

2480/22

I-2452/22



पश्चिम बंगाल WEST BENGAL

AL 251624

Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document.

3
14/6/22
2/1668029/22

VC-50
14/6/2022

3
Addl. District Sub-Registrar
Bishnupur, (San Lake City)

15 JUN 2022

DEED OF CONVEYANCE

THIS INDENTURE made on this 14th day of June Two Thousand and Twenty Two (2022)

BETWEEN

004104

ADITI CHATTERJEE

NO..... Sold to..... Advocate
High Court, Calcutta

Address.....

Rs.....

Date.....

SIPRA DEY

Licence No.: 18A

Code : 1070

1, N. S. Road, Kolkata- 700 001

[Signature]

- Ayush Teknival.



1817

Shree Ram Infra Nirman Pvt. Ltd.

- Ayush Teknival.

Director



1818

N.C.T.I.

Poddar Associates Construction Pvt. Ltd.

- Susanna Poddar

Director



1819

N.C.T.I.

Aditi Chatterjee, Advocate
N/o Debalrata Chatterjee
High Court, Calcutta.



Addl. District Sub-Registrar
Bhubaneswar, (Salt Lake City)

14 JUN 2022

M/S. PODDAR ASSOCIATES CONSTRUCTION PRIVATE LIMITED, (PAN NO. **AABCP9250F**) a Private Limited Company, incorporated and registered under the Companies Act, 1956, having its registered office at P - 69, Lake Town, Block - 'B', Police Station - Lake Town, Kolkata - 700089, represented by its Managing Director, **SRI SUSANTA PODDAR** (PAN NO. **AFGPP1536H**) (AADHAR NO. **344877358484**) son of Late Shyamlal Poddar, by faith - Hindu, by occupation - Business, residing at P - 77, Lake Town, Block - 'B', Police Station - Lake Town, Kolkata - 700089 hereinafter called and referred to as the **"VENDOR/LAND OWNER"** (which terms and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include it's executor, administrator, successor or successors - in - office, legal representatives and assigns) of the **"ONE PART"**.

AND

SHREE RAM INFRA NIRMAN PRIVATE LIMITED., (PAN NO. **AAPCS4122F**) a Company incorporated under the provisions of the Companies Act, 1956, having its registered office at 312, Lake Town, Block - A, Post Office - Lake Town, Police Station - Lake Town, Kolkata - 700089, represented by its Director namely **MR. AAYUSH TEKRIWAL**, (PAN No. **ABXPT9559K**) (AADHAR No. **532158995808**) son of Sri Dwarka Prasad Tekriwal, by faith - Hindu, by occupation - Business, residing at 227 Lake Town Block - 'B' P.S. - Lake Town, Kolkata - 700089 hereinafter called and referred to as the **"PURCHASER"** (which expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include it's executor, administrator, successor or successors - in - office, legal representatives and assigns) of **"OTHER PART"**.

WHEREAS by dint of a registered Deed of Conveyance the Land Owner / Vendor herein purchased **ALL THAT** two storied old and dilapidated brick built messuage, hereditaments and premises containing super built up area admeasuring 500 (Five hundred) square feet, more or less on the Ground floor, and 500 (Five hundred) square feet, and super built up area 500 (Five hundred) square feet, more or less on the First floor, thereof, remaining situate being built and / or erected, containing an area about **05 (five) Cottahs, 01 (One) Chittacks and 23 (Twenty Three) square feet**, more or less lying and situate at Premises / Plot No. 11, Block - 'D', Bangur Avenue, Municipal Holding No. 571, presently Municipal Holding No. 1149 Bangur Avenue, Police Station - Lake Town, Kolkata - 700055, Mouza -

Shyamnagar (formerly Krishnapur), J.L. No. 32/20, (formerly 17), Re. Sa No. 180, Touzi No. 228 and 229, Dag No. 2528/2529, Khatian No. 33/46, Ward No. 29 within the jurisdiction of the South Dum Dum Municipality, District – North 24 Parganas, Additional District Sub – Registrar, Bidhannagar, Salt Lake City, from one Smt. Sabitri Rani Saha and Sri Sunil Kumar Saha and the same was recorded in Book No. – I, Volume No. 21, Pages – 31 to 57, Being No. 00391 for the year 2003, registered in the office of Additional District Sub – Registrar, Bidhannagar, Salt Lake City, more fully and particularly described in the **First Schedule** hereunder and hereinafter shall be referred to as the "**SAID PROPERTY**".

AND WHEREAS on 16th day of August, 2004 a registered Deed of Declaration was executed whereby it was declared that the "**SAID PROPERTY**" more fully and particularly described in the First Schedule hereunder lies and situates in Municipal Holding No. 571/1 along with 571 and the same was recorded in Book No. – I, Volume No. 347, Pages – 290 to 296, Being No. 05845 for the year 2004, registered in the office of Additional District Sub – Registrar, Bidhannagar, Salt Lake City.

AND WHEREAS by virtue of the aforesaid Registered Deed of Conveyance the Land Owner / Vendor herein became the full and absolute owner thereafter mutating it's names in the rolls of South Dum Dum Municipality and paying rates and taxes regularly with respect to the "**SAID PROPERTY**" together with all easement and quasi - easement rights, privileges and liberties.

AND WHEREAS the Purchaser herein approached the Vendor and Vendor/ Land Owner herein agreed to sale **ALL THAT** two storied old and dilapidated brick built messuage, hereditaments and premises containing super built up area admeasuring 500 (Five hundred) square feet, on the Ground floor, and 500 (Five hundred) square feet, on the First floor, thereof, remaining situate being built and / or erected, containing an area about 05 (five) Cottahs, 01 (One) Chittacks and 23 (Twenty Three) square feet, more or less lying and situate at Premises / Plot No. 11, Block – 'D', Bangur Avenue, Municipal Holding No. 571 and 571/1 presently Municipal Holding No. 1149 Bangur Avenue, Police Station – Lake Town, Kolkata – 700055, Mouza – Shyamnagar (formerly Krishnapur), J.L. No. 32/20, (formerly 17), Re. Sa No. 180, Touzi No. 228 and 229, Dag No. 2528/2529, Khatian No. 33/46, Ward No. 29 within the jurisdiction of the South Dum Dum Municipality, District –

North 24 Parganas, Additional District Sub - Registrar, Bidhannagar, Salt Lake City (hereinafter called and referred to as the **SAID PROPERTY**) at and for the agreed total consideration of **Rs. 2,00,00,000/ (Rupees Two Crore) only**, including hereinafter referred to as "**MEMO OF CONSIDERATION**", which is a fair and reasonable market value of the property.

AND WHEREAS now on receiving the full consideration amount and at the request of the Purchaser herein the Vendor/ Land Owner herein have this day agreed to execute and register a Deed of Conveyance for the **SAID PROPERTY** in favour of the Purchaser herein as mentioned in the First Schedule hereunder written together with the various rights easement, quasi - easement rights, privileges and reservations appertaining thereto, on as is where is basis.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-

In Pursuance to the above and on payment of full consideration money of **Rs. 2,00,00,000/ (Rupees Two Crore)** only paid by the Purchaser to the Vendor, the receipt whereof the Vendor acknowledged separately and in the Memo of consideration as hereinafter provided. Vendor herein doth hereby release, assign, assure and transfer and discharge **ALL THAT** two storied old and dilapidated brick built messuage, hereditaments and premises containing super built up area admeasuring 500 (Five hundred) square feet, on the Ground floor, and 500 (Five hundred) square feet, on the First floor, thereof, remaining situate being built and / or erected, containing an area about 05 (five) Cottahs, 01 (One) Chittacks and 23 (Twenty Three) square feet, more or less lying and situate at Premises / Plot No. 11, Block - 'D', Bangur Avenue, Municipal Holding No. 571 and 571/1 presently Municipal Holding No. 1149 Bangur Avenue, Police Station - Lake Town, Kolkata - 700055, Mouza - Shyamnagar (formerly Krishnapur), J.L. No. 32/20, (formerly 17), Re. Sa No. 180, Touzi No. 228 and 229, Dag No. 2528/2529, Khatian No. 33/46, Ward No. 29 within the jurisdiction of the South Dum Dum Municipality, District - North 24 Parganas, Additional District Sub - Registrar, Bidhannagar, Salt Lake City, morefully and particularly mentioned and described in the **First schedule** written hereunder on as is where it basis **TOGETHER WITH** all paths ways passages water courses drains compounds and all manner of former and other rights liberties easement privileges advantages appendages and appurtenances whatsoever to the **SAID PROPERTY** or any part thereof belonging or in anyway

appertaining thereto or which the same or any part thereof or usually held occupied used or enjoyed or reputed to belong or appertaining thereto and the **REVERSION OR REMAINDER OR REMAINDERS AND ALL THE** rents issues and profits thereof **AND ALL THE ESTATE RIGHT TITLE INTEREST** inheritance use property possession claim and demand whatsoever both at law and in equity of the Vendor into upon in respect of the **SAID PROPERTY** and every part thereof herein comprised and hereby granted sold transferred and conveyed and every part thereof.

TO HAVE AND TO HOLD in respect of the **SAID PROPERTY ALL THAT** two storied old and dilapidated brick built messuage, hereditaments and premises containing super built up area admeasuring 500 (Five hundred) square feet, on the Ground floor, and 500 (Five hundred) square feet, on the First floor, thereof, remaining situate being built and / or erected, containing an area about 05 (five) Cottahs, 01 (One) Chittacks and 23 (Twenty Three) square feet, more or less lying and situate at Premises / Plot No. 11, Block - 'D', Bangur Avenue, Municipal Holding No. 571 and 571/1 presently Municipal Holding No. 1149 Bangur Avenue, Police Station - Lake Town, Kolkata - 700055, Mouza - Shyamnagar (formerly Krishnapur), J.L. No. 32/20, (formerly 17), Re. Sa No. 180, Touzi No. 228 and 229, Dag No. 2528/2529, Khatian No. 33/46, Ward No. 29 within the jurisdiction of the South Dum Dum Municipality, District - North 24 Parganas, Additional District Sub - Registrar, Bidhannagar, Salt Lake City, morefully and particularly mentioned and described in the **First schedule** written hereunder, thereby sold conveyed transferred and assigned of otherwise assured or intended so to be unto and to the use of the Purchaser absolutely and forever **THE VENDOR / LAND OWNER** doth hereby covenant with the **PURCHASER** as follows:-

- a) That notwithstanding any act deed or thing done committed or knowingly suffered by him to the contrary the Vendor / Land Owner is lawfully and rightfully seized and possessed of or otherwise well and sufficiently entitled to the **SAID PROPERTY** hereby sold conveyed transferred and assigned as an absolute and indefeasible estate equivalent thereto whatsoever and that the Vendor/ Land Owner have full power and absolute and indefeasible right and authority to sell grant convey and transfer of the **SAID PROPERTY** unto the Purchaser in the manner and aforesaid and according to the true intent and meaning of these presents.

- b) That it shall be lawful for the Purchaser at all times hereafter peacefully and enjoy the **SAID PROPERTY** and receive the rents issues and profits thereof without any hindrance interruption disturbances claim or demand whatsoever by the Vendor / Land Owner or any person or persons claiming any estate right, title and interest from under through or in trust for the Vendor / Land Owner and freely and clearly and absolutely acquitted exonerated and forever discharges or otherwise by the Vendor / Land Owner well and sufficiently saved defended kept harmless and indemnified of and from against all charges and encumbrances whatsoever made done executed or occasioned by the Vendor / Land Owner.
- c) The Vendor/Land Owner and all person claiming any right title or interest in the **SAID PROPERTY** through from under or in trust for the Vendor/ Land Owner shall and will from time to time hereafter at the request and cost of the Purchaser do or execute or cause to be done or executed all such lawful acts deeds and things, whatsoever for further and more perfectly conveying and assuring the **SAID PROPERTY** and every part thereof hereby granted unto the Purchaser as may be reasonably required according to the true intent and meaning of this deed and it shall be lawful for the Purchaser at all times hereafter to move pass and re - pass leading to and out of the **SAID PROPERTY** and lay down drains, sewerage, gas, electric, telephone lines, water connection pipes in and under the **SAID PROPERTY**.

The Vendor / Land Owner doth hereby further covenant with the Purchaser that the Vendor / Land Owner shall hand over the original copy of the title Deed and up to date Municipal Tax Receipt for the purpose of completion of sale of the **SAID PROPERTY** to the Purchaser for his true, scope, information, effect and record thereof for proving the bonafide title of the Vendor/ Land Owner in all respects whatsoever in nature. It is made clear herein that the Vendor/ Land Owner, shall upon receipt of the full consideration amount of Rs. 2,00,00,000/- (Rupees Two Crore) only and after the sale of the **SAID PROPERTY** to the Purchaser herein, have no further claim and demand whatsoever and the Purchaser shall be treated as the true lawful and absolute owner in respect of the **SAID PROPERTY** after the registration of this present Deed of Conveyance.

The Purchaser doth hereby covenants with the Vendor / Land Owner that after registration and transfer of peaceful symbolic possession of the **SAID PROPERTY** to the Purchaser, the Vendor / Land Owner shall be relieved of all liabilities

towards the Purchaser in respect of the **SAID PROPERTY** forever and shall have no further obligations to the Purchaser forever in respect of the **SAID PROPERTY** hereinafter.

FIRST SCHEDULE ABOVE REFERRED TO

"SAID PROPERTY"

ALL THAT two storied old and dilapidated brick built messuage, hereditaments and premises containing super built up area admeasuring 500 (Five hundred) square feet, on the Ground floor, and 500 (Five hundred) square feet, on the First floor, thereof, remaining situate being built and / or erected, containing an area about 05 (five) Cottahs, 01 (One) Chittacks and 23 (Twenty Three) square feet, more or less lying and situate at Premises / Plot No. 11, Block - 'D', Bangur Avenue, Municipal Holding No. 571 and 571/1 presently Municipal Holding No. 1149 Bangur Avenue, Police Station - Lake Town, Kolkata - 700055, Mouza - Shyamnagar (formerly Krishnapur), J.L. No. 32/20, (formerly 17), Re. Sa No. 180, Touzi No. 228 and 229, Dag No. 2528/2529, Khatian No. 33/46, Ward No. 29 within the jurisdiction of the South Dum Dum Municipality, District - North 24 Parganas, Additional District Sub - Registrar, Bidhannagar, Salt Lake City, **TOGETHER WITH** the right to use and enjoy the common rights of easements in all common parts, portions, areas, facilities and amenities and appurtenances comprised in the **SAID PROPERTY** including the right to use the common entrance and staircases and all other common parts and portions, installations and facilities, absolutely and forever **TOGETHER WITH** all easements or quasi - easements and other stipulations, provisions in connection with the beneficial use and enjoyment of the **SAID PROPERTY**, spaces etc. **TOGETHER WITH** all sewers, drains water courses, lights, liberties, easements, privileges and appurtenances whatsoever belonging to or in anywise appertaining thereto the **SAID PROPERTY** is shown and delineated in the MAP / PLAN annexed hereto and shown thereon with boundary lines in RED colour verge. The Property is butted and bounded as follows:

ON THE NORTH: By 40' feet wide Municipal Road;

ON THE SOUTH: By Plot No. 44 and 45;

ON THE EAST: By 25' feet wide road;

ON THE WEST: By Plot No. 10.

(All of Bangur Avenue, Block - 'D')

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED on behalf of the above named **VENDOR** at Kolkata in the presence of:

1. *Sumit Saha*
P-145 Kalindi Housing Estate
Kolkata - 700089.
2. *P. K. Halder*
17/4 B.K. Road
Kolkata - 700030.

Poddar Associates Construction Pvt. Ltd.

Susanta Poddar

Director

THE VENDOR

EXECUTED AND DELIVERED by the above named **PURCHASER** at Kolkata in the presence of:

1. *Sumit Saha*
2. *P. K. Halder*

SI SHREE RAM INFRA NIRMAN PVT LTD

Aayush Tekmal

Director

THE PURCHASER

Drafted by:

Aditi Chatterjee

Advocate

High Court Calcutta

Enrol No: *WB/2157/2010*

MEMO OF CONSIDERATION

RECEIVED of and from within named **Purchaser** a sum of **Rs. 2,00,00,000/ (Rupees Two Crore) only** full and final consideration in following manner ;

Sl. No.	Cash/ Cheque No.	Date	Drawn on/Reference No.	Amount (Rs.)
1.	000370	06/05/2022	HDFC BANK	49,50,000
2.	000373	11/05/2022	HDFC BANK	49,50,000
3.	000405	08/06/2022	HDFC BANK	99,00,000
4.			T.D.S	2,00,000
			TOTAL	Rs. 2,00,00,000/-

Rs. 2,00,00,000/ (Rupees Two Crore) only

Poddar Associates Construction Pvt. Ltd.

Susanta Pradhan

Director

Signature of the Vendor



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

GRN Details

GRN: 192022230049151271
GRN Date: 13/06/2022 18:28:22
BRN : 1821035692
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: HDFC Bank
BRN Date: 13/06/2022 18:29:02
Payment Ref. No: 2001668079/13/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: SHREE RAM INFRA NIRMAN PVT LTD
Address: 312 LAKE TOWN
Mobile: 7595927970
Email: nirmalagroup4U@gmail.com
Contact No: 7595927970
Depositor Status: Buyer/Claimants
Query No: 2001668079
Applicant's Name: Miss Aditi Chatterjee
Identification No: 2001668079/13/2022
Remarks: Sale, Sale Document

I-2452/22

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001668079/13/2022	Property Registration- Stamp duty	0030-02-103-003-02	999920
2	2001668079/13/2022	Property Registration- Registration Fees	0030-03-104-001-16	200014
Total				1199934

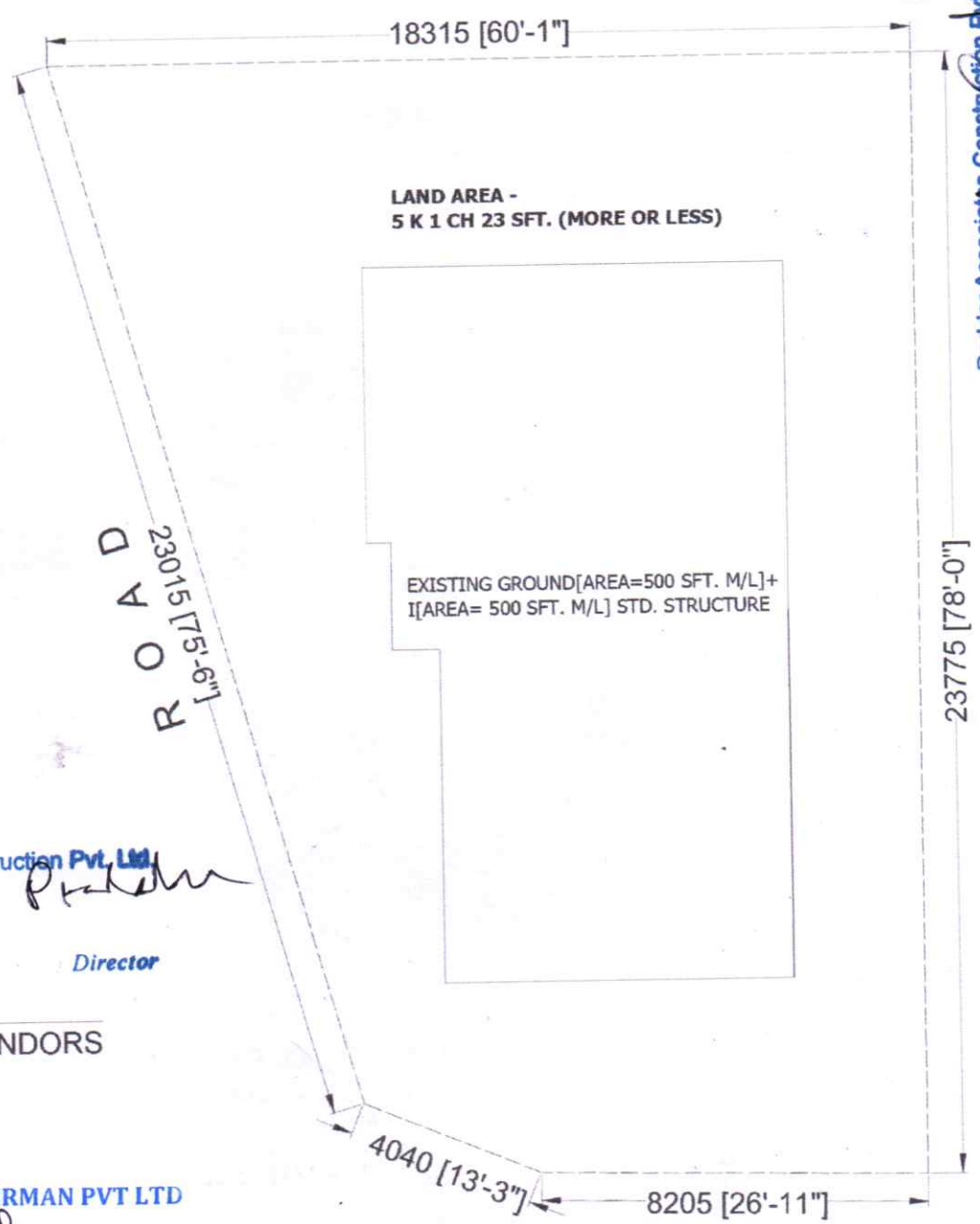
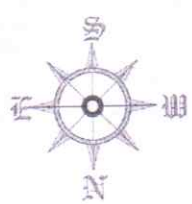
IN WORDS: ELEVEN LAKH NINETY NINE THOUSAND NINE HUNDRED THIRTY FOUR ONLY.



Present Holding No - 1149, 571/1.

PLAN OF A PLOT OF LAND SITUATED AT HOLDING NO.- 571, 571/1.
UR AVENUE, KOLKATA-700055; PLOT NO.-11, BLOCK-D, BANGUR
UE; C.S. DAG NO.-2528/2529; C.S. KHATIAN NO.- 33/46; RESA
-180; TOUZI NO.-228 & 229; J.L.NO.-17; MOUZA-KRISHNAPUR; P.S.
AKE TOWN; DIST.- NORTH 24PGS WITHIN THE LIMITS OF SOUTH
UMDUM MUNICIPALITY.

TOTAL LAND AREA = 5 K. 1 CH. 23 SFT. WITH G+I STD. STRUCTURE (MORE OR LESS)



Poddar Associates Construction Pvt. Ltd.
Swartha

Director

Aayush Teknival.

Poddar Associates Construction Pvt. Ltd.
Swartha
Director

SIGNATURE OF VENDORS

SHREE RAM INFRA NIRMAN PVT LTD
Aayush Teknival.
Director

SIGNATURE OF PURCHASER

ROAD
SITE PLAN
SCALE:-1:200







Government of West Bengal

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



OFFICE OF THE A.D.S.R. BIDHAN NAGAR, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15042001668079/2022

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
1	Mr Susanta Poddar P-77, Lake Town, Block/Sector: B, City:- Not Specified, P.O:- Lake Towan, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089	Representative of Seller [PODDAR ASSOCIATES CONSTRUCTION PRIVATE LIMITED]			<p>Poddar Associates Construction Pvt. Ltd. Susanta Poddar 14.6.22 Director</p>
2	Mr Aayush Tekriwal 227, Lake Town, Block/Sector: B, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089	Representative of Buyer [SHREE RAM INFRA NIRMAN PRIVATE LIMITED]			<p>Aayush Tekriwal. 14.06.2022.</p>



SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Miss Aditi Chatterjee Daughter of Shri Debabrata Chatterjee P-145, Kalindi Housing Estate, City:- Not Specified, P.O:- Kalindi, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700089	Mr Susanta Poddar, Mr Aayush Tekriwal			<i>Aditi Chatterjee</i> 14/06/2022

(Rita Lepcha)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BIDHAN NAGAR
North 24-Parganas, West
Bengal



Major Information of the Deed

Deed No :	I-1504-02452/2022	Date of Registration	15/06/2022
Query No / Year	1504-2001668079/2022	Office where deed is registered	
Query Date	03/06/2022 3:47:42 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Aditi Chatterjee High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836042313, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 2,00,00,000/-		Rs. 2,00,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,00,020/- (Article:23)		Rs. 2,00,014/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Bangur Avenue, Block-D, Mouza: ShyamNagar, JI No: 32, Pin Code : 700055

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2528/2529	RS-33/46	Bastu	Bastu	5 Katha 1 Chatak 23 Sq Ft	1,93,25,000/-	1,93,25,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
Grand Total :					8.4058Dec	193,25,000 /-	193,25,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	6,75,000/-	6,75,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		1000 sq ft	6,75,000 /-	6,75,000 /-	

Details :**Name,Address,Photo,Finger print and Signature****PODDAR ASSOCIATES CONSTRUCTION PRIVATE LIMITED**

P-69, Lake Town, Block/Sector: B, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: AAxxxxxx0F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :**SI No Name,Address,Photo,Finger print and Signature**

1 **SHREE RAM INFRA NIRMAN PRIVATE LIMITED**
312, Lake Town, Block/Sector: A, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: AAxxxxxx2F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :**SI No Name,Address,Photo,Finger print and Signature**

1 **Mr Susanta Poddar**
Son of Late Shyamlal Poddar P-77, Lake Town, Block/Sector: B, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx6H, Aadhaar No: 34xxxxxxxx5848 Status : Representative, Representative of : PODDAR ASSOCIATES CONSTRUCTION PRIVATE LIMITED (as DIRECTOR)

2 **Mr Aayush Tekriwal (Presentant)**
Son of Shri Dwarka Prasad Tekriwal 227, Lake Town, Block/Sector: B, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx9K, Aadhaar No: 53xxxxxxxx5808 Status : Representative, Representative of : SHREE RAM INFRA NIRMAN PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Miss Aditi Chatterjee Daughter of Shri Debabrata Chatterjee P-145, Kalindi Housing Estate, City:- Not Specified, P.O:- Kalindi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089			
Identifier Of Mr Susanta Poddar, Mr Aayush Tekriwal			

Transfer of property for L1

From	To. with area (Name-Area)
PODDAR ASSOCIATES CONSTRUCTION PRIVATE LIMITED	SHREE RAM INFRA NIRMAN PRIVATE LIMITED-8.40583 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	PODDAR ASSOCIATES CONSTRUCTION PRIVATE LIMITED	SHREE RAM INFRA NIRMAN PRIVATE LIMITED-1000.00000000 Sq Ft

14-06-2022

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

presented for registration at 16:40 hrs on 14-06-2022, at the Private residence by Mr Aayush Tekriwal ,.

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 2,00,00,000/-

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

Execution is admitted on 14-06-2022 by Mr Susanta Poddar, DIRECTOR, PODDAR ASSOCIATES CONSTRUCTION PRIVATE LIMITED (Private Limited Company), P-69, Lake Town, Block/Sector: B, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089

Indetified by Miss Aditi Chatterjee, , , Daughter of Shri Debabrata Chatterjee, P-145, Kalindi Housing Estate, P.O: Kalindi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by profession Advocate

Execution is admitted on 14-06-2022 by Mr Aayush Tekriwal, DIRECTOR, SHREE RAM INFRA NIRMAN PRIVATE LIMITED (Private Limited Company), 312, Lake Town, Block/Sector: A, City:- Not Specified, P.O:- Lake Town, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089

Indetified by Miss Aditi Chatterjee, , , Daughter of Shri Debabrata Chatterjee, P-145, Kalindi Housing Estate, P.O: Kalindi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by profession Advocate



Rita Lepcha

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR

North 24-Parganas, West Bengal

On 15-06-2022

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 2,00,014/- (A(1) = Rs 2,00,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,00,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/06/2022 6:29PM with Govt. Ref. No: 192022230049151271 on 13-06-2022, Amount Rs: 2,00,014/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 1821035692 on 13-06-2022, Head of Account 0030-03-104-001-16

nt of Stamp Duty

ed that required Stamp Duty payable for this document is Rs. 10,00,020/- and Stamp Duty paid by Stamp Rs
-, by online = Rs 9,99,920/-
Description of Stamp
Stamp: Type: Impressed, Serial no 4104, Amount: Rs.100/-, Date of Purchase: 13/04/2022, Vendor name: S Dey
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/06/2022 6:29PM with Govt. Ref. No: 192022230049151271 on 13-06-2022, Amount Rs: 9,99,920/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 1821035692 on 13-06-2022, Head of Account 0030-02-103-003-02



Rita Lepcha

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR**

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2022, Page from 113391 to 113413

being No 150402452 for the year 2022.



Digitally signed by RITA LEPCHA DAS
Date: 2022.06.16 12:30:00 +05:30
Reason: Digital Signing of Deed.

(Rita Lepcha) 2022/06/16 12:30:00 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.

(This document is digitally signed.)

SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the
executants/
presentants



Susanka Perera



Aayush Tehmini

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little
Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little
Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little



Addl. District Sub-Registrar
Bidhannagar (Salt Lake City)

14 JUN 2022