consideration as under:

<u>Date</u>	<u>By cheque/ Cash:</u>	<u>Amount</u>
3/08/2022	ICICI BANK Cheque No. 000071	1 0000000/-
29/08/2022	ICICI BANK Cheque No. 000072	1 0000000/-
31/08/2022	ICICI BANK Cheque No. 000075	1 0000000/-
01/10/2022	ICICI BANK Cheque No. 000076	1 0000000/-
03/12/2022	ICICI BANK Cheque No. 000087	8000000/-

Total - Rs. 4,80,00,000.00

(Rupees Four Cores Eighty lacs) only.

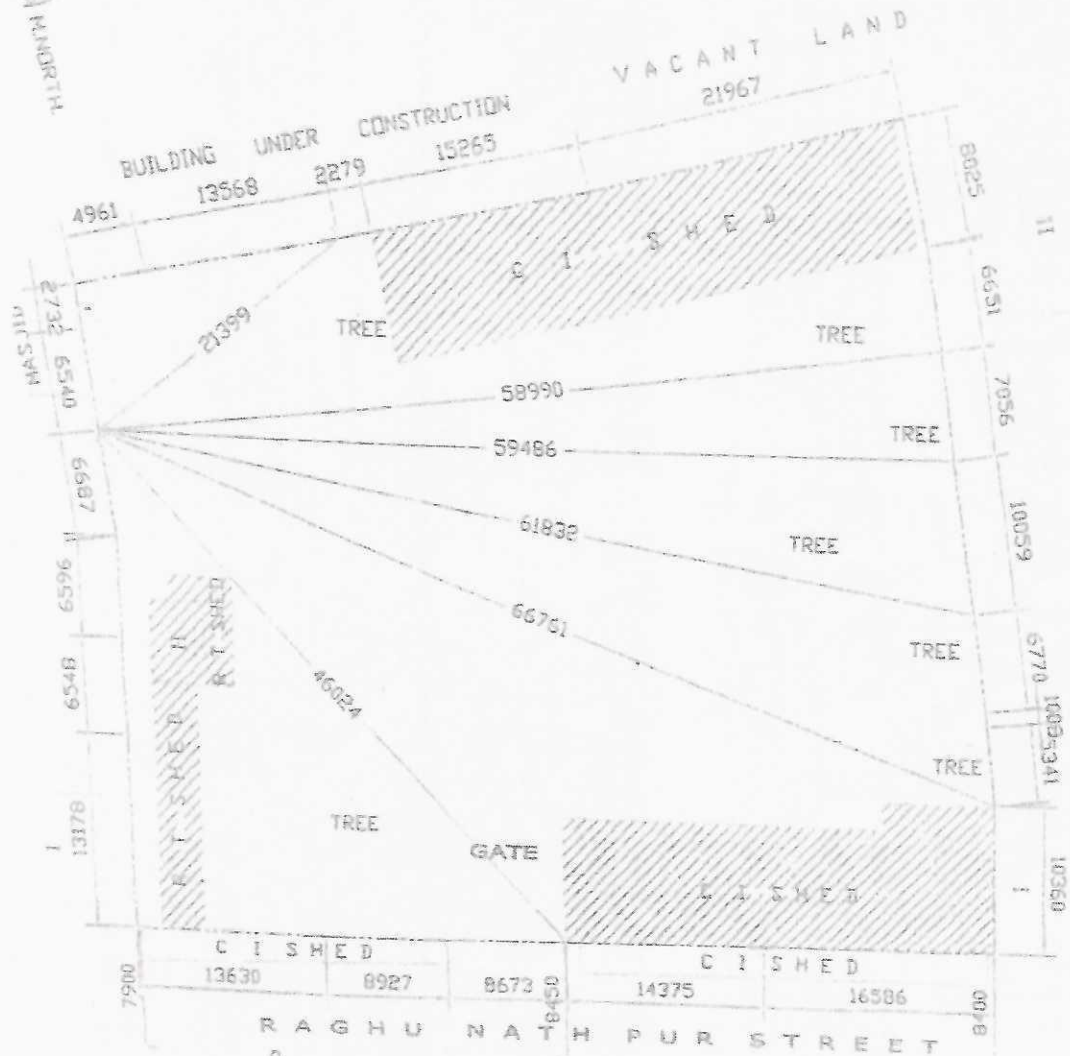
WITNESSES:

1. Rakesh Ghorb
2. Susanta Jena
3. Minakshmi Chakraborty

(Sahya Narayan Bhanat

SIGNATURE OF VENDOR

**SURVEY PLAN OF THE SITE
AT MOUZA-BERGRAM. L R DAG NO 367
HOLDING NO.558, SHANTIPUR
DISTRICT- NADIA**



Basundhara Estate Projects LLP
Rekha Hemant
Partner

Saty Narayan Bhasat

"JARI KARYALAYA"
SO. DHIRANTRA NATH GHOSH
ROAD, KOLKATA - 700025.



TITLE **SURVEY PLAN**
DRAWN HEMANTA DRAWING NO. DATE
CHND U.DAS C/3056/JK/2022. 01.10.2022.
SCALE 1:300

LAND AREA.
2025.638 SQ. METRE.
43K 11CH 305PT.
(MORE OR LESS)

- NOTE:-
- (1) ALL DIMENSIONS ARE IN MM.
 - (2) PROPERTY LINE AS SHOWN BY THE PARTY SHOWN THUS.
 - (3) A.C.S INDICATE ASBESTOS SHED.
 - (4) 'T' INDICATE ONE STORED BUILDING.

राजा अधिकारी

8 old post office street kol 1

EX: 1090170

राजा अधिकारी (rajaaadhi@rediffmail.com)

EX: 1090170

Advocate

2003394145

MR RAJA ADHIKARI

A.R.A. - III KOLKATA

A.R.A. - III KOLKATA

2003394145 10 2022

Sale, Sale Document Payment No 10

05.12.2022

05.12.2022

Head of A/C Description	Head of A/C	Amount (₹)
Property Registration- Stamp duty	0030 05 103 003 02	240010
Property Registration- Registration Fees	0033 05 104 001 10	48008
Mutation Conversion - Receipt	0029 03 800 028 27	11483
Total		2891591

**Y EIGHT LAKH NINETY ONE THOUSAND FIVE HUNDRED NINETY
ONLY.**









Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19032003394145/2022

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	Satya Narayan Bhakat 23, Jadunath Kansari Lane., City.-, P.O.- Santipur, P.S.-Santipur, District-Nadia, West Bengal, India, PIN:- 741404	Seller		5273 	Satya Narayan Bhakat 07.12.2022
2	Debasish Pramanick . Tamilpara, Sutragarh., City.-, P.O.- Santipur, P.S.-Santipur, District-Nadia, West Bengal, India, PIN:- 741404	Representative of Buyer [BASUNDHARA ESTATE PROJECT S LLP]		5272 	Debasish Pramanick 07-12-2022
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Susanta Jana Son of Mr J Jana High Court Calcutta, City:- Kolkata, P.O.- Gp0, P.S.-Hare Street, District-Kolkata, West Bengal, India, PIN - 700001	Satya Narayan Bhakat, Debasish Pramanick		5274 	Susanta Jana 07.12.2022

(Samar Kumar Pramanick)
ADDITIONAL REGISTRAR
OF ASSURANCE

OFFICE OF THE A.R.A. -

III KOLKATA

Kolkata, West Bengal

SPECIMEN FORM FOR TEN FINGERPRINTS



Sabjo Waroga Blawat

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



Dolewin Purnawin

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



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



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

Major Information of the Deed

Deed No :	I-1903-11424/2022	Date of Registration	09/12/2022
Query No / Year	1903-2003394145/2022	Office where deed is registered	A R A - III KOLKATA, District Kolkata
Query Date	30/11/2022 9:35:47 PM		
Applicant Name, Address & Other Details	RAJA ADHIKARI HIGH COURT CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No : 9330873700, Status Advocate		
Transaction	[0101] Sale, Sale Document		
Set Forth value	Rs 4,80,00,000/-		
Stampduty Paid(SD)	Rs. 24,00,020/- (Article:23)		
Remarks	Received Rs 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)		
	Additional Transaction	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
	Market Value	Rs 4,80,00,000/-	
	Registration Fee Paid	Rs. 4,80,098/- (Article A(1), E, M(a), M(b), I)	

Land Details :

District Nadia, P S - Santipur, Municipality: SANTIPUR, Mouza: Bergram, Ward No. 10, Holding No 558 JI No. 23, Pin Code : 741404

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-367 (RS)	LR-3148	Bastu Bari	76.55 Dec	4,30,00,000/-	4,30,00,000/-	Property is on Road
Grand Total :				76.55Dec	430,00,000 /-	430,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	6000 Sq Ft	40,00,000/-	40,00,000/-	Structure Type: Structure
Gr Floor, Area of floor : 6000 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
S2	On Land L1	500 Sq Ft	10,00,000/-	10,00,000/-	Structure Type: Structure
Gr Floor, Area of floor : 250 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No. 1, Area of floor : 250 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		6500 sq ft	50,00,000 /-	50,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Satya Narayan Bhakat Son of Late Kali Charan Bhakat , 23, Jadunath Kansan Lane,, City - , P.O - Santipur, P.S.-Santipur, District-Nadia West Bengal, India, PIN:- 741404 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No :: adxxxxxx1k, Aadhaar No: 33xxxxxxxx6543, Status Individual, Executed by Self, Date of Execution: 04/12/2022 Admitted by Self, Date of Admission 07/12/2022 ,Place : Pvt Residence, Executed by: Self, Date of Execution : 04/12/2022 , Admitted by: Self, Date of Admission: 07/12/2022 ,Place : Pvt. Residence</p>

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>BASUNDHARA ESTATE PROJECTS LLP 174/9, B L SAHA ROAD,, City - , P.O - NEW ALIPORE, P.S.-Behala, District-South 24 Parganas, West Bengal, India, PIN - 700053 , PAN No :: aaxxxxxx6d,Aadhaar No Not Provided by UIDAI, Status Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Debasish Pramanick (Presentant) Son of Sanjib Pramanick , Tamilpara, Sutragarh,, City - , P.O:- Santipur, P.S.-Santipur, District -Nadia, West Bengal, India, PIN:- 741404, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No :: amxxxxxx8e, Aadhaar No: 89xxxxxxxx5359 Status : Representative, Representative of : BASUNDHARA ESTATE PROJECTS LLP (as partner)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr Susanta Jana Son of Mr J Jana High Court Calcutta, City - Kolkata P.O - Gpo P S -Hare Street, District - Kolkata, West Bengal, India, PIN:- 700001</p>			

Identifier Of Satya Narayan Bhakat, Debasish Pramanick

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Satya Narayan Bhakat	BASUNDHARA ESTATE PROJECTS LLP-76 55 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Satya Narayan Bhakat	BASUNDHARA ESTATE PROJECTS LLP-6000 00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Satya Narayan Bhakat	BASUNDHARA ESTATE PROJECTS LLP-500 00000000 Sq Ft



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

RN Details

RN: 192022230202209421
RN Date: 05/12/2022 13:36:59
iRN : 91407745
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: ICICI Bank
BRN Date: 05/12/2022 13:41:35
Payment Ref. No: 2003394145/10/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: raja adhikary
Address: 8 old post office street kol 1
Mobile: 9831690076
EMail: rajaadhikary@gmail.com
Contact No: 9831690076
Depositor Status: Advocate
Query No: 2003394145
Applicant's Name: Mr RAJA ADHIKARI
Address: A.R.A. - III KOLKATA
Office Name: A.R.A. - III KOLKATA
Identification No: 2003394145/10/2022
Remarks: Sale, Sale Document Payment No 10
Period From (dd/mm/yyyy): 05/12/2022
Period To (dd/mm/yyyy): 05/12/2022

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2003394145/10/2022	Property Registration- Stamp duty	0030-02-103-003-02	2400010
2	2003394145/10/2022	Property Registration- Registration Fees	0030-03-104-001-16	480098
3	2003394145/10/2022	Mutation/Conversion -Receipt	0029-09-800-028-27	11483
Total				2891591

IN WORDS: TWENTY EIGHT LAKH NINETY ONE THOUSAND FIVE HUNDRED NINETY ONE ONLY.

Land Details as per Land Record

District Nadia P.S. - Santipur Municipality SANTIPUR, Mouza: Bergram, , Ward No: 10, Holding No:558 JI No: 23, Pin Code 741404

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L	LR Plot No - 367, LR Khatian No - 3148	Owner: সত্যনারায়ন ভকত, Gurdian: কালীচরণ , Address: নিজ Classification: বাড়ী, Area 0.76550000 Acre.	Satya Narayan Bhakat

Endorsement For Deed Number : I - 190311424 / 2022

On 02-12-2022

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 4,80,00,000/-

S. K. Pramanick

Samar Kumar Pramanick
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

On 07-12-2022

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

Presented for registration at 19:10 hrs on 07-12-2022, at the Private residence by Debasish Pramanick .

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

Execution is admitted on 07/12/2022 by Satya Narayan Bhakat, Son of Late Kali Charan Bhakat, . 23, Jadunath Kansari Lane,, P.O: Santipur, Thana: Santipur, . Nadia, WEST BENGAL, India, PIN - 741404, by caste Hindu, by Profession Business

Identified by Mr Susanta Jana, . Son of Mr J Jana, . High Court Calcutta., P.O. Gpo, Thana: Hare Street, . City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 07-12-2022 by Debasish Pramanick, partner, BASUNDHARA ESTATE PROJECTS LLP (Partnership Firm), . 174/9, B L SAHA ROAD,, City:- , P.O:- NEW ALIPORE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053

Identified by Mr Susanta Jana, . Son of Mr J Jana, . High Court Calcutta., P.O. Gpo, Thana: Hare Street, . City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

S. K. Pramanick

Samar Kumar Pramanick
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

On 09-12-2022

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 4,80,098.00/- (A(1) = Rs 4,80,000.00/- ,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 0.00/-, by online = Rs 4,80,098/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/12/2022 1:41PM with Govt. Ref. No: 192022230202209421 on 05-12-2022, Amount Rs: 4,80,098/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 91407745 on 05-12-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 24,00,020/- and Stamp Duty paid by Stamp Rs 10 00/-, by online = Rs 24,00,010/-

Description of Stamp

1 Stamp. Type: Impressed, Serial no 54830, Amount: Rs.10 00/-, Date of Purchase: 14/11/2022. Vendor name ANJUSHREE BANERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS). Finance Department, Govt. of WB Online on 05/12/2022 1.41PM with Govt. Ref. No: 192022230202209421 on 05-12-2022, Amount Rs. 24,00,010/-, Bank: ICICI Bank (ICIC0000006), Ref. No: 91407745 on 05-12-2022, Head of Account 0030-02-103-003-02

S. K. Pramanick

Samar Kumar Pramanick
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal



Certificate of Registration under section 60 and Rule 69,
Registered in Book - I

Volume number 1903-2022, Page from 536377 to 536400
being No 190311424 for the year 2022.



Sa

Digitally signed by Samar kumar
pramanick
Date: 2022.12.14 11:34:47 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2022/12/14 11:34:47 AM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)