1273/23 VC-297/23 I-1286/23

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL N 254279

30.1.23
E.C.O

G-2/18/204

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

Additional Sub-Registrar-II
South 24-parganas

31-01-23

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 30th day of January, Two Thousand Twenty Three (2023) of the Christian Era.

BETWEEN

18 JAN 2023

Serial No. 229 Date

Name. S. Biswas

Address ADV ALIPORE JUDGES COURT, KOL-27

Value Rs. 500 P.

BIDYUT KR. SAHA
Licence Stamp Vendor
Alipore Judges' Court 24 Pgs. (S)
Kolkata-700 027

Stamp Vendor Signature

Saarnali Biswas

1300

Saarnali Biswas

1301

Chitra Chakravarti

1302

Chakravarti

1303

Identified by
Subrata Biswas
S/o Late S.K. Biswas
Barrister's Library
Alipore Judge Court
Kolkata-700027

Office of the Dist. Sub-Registrar-III
South 24 Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
30 JAN 2023

DUSMER TOOLS PVT LTD alias DUSMER TOOLS PRIVATE LIMITED, (PAN-AABCD2440F), a company incorporated under the Companies Act, 1956 and previously having its' registered Office at 18/8, Dover Lane, 3rd Floor, Post Office-Sarat Bose Road, Police Station-Gariahat, Kolkata-700029 and at present its' registered Office at 1865, Rajdanga Main Road, "THE CHAMBERS" 6th Floor, Room No. 602, Post Office & Police Station-Kasba, Kolkata-700107, and being represented by its' two Directors namely (1) **SMT. CHITRA CHAKRAVARTI** (PAN: ACIPC6473F) (Aadhaar No. 5298 8839 2555), (Mobile No. 9433088880), daughter of Late Dhurjati Prasad Chakravarti, by faith-Hindu, by Nationality-Indian, by occupation-Business, residing at 9/2, Dover Lane, 3rd Floor, Post Office-Sarat Bose Road, Police Station-Gariahat, Kolkata-700029 and (2) **SMT. RITA CHAKRAVARTI** (PAN: AEQPC2423R) (Aadhaar No. 2657 7373 5793), (Mobile No. 9836523555), daughter of Sri Subodh Kumar Majumdar, by faith-Hindu, by Nationality-Indian, by occupation-Business, residing at 9/2, Dover Lane, 3rd Floor, Post Office-Sarat Bose Road, Police Station-Gariahat, Kolkata-700029, hereinafter called and referred to as the **"OWNER/VENDOR"** (which expression shall unless excluded by or repugnant to the context or subject be deemed to mean

Office of the Dist. Sub-Registrar-III
জেলা উপ নিবন্ধক
Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

30 JAN 2023

and include its successors, successors-in-office, administrators, representatives and/or assigns) of the **ONE PART**

AND

SMT. SWARNALI BISWAS DEB, (PAN-AREPD0677K), (Aadhaar No. 6965 3980 8408), (Mobile No. 8001033046), wife of Sri Biplab Deb, by faith-Hindu, by Nationality-Indian, by occupation-Business, residing at Balurghat, Post Office Balurghat, Police Station-Balurghat, District-Dakshin Dinajpur, Pin-733101, West Bengal, 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 her heirs, executors, administrators, representatives and/or assigns) of the **OTHER PART**

WHEREAS ALL THAT piece and parcel of a revenue free plot of land measuring 5 Cottahs 9 Chittacks 37 Square Feet, be the same or a little more or less, being the surplus land of Calcutta Improvement Scheme No. XVC, being Plot No. 46B Fern Road formed out of Plot No. 46 Fern Road, Police Station the then Ballygunge and now Gariahat, District the then 24 Parganas and now South 24 Parganas originally belonged to the **TRUSTEES FOR THE IMPROVEMENT OF CALCUTTA**, a

Office of the Dist. Sub-Registrar-III
South 24 Pgs., Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

30 JAN 2023

corporate body Constituted by the Calcutta Improvement Act,1911 (Bengali Act V of 1911)

AND WHEREAS by a registered Deed of Conveyance dated 24.09.1928, duly registered in the Office the then Sadar Sub Registrar at Alipore and recorded in Book No. I, Volume No. II, Page Nos. 70 to 72, as Being No. 22 for the year 1929, the TRUSTEES FOR THE IMPROVEMENT OF CALCUTTA, a Corporate Body Constituted by the Calcutta Improvement Act, 1911 (Bengal Act V of 1911) sold, transferred and conveyed **ALL THAT** piece and parcel of a revenue free plot of land measuring 5 Cottahs 9 Chittacks 37 Square Feet, be the same or a little more or less, being the surplus land of Calcutta Improvement Scheme No. XVC, being Plot No. 46B Fern Road formed out of Plot No. 46 Fern Road, Police Station the then Ballygunge and now Gariahat, District the then 24 Parganas and now South 24 Parganas in favour of Sri Jogendra Lal Roy, son of Late Brajo Dulal Roy of Serajgunj, the then District Pabna, Bangladesh (present) at the valuable consideration mentioned therein.

AND WHEREAS as said Jogendra Lal Roy purchased the aforesaid plot of land in favour of him from the joint fund of their Hindu Joint undivided family and he and his brother Sri Hemendra Lal Roy jointly used to possess and enjoy the said

Office of the Dist. Sub-Registrar-III
জেলা অবর নিবন্ধক
South 24 Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

30 JAN 2023

revenue free plot of land measuring 5 Cottahs 9 Chittacks 37 Square Feet more or less, being Plot No. 46B, Fern Road, Police Station-the then Ballygunge and now Gariahat, District-the then 24 Parganas now South 24 Parganas free from all encumbrances whatsoever.

AND WHEREAS due to urgent need of money said Jogendra Lal Roy with the consent of his brother said Hemendra Lal Roy had taken loan from the TRUSTEES FOR THE IMPROVEMENT OF CALCUTTA and executed and registered a Deed of Mortgage in the year 1929 in favour of the TRUSTEES FOR THE IMPROVEMENT OF CALCUTTA and which was registered in the Office of the then Additional District Sub Registrar at Alipore and recorded in Book No. I, Volume No. 23, Page Nos. 3 to 8, as Being No. 23 for the year 1929.

AND WHEREAS as said Jogendra Lal Roy and Hemendra Lal Roy failed to repay the said loan amount to the TRUSTEES FOR THE IMPROVEMENT OF CALCUTTA and therefore the TRUSTEES FOR THE IMPROVEMENT OF CALCUTTA, the Mortgagee filed a Money Suit being No. 67 of 1932 before the Ld. 1st Sub Judge at Alipore against said Jogendra Lal Roy, the Mortgagor and said Ld 1st Sub Judge at Alipore passed an order and decree against said Jogendra Lal Roy.

Office of the Dist. Sub-Registrar-III
জেলা অবর নিবন্ধক
২৪ পরগনা, আলিপুর
24-Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

30 JAN 2023

AND WHEREAS as per the order and decree passed by the Ld 1st Sub Judge at Alipore in favour of the TRUSTEES FOR THE IMPROVEMENT OF CALCUTTA, said Jogendra Lal Roy intended to repay the loan to the TRUSTEES FOR THE IMPROVEMENT OF CALCUTTA, by selling out **ALL THAT** piece and parcel of a revenue free plot of land measuring 5 Cottahs 9 Chittacks 37 Square Feet, be the same or a little more or less, being Plot No. 46 Fern Road, Police Station the then Ballygunge and now Gariahat, District the then 24 Parganas and now South 24 Parganas and entered into an Agreement for Sale on 08.07.1932 with Smt. Susama Chakravarti @ Susama Chakravarty, wife of Sri Tripurari Chakravarti of 50/3B, Sri Gopal Mallick Lane, Calcutta inter-alia terms and conditions mentioned therein and on 27.07.1932 said Jogendra Lal Roy said paid the said loan to the TRUSTEES FOR THE IMPROVEMENT OF CALCUTTA, by Vide A/C Payee Cheque No. 148963 dated 27.07.1932 drawn on Lloyds Bank, Chowringhee Branch, Kolkata and by a Deed of Release the Trustees for the Improvement of Calcutta released and reassessed **ALL THAT** piece and parcel of a revenue the plot of land measuring 5 Cottahs 9 Chittacks 37 Square Feet, be the same or a little more or less, being Plot No. 46 Fern Road, Police Station the then Ballygunge and now Gariahat,

Office of the Dist. Sub-Registrar-III
South 24 Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

30 JAN 2023

District the then 24 Parganas and now South 24 Parganas in favor of said Jogendra Lal Roy.

AND WHEREAS by a registered Deed of Conveyance dated 12.08.1932, duly registered in the Office of the then Sadar Sub Registrar at Alipore and recorded in Book No. I, Volume No. 42, Page Nos. 195 to 201, as Being No. 3084 for the year 1932 said Jogendra Lal Roy and Hemandra Lal Roy jointly sold, transferred and conveyed **ALL THAT** piece and parcel of a revenue free plot of land measuring 5 Cottahs 9 Chittacks 37 Square Feet, be the same or a little more or less, being Plot No. 46 Fern Road, comprising Dihi 55 Gram, Division-5, Sub Division-"K", Holding No. 39, Police Station the then Ballygunge and now Gariahat, District the then 24 Parganas and now South 24 Parganas free from all encumbrances whatsoever in favour of Smt. Susama Chakravarti @ Susama Chakravarty at the valuable consideration mentioned therein.

AND WHEREAS since such way of purchase said Susama Chakravarti @ Susama Chakravarty became the sole and absolute Owner and the absolutely seized and possessed off or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of a revenue free plot of land measuring 5 Cottahs 9 Chittacks 37 Square Feet, be the same or a little more or less,

Office of the Dist. Sub-Registrar-III
জেলা অবর নিবন্ধক
Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

30 JAN 2023

being Plot No. 46 Fern Road, comprising Dihi 55 Gram, Division-5, Sub Division-"K", Holding No. 39, Police Station the then Ballygunge and now Gariahat, District the then 24 Parganas and now South 24 Parganas free from all encumbrances whatsoever and recorded her name in the Office of the Kolkata Municipal Corporation and the said plot of land was numbered as Premises No. 46B, Fern Road, Calcutta-700019 and which is subsequently known and re-numbered as 14, Fern Place, Kolkata-700019 and constructed a two storied building over in the year 1934.

AND WHEREAS Susama Chakravarti @ Susama Chakravarty died intestate on 17.11.1972 leaving behind her husband Sri Tripurari Chakravarti, one son Sri Dhurjati Prasad Chakravarti and ten married daughters namely (1) Smt. Roma Baksi (ii) Smt. Uma Bhattacharyya (ii) Smt. Gopa Maitra (iv) Smt. Geeta Ray (v) Smt. Krishna Ghosh (vi) Smt. Sukla Mozumder (vii) Smt. Subha Menon (viii) Smt. Sunanda Bhattacharjee (ix) Smt. Sudakshina Rajguru and (x) Smt. Sita Sengupta as her only legal heirs.

AND WHEREAS said Tripurari Chakravarti died intestate on 23.01.1979 leaving behind his only son said Dhurjati Prasad Chakravarti and ten daughters namely said (i) Roma Baksi (ii)

Office of the Dist. Sub-Registrar-III
South 24 Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

30 JAN 2023

Uma Bhattacharyya (ii) Gopa Maitra (iv) Geeta Ray (v) Krishna Ghosh (iv) Sukla Mozumder (vii) Subha Menon (viii) Sunanda Bhattacharjee (ix) Sudakshina Rajguru and (x) Sita Sengupta as his only legal heirs.

AND WHEREAS said Krishna Ghosh died intestate on 24.10.2005 having no issue and before her death her husband Pradip Kumar Ghosh died intestate on 11.12.1991 and therefore as per the Hindu Succession Act, 1956 her brother said Dhurjati Prasad Chakravarti and nine sisters said Roma Baksi, Uma Bhattacharyya, Gopa Maitra, Geeta Ray, Sukla Mozumder, Subha Menon, Sunanda Bhattacharjee, Sudakshina Rajguru, and Sita Sengupta became the legal heirs of said Krishna Ghosh and entitled to the property left by said Krishna Ghosh having their 1/10th undivided share.

AND WHEREAS said Roma Baksi died intestate on 05.05.2009 leaving behind her three sons namely (1) Sri Jayanta Kumar Baksi (ii) Sri Kalyan Kumar Baksi and (iii) Sri Ajoy Kumar Baksi and only daughter namely Smt. Anasuya Bhattacharyya as her only legal heirs and it is mentioned that before her death her husband Ardhendu Baksi died intestate on 14.02.1986.

Office of the Dist. Sub-Registrar-III
South 24 Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

30 JAN 2023

AND WHEREAS said Dhurjati Prasad Chakravarti died intestate on 14.12.2005 leaving him only son Sri Sruta Prakash Chakravarti and only daughter Smt. Chitra Chakravarti as his only legal heirs and before his death his wife died intestate on 20.11.2004.

AND WHEREAS said Uma Bhattacharyya died intestate on 21.06.2009 leaving behind her husband Sri Santi Kumar Bhattacharyya and only son Dr. Kalyanbrata Bhattacharyya as her only heirs.

AND WHEREAS said Geeta Ray died intestate on 07.07.2010 leaving behind her husband Sri Pulak Chandra Ray and only son Dr. Prasun Chandra Ray as her only legal heirs.

AND WHEREAS said Subha Menon died intestate on 7.12.2010 leaving behind her husband M.K. Menon and only minor adopted grand-son Master Abhishek Menon as her only legal heirs and before her death her only son Abhijit Menon died intestate on 27.08.2010.

AND WHEREAS said Sunanda Bhattacharjee died intestate on 04.05.2009 leaving behind her only daughter Smt. Panchali Sen as her only legal heir and before her death her husband Ardhendu Bhattacharjee died intestate on 26.05.1998.

Office of the Dist. Sub-Registrar-III
South 24 Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

30 JAN 2023

AND WHEREAS said Sita Sengupta died intestate on 30.05.1980 leaving behind her husband Sri Guruprasad Sengupta and only daughter Smt. Anindita Mukherjee as her only legal heirs.

AND WHEREAS as per the Hindu Succession Act, 1956 by way of inheritance said (i) Gopa Maitra, (ii) Sukla Mozumder (iii) Sudakshina Rajguru (iv) Jayanta Kumar Baksi (v) Kalyan Kumar Baksi (vi) Ajoy Kumar Baksi (vii) Anasuya Bhattacharyya (viii) Sruta Prakash Chakravarti (ix) Chitra Chakravarti (x) Santi Kumar Bhattacharyya (xi) Dr. Kalyanbrata Bhattacharyya (xii) Pulak Chandra Ray (xiii) Dr. Prasun Chandra Ray (xiv) M.K. Menon (xv) Abhishek Menon (xvi) Panchali Sen (xvii) Guruprasad Sengupta and (xviii) Anindita Mukherjee became the joint Owners and absolutely seized and possessed off or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of a demarcated plot of land measuring 5 Cottahs 9 Chittacks 37 Square Feet, more or less whereof a dilapidated two storied dwelling house containing 3080 square feet, more or less, built up area and being constructed in the year 1934 standing thereon, **TOGETHER WITH** all paths, passages, drains, sewers, ways, trees, fences, hedges, ditches, waters, watercourses, courtyards, lights, liberties, privileges,

Office of the Dist. Sub-Registrar-III
জেলা উপ নিবন্ধক
দক্ষিণ ২৪ পরগনা, আলিপুর
South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

30 JAN 2023

easements, appurtenances whatsoever to the dwelling house and premises belonging or anyway appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto, within the limits of Kolkata Municipal Corporation, under its' Ward No. 68, Borough No. VIII, being previously Premises No. 46B, Fern Road, and at present known as Premises No. 14, Fern Place, Kolkata-700019, Assesse No. 11-068-13-0018-1, Police Station-the then Ballygunge and now Gariahat, District the then 24 Parganas now South 24 Parganas free from all encumbrances whatsoever.

AND WHEREAS due to the urgent need of money and other lawful reasons by an English registered Deed of Conveyance dated 30.08.2011, duly registered in the Office of Additional District Sub Registrar at Alipore and recorded in Book No. I, C.D. Volume No. 28 Page Nos. 2757 to 2803 as Being No. 06545 for the year 2011 said (i) Gopa Maitra (ii) Sukla Mozumder (iii) Sudakshina Rajguru (iv) Jayanta Kumar Baksi (v) Kalyan Kumar Baksi (vi) Ajoy Kumar Baksi (vii) Anasuya Bhattacharya (viii) Sruta Prakash Chakravarti (ix) Chitra Chakravarti (x) Santi Kumar Bhattacharyya (xi) Dr. Kalyanbrata Bhattacharyya (xii) Pulak Chandra Ray (xiii) Dr. Prasun Chandra Ray (xiv) M.K. Menon (xv) Abhishek Menon, being represented by his mother

Office of the Dist. Sub-Registrar-III
জেলা অবর নিবন্ধক
দক্ষিণ ২৪ পরগনা, আলিপুর
South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

30 JAN 2023

Smt. Pampa Guhanee Menon as the natural guardian (xvi) Panchali Sen (xvii) Guruprasad Sengupta and (xviii) Anindita Mukherjee jointly sold, transferred and conveyed **ALL THAT** piece and parcel of a demarcated plot of land measuring 5 Cottahs 9 Chittacks 37 Square Feet, more or less whereof a dilapidated two storied dwelling house containing 3080 square feet more or less built up area and being constructed in the year 1934 standing thereon, **TOGETHER WITH** all paths, passages, drains, sewers, ways, trees, fences, hedges, ditches, waters, watercourses, lights, courtyards, liberties, privileges, easements, appurtenances whatsoever to the dwelling house and premises belonging or anyway appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto within the limits of Kolkata Municipal Corporation, under its' Ward No. 68, Borough No. VIII, being previously Premises No. 46B, Fern Road, and at present known as Premises No. 14, Fern Place, Kolkata-700019, Assessee No. 11-068-13-0018-1, Police Station-the then Ballygunge and now Gariahat, Kolkata-700019, District the then 24 Parganas and now South 24 Parganas free from all encumbrances whatsoever in favour of DUSMER TOOLS PVT LTD alias DUSMER TOOLS PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 and having it's registered Office at 18/8,

Office of the Dist. Sub-Registrar-III
South 24 Parganas

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

30 JAN 2023

Dover Lane, 3rd Floor, Post Office-Sarat Bose Road, Police Station-Gariahat, Kolkata-700029 the Owner/Vendor, herein at the valuable consideration mentioned therein.

AND WHEREAS since such way of purchase **said DUSMER TOOLS PVT LTD alias DUSMER TOOLS PRIVATE LIMITED**, the Owner/Vendor, herein became the sole and absolute Owner, absolutely seized and possessed off or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of a demarcated plot of land measuring 5 Cottahs 9 Chittacks 37 Square Feet, more or less whereof a dilapidated two storied dwelling house containing 3080 square feet, more or less, built up area and being constructed in the year 1934 standing thereon, **TOGETHER WITH** all paths, passages, drains, sewers, ways, trees, fences, hedges, ditches, waters, watercourses, lights, courtyards, liberties, privileges, easements, appurtenances whatsoever to the dwelling house and premises belonging or anyway appertaining or usually held or occupied therewith or reputed belong or be appurtenant thereto, within the limits of Kolkata Municipal Corporation, under its' Ward No. 68, Borough No. VIII, being previously Premises No. 46B, Fern Road, and at present known as Premises No. 14, Fern Place, Kolkata-700019, Assessee No. 11-068-13-0018-1, Police

Office of the Dist. Sub-Registrar-III
South 24 Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

30 JAN 2023

Station-the then Ballygunge and now Gariahat, District the then 24 Parganas and now South 24 Parganas free from all encumbrances whatsoever and morefully and particularly described in the **SCHEDULE** hereunder written and delineated in the Map/Plan annexed hereto with "***RED***" colour border and hereinafter referred and called to as ***"the Said Property"*** and recorded its' name in the Office of Kolkata Municipal Corporation and used to pay taxes regularly in the Office of the Kolkata Municipal Corporation.

AND WHEREAS due to financial crisis DUSMER TOOLS PVT LTD alias DUSMER TOOLS PRIVATE LIMITED, the Owner/Vendor, herein had taken loan from Reliance Home Finance Limited (RHFL) who appointed YES BANK LIMITED for its' "Collection and Servicing Agent" and accordingly YES BANK LIMITED entitled to collect and receive payment and said DUSMER TOOLS PRIVATE LIMITED has paid its' entire loan amount to the YES BANK LIMITED by vide Cheque No. 770234 dated 25.11.2022 drawn on Canara Bank and said YES BANK LIMITED has handed over all original documents including original Deed vide No. 06545 dated 30.08.2011 original Deed vide No. 3084 dated 12.08.1932 and other documents from its' custody on 13.12.2022 to said **DUSMER TOOLS PVT LTD alias**

Office of the Dist. Sub-Registrar-III
South 24 Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

30 JAN 2023

DUSMER TOOLS PRIVATE LIMITED, the Owner/ Vendor, herein.

AND WHEREAS due to urgent need of money and other lawful reasons, the Board of directors of **DUSMER TOOLS PVT LTD alias DUSMER TOOLS PRIVATE LIMITED**, the Owner/Vendor, herein passed a resolution in its' meeting dated 26.12.2022 to sell, lease or otherwise dispose of **"the said property"** as described in the **SCHEDULE** hereunder written and authorized Smt. Chitra Chakravarti, one of the Directors of said **DUSMER TOOLS PVT LTD alias DUSMER TOOLS PRIVATE LIMITED** to do all acts, deeds, things, which are necessary to give effect to the above said resolution dated 26.12.2022.

AND WHEREAS as per the said resolution dated 26.12.2022 said Chitra Chakravarti being one of the Directors and authorized person of said **DUSMER TOOLS PVT LTD alias DUSMER TOOLS PRIVATE LIMITED**, the Owner/Vendor, herein decided to dispose of **"the said property"** as described in the **SCHEDULE** hereunder written free from all encumbrances whatsoever by way of Sale at the fixed and settled price of Rs. 2,80,00,000/- (Rupees Two Core Eighty Lakhs) only.

Office of the Dist. Sub-Registrar-III
South 24 Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

30 JAN 2023

AND WHEREAS knowing the intention of said **DUSMER TOOLS PVT LTD alias DUSMER TOOLS PRIVATE LIMITED,** the Owner/Vendor, herein **SMT. SWARNALI BISWAS DEB**, the Purchaser, herein has agreed to purchase "the said property" as described in the **SCHEDULE** below free from all encumbrances whatsoever at the said fixed and settled price of Rs. 2,80,00,000/- (Rupees Two Core Eighty Lakhs) only.

AND WHEREAS at or immediately before the execution of these present said fixed and settled price of Rs. 2,80,00,000/- (Rupees Two Core Eighty Lakhs) only being the entire consideration money has been paid by said **SMT. SWARNALI BISWAS DEB**, the Purchaser, herein to said DUSMER TOOLS PVT LTD alias DUSMER TOOLS PRIVATE LIMITED, the Owner/Vendor, herein as per Memo of Consideration hereunder written and said **DUSMER TOOLS PVT LTD alias DUSMER TOOLS PRIVATE LIMITED**, the Owner/Vendor, herein has delivered the possession of **"the said property"** as described in the **SCHEDULE** hereunder written free from all encumbrances whatsoever in favour of said **SMT. SWARNALI BISWAS DEB**, the Purchaser herein.

NOW THIS INDENTURE WITNESSETH:- that in pursuance of the said negotiation and in consideration of the said sum of Rs. 2,80,00,000/- (Rupees Two Core Eighty Lakhs) only of lawful money of the Indian Union paid by the Purchaser to the Owner/Vendor at or immediately before the execution of these

Office of the Dist. Sub-Registrar-III
South 24 Parganas

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPURE

30 JAN 2023

present (the receipt whereof the Owner/Vendor doth hereby admit and acknowledge) and of and from the same and every part thereof the Owner/Vendor do hereby acquit, release and discharge forever the Purchaser and **"the said property"** said **DUSMER TOOLS PVT LTD alias DUSMER TOOLS PRIVATE LIMITED**, as the beneficial Owner/ Vendor do hereby grant, convey, transfer, sell, assign, alienate, alien and assure unto and to the use of said **SMT. SWARNALI BISWAS DEB**, the Purchaser herein free from all encumbrances **ALL THAT** piece and parcel of a demarcated plot of land measuring 5 Cottahs 9 Chittacks 37 Square Feet, more or less whereof a dilapidated two storied dwelling house containing 3080 square feet more or less built up area and being constructed in the year 1934 standing thereon, **TOGETHER WITH** all paths, passages, drains, sewers, ways, trees, fences, hedges, ditches, waters, watercourses, courtyards, lights, liberties, privileges, easements, appurtenances whatsoever to the dwelling house and premises belonging or anyway appertaining to or usually held or occupied therewith or reputed to belong or be appurtenant thereto, within the limits of Kolkata Municipal Corporation, under its' Ward No. 68, Borough No. VIII, being previously Premises No. 46B, Fern Road, and at present known as Premises No. 14, Fern Place, Kolkata-700019, Assessee No. 11-

Office of the Dist. Sub-Registrar-III
South 24-Parganas

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

30 JAN 2023

068-13-0018-1, Police Station-the then Ballygunge and now Gariahat, Kolkata-700019, District the then 24 Parganas and now South 24 Parganas, free from all encumbrances whatsoever, which are morefully and particularly described in the **SCHEDULE** hereunder written and delineated in the map or plan annexed hereto with "***RED***" colour border, **AND ALL** the estate, right, title, interest, claim and demand whatsoever of the Owner/Vendor into and upon the same and every part thereof in law and equity **TO ENTER UPON AND TO HAVE AND HOLD OWN** and possess the use of the same unto and to the Purchaser, her heirs, executors, administrators, representatives and/or assigns absolutely and forever together with title deeds, writings, muniments and other evidences of title which any wise relate to "***the said property***" and any part and parcel thereof and which now are or hereafter shall as may be in the custody of the Owner/Vendor, its' successors, successors-in-office, administrative, representatives and/or assigns or any persons from whom it or they can or may procure the same without action or suit at law or in equity **AND** the Owner/Vendor do hereby covenant with the Purchaser, her heirs, executors, administrators, representatives and/or assigns that notwithstanding any acts, deed or things heretofore the Owner/ Vendor or by any of its' predecessor-in-interest done, executed

Office of the Dist. Sub-Registrar-III

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

30 JAN 2023

or knowingly suffered to the contrary the Owner/Vendor is now lawfully seized and possessed ***"the said property"***, free from any encumbrances, attachments or defects-in-title whatsoever and the Owner/Vendor has full power and absolute authority to sell ***"the said property"*** in the manner aforesaid **AND** the Purchaser, her heirs, executors, administrators, representatives and/or assigns shall hereafter peaceably and quietly hold, possess and enjoy ***"the said property"*** hereditaments and premises on paying tax to the competent authority/ies and receive rents, issues and profits thereof without any lawful or equitably eviction, interruption, claim or demand whatsoever from or by the Owner/Vendor or any person or persons lawfully and equitably claiming from, under or in trust for it **AND** further that the Owner/ Vendor its' successors, successors-in-office, administrators, representatives and/or assigns covenant with the Purchaser, her heirs, executors, administrators, representatives and assigns, to save harmless indemnify and indemnified the Purchaser, her heirs, executors, administrators, representatives and/or assigns from or against all encumbrances, charges and equities whatsoever **AND** the Owner/Vendor, its' successors, successors-in-office, administrators, representatives and/or assigns further covenant that it or they shall and will from all times to come at the

Office of the Dist. Sub-Registrar-III
South 24 Parganas, Alipore

DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS., ALIPORE

30 JAN 2023

request and costs of the Purchaser, her heirs, executors, administrators, representatives and/or assigns do or execute or cause to be done or executed all such acts, deeds and things whatsoever for further and more perfectly conveying and assuring the title of the Purchaser to **"the said property"** hereditaments and premises or any part thereof unto and to the use of the Purchaser her heirs, executors, administrators, representatives and/or assigns according to the true intent and meaning of these present as shall or may be reasonably required **AND FURTHER MORE THAT** the Owner/Vendor, its' successors, successors-in-office, administrators, representatives and/or assigns shall at all times hereafter indemnify and keep indemnified the Purchaser, her heirs, executors, administrators, representatives and/or assigns against loss, damages, costs, charges and expenses if any suffered by reason or any defect in title of the Owner/Vendor or any breach of the covenants hereunder contained.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of a demarcated plot of land measuring 5 Cottahs 9 Chittacks 37 Square Feet, more or less whereof a dilapidated two storied dwelling house containing **3080** square feet more or less built up area being constructed

Office of the Dist. Sub-Registrar-III
South 24 Pgs., Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
30 JAN 2023

in the year 1934 standing thereon, **TOGETHER WITH** all paths, passages, drains, sewers, ways, trees, fences, hedges, ditches, waters, watercourses, courtyards, lights, liberties, privileges, easements, appurtenances whatsoever to the dwelling house and premises belonging or anyway appertaining to or usually held or occupied therewith or reputed to belong or be appurtenant thereto, within the limits of Kolkata Municipal Corporation, under its' Ward No. **68,** Borough No. VIII, being previously Premises No. 46B, Fern Road, and at present known as Premises No. **14, Fern Place**, Kolkata-700019 , Assessee No. **11-068-13-0018-1,** Police Station-the then Ballygunge and now Gariahat, Kolkata-700019, District the then 24 Parganas and now South 24 Parganas free from all encumbrances whatsoever and delineated in the Map/Plan annexed hereto with "***RED***" colour border and being butted and bounded as the manner following:-

ON THE NORTH : Premises No. 10A, B & C Fern Place;

ON THE SOUTH : Premises Nos. 16A & 16C Fern Place;

ON THE EAST : 21 Feet wide Municipal Road (Fern Place)

ON THE WEST : Jagabandhu Institution at Premises No. 25, Fern Road ;

Office of the Dist. Sub-Registrar-III
South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

30 JAN 2023

IN WITNESS WHEREOF the **PARTIES**, have hereunto set and subscribed their respective hands and seals in this **DEED OF CONVEYANCE** on the day, month and year first above written.

SIGNED SEALED AND DELIVERED
by the within named **PARTIES**
in the presence of :-
WITNESSES :-

1. Goutom Seb
3F Dr. G. S. Bose Road
Kol - 39

Chitra Chakravarti

R Chakravarti

*Signature of the **OWNER/ VENDOR***

For DUSMER TOOLS PVT. LTD.

Director

2. Sujitabha Paul
24D, New Ballygunge Road,
Kasba, Kolkata - 700039

Swarnali Biswas

*Signature of the **PURCHASER***

Drafted by me;-

Subrata Biswas

Subrata Biswas
Advocate
Enrolment No. WB-2085/95
Alipore Judges' Court, Kolkata-700 027.

Computer Print by :-

Tushar Ganguly
Alipore Judges' Court, Kolkata-700 027.

Office of the Dist. Sub-Registrar-III
South 24 Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

30 JAN 2023

MEMO OF CONSIDERATION

RECEIVED from the within named **PURCHASER** the sum Rs. 2,80,000,000/- (Rupees Two Core Eighty Lakhs) only being the entire consideration money in respect of the **said property** as described in the **SCHEDULE** above at or immediately before the execution of these present on the manner following :-

By Demand Pay vide No. 005140 dated 24.01.2023, drawn on IDBI Bank College More, Opposite District Library Balu Balurghat, West Bengal, Pin-733101 in favour of the Owner/Vendor	Rs.2,80,00,000/-
Total	**Rs. 2.80,00,000/-**

(Rupees Two Core Eighty Lakhs) only.

WITNESSES :-

1. Gautam Deb

Chitra Chakravarti

R Chakravarti

Signature of the ***OWNER/ VENDOR***

For DUSMER TOOLS PVT. LTD.

2. Sunitabha Paul

Director

Office of the Dist. Sub-Registrar-III
South 24 Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

30 JAN 2023

SITE PLAN OF LAND & EXISTING BUILDING AT PREMISES NO.- 14, FERN PLACE, KOLKATA - 700 019, WARD NO.- 68, P. S. - GARIAHAT, BOROUGH NO. - VIII, UNDER K.M.C ASSESSEE NO. - 110681300181

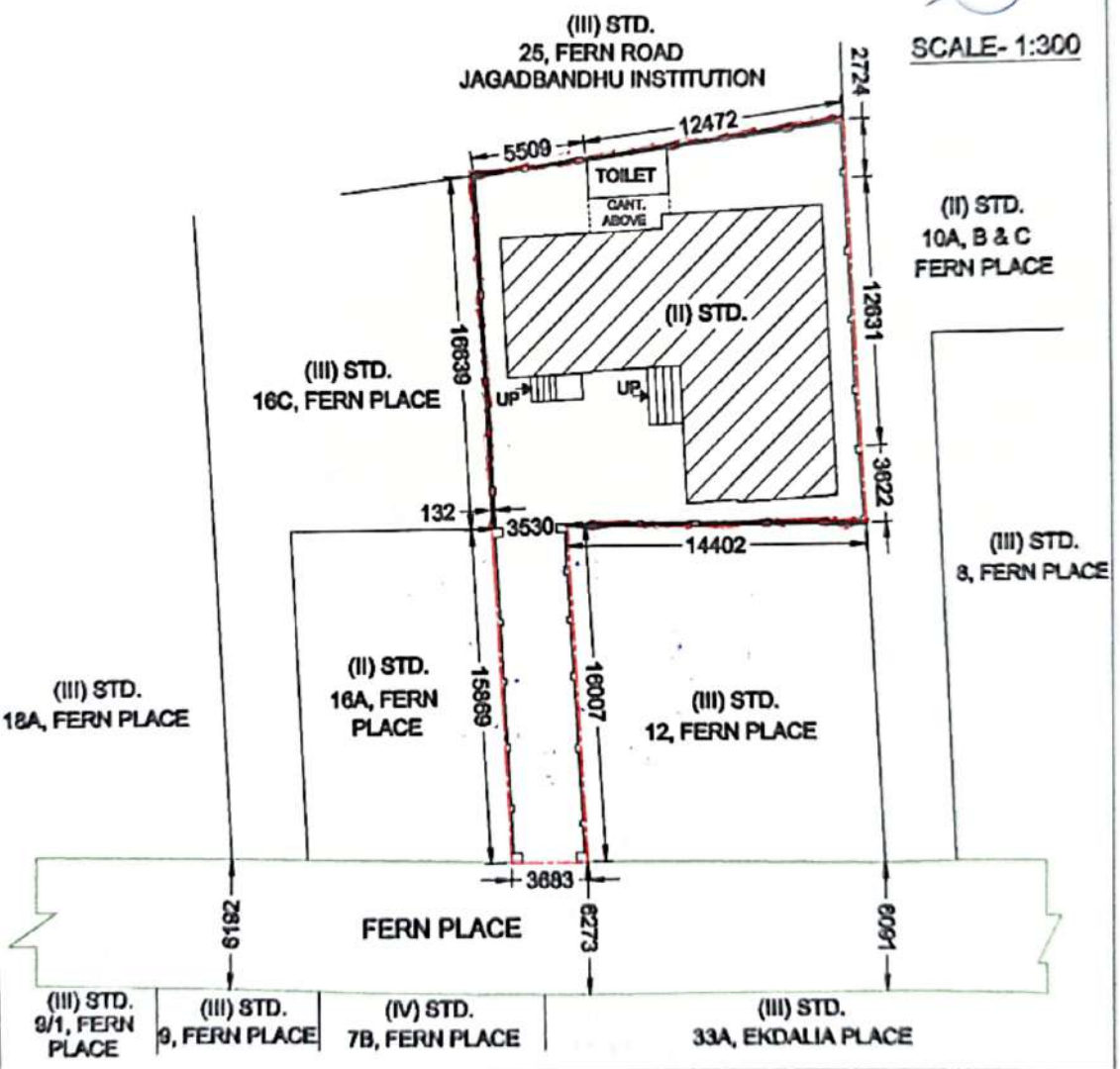
AREA OF LAND - 375.51 SQ.M. / 05 KH.- 09 CH.- 37 SQ.FT. (MORE OR LESS)

AREA SHOWN IN RED COLOUR

TOTAL BUILTUP AREA OF EXISTING BUILDING - 3080 SQ. FT.

N

SCALE- 1:300



Chitra Chakravarti R Chakravarti FOR PROMEER TOWN SHIP LTD. SIGNATURE OF VENDORS-	Saarnali Biswas SIGNATURE OF PURCHASER-	Aniruddha Ghosh ANIRUDDHA GHOSH M.R./C.E. NO.- 512544 RAJPUR-SONARPUR MUNICIPALITY 123, G.P. MAITRA LANE, MALANCHA KOLKATA- 700145 DONE BY-

Director

Office of the Dist. Sub-Registrar-III
জেলা অবর নিবন্ধক
Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
30 JAN 2023

	Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name Swarnali Biswas

Signature Swarnali Biswas

	Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name CHITRA CHAKRAVARTI

Signature Chakravarti

For DUSMER TOOLS PVT. LTD.

Director

	Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name Rita Chakravarti

Signature Chakravarti

For DUSMER TOOLS PVT. LTD.

Director

	Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....

Signature Subrata Biswas

Office of the Dist. Sub-Registrar-III
South 24 Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
30 JAN 2023

Dusmer TOOLS PVT. LTD.
ISO 9001:2015 Certified Company

☎ (033) 40089503, 40089603
CIN : U51109WB1991PTC050674
E-mail : info@dusmertools.com

The Chambers, Room No.602, 6th Floor,
1865, Rajdanga Main Road, Kolkata - 700 107

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT EXTRA ORDINARY GENERAL MEETING OF THE MEMBERS OF DUSMER TOOLS PVT LTD HELD ON 26th DECEMBER 2022, 11A.M., AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT 1865, RAJDANGA MAIN ROAD, THE CHAMBERS, 6TH FLOOR, ROOM NO. 602 KOLKATA-700107

To dispose off Company's building situated at 14, Fern Place, Ward No – 68, P.O – Ballygunge, P.S – Gariahat, Kolkata -700019.

To Consider, and if thought fit, to pass with or without modification, the following Resolution as an Ordinary Resolution:

"**RESOLVED THAT** pursuant to the provisions of section 180 (1) (a) of the Companies Act, 2013 (as amended or re-enacted from time to time) and other applicable provision if any consent of the members be and are hereby accorded to sell, lease or otherwise dispose of the whole or substantially the whole of the undertakings of the company or where the company owns more than one undertaking, of the whole or substantially the whole of any of such undertakings.

"**RESOLVED FURTHER THAT** Company will dispose off its building situated at 14, Fern Place, Ward No – 68, P.O – Ballygunge, P.S – Gariahat, Kolkata -700019."

"**RESOLVED FURTHER THAT** CHITRA CHAKRAVARTI, Director of the Company do hereby authorized by the members to execute, sign and to do all acts, deeds and things which are necessary to give effect to the above said resolution."

Certified True Copy

For DUSMER TOOLS PVT LTD

R Chakravarti

RITA CHAKRAVARTI
(Director)
DIN : 00855824

C. Chakravarti

CHITRA CHAKRAVARTI
(Director
DIN : 00862221

Major Information of the Deed

Deed No :	I-1603-01286/2023	Date of Registration	31/01/2023
Query No / Year	1603-2000181204/2023	Office where deed is registered	
Query Date	21/01/2023 4:16:07 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUBRATA BISWAS ALIPORE JUDGES COURT,Thana : Alipore, District : South24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830058906, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 2,80,00,000/-		Rs. 3,58,89,864/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 17,94,514/- (Article:23)		Rs. 3,58,945/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Gariahat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Fern Place, , Premises No: 14, , Ward No: 068 Pin Code : 700019

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		5 Katha 9 Chatak 37 Sq Ft	2,75,00,000/-	3,46,42,464/-	Width of Approach Road: 21 Ft.,
	Grand Total :				9.2629Dec	275,00,000 /-	346,42,464 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3080 Sq Ft.	5,00,000/-	12,47,400/-	Structure Type: Structure
	Gr. Floor, Area of floor : 1540 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 85 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 1540 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 85 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	3080 sq ft	5,00,000 /-	12,47,400 /-	

...er Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**DUSMER TOOLS PVT LTD** 1865, Rajdanga Main Road, The Chambers, 6th Floor, Room No. 602, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 , PAN No.:: aaxxxxxx0f,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	**Smt Swarnali Biswas Deb (Presentant)** Wife of Shri Biplab Deb Balurghat, City:- , P.O:- Balurghat, P.S:-Balurghat, District:-Dakshin Dinajpur, West Bengal, India, PIN:- 733101 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: arxxxxxx7k, Aadhaar No: 69xxxxxxxx8408, Status :Individual, Executed by: Self, Date of Execution: 30/01/2023 , Admitted by: Self, Date of Admission: 30/01/2023 ,Place : Pvt. Residence

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Smt Chitra Chakravarti** Daughter of Late Dhurjati Prasad Chakravarti 9/2, Dover Lane, 3rd Floor, City:- , P.O:- Sarat Bose Road, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: acxxxxxx3f, Aadhaar No: 52xxxxxxxx2555 Status : Representative, Representative of : DUSMER TOOLS PVT LTD (as Director)
2	**Smt Rita Chakravarti** Daughter of Late Subodh Kumar Majumdar 9/2, Dover Lane, 3rd Floor, City:- , P.O:- Sarat Bose Road, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aexxxxxx3r, Aadhaar No: 26xxxxxxxx5793 Status : Representative, Representative of : DUSMER TOOLS PVT LTD (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Subrata Biswas Son of Late S K Biswas Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Smt Swarnali Biswas Deb, Smt Chitra Chakravarti, Smt Rita Chakravarti			

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	DUSMER TOOLS PVT LTD	Smt Swarnali Biswas Deb-9.26292 Dec
Transfer of property for S1		
Sl.No	**From**	**To. with area (Name-Area)**
1	DUSMER TOOLS PVT LTD	Smt Swarnali Biswas Deb-3080.00000000 Sq Ft

Endorsement For Deed Number : I - 160301286 / 2023

On 30-01-2023

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

Presented for registration at 20:00 hrs on 30-01-2023, at the Private residence by Smt Swarnali Biswas Deb ,Claimant.

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 3,58,89,864/-

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

Execution is admitted on 30/01/2023 by Smt Swarnali Biswas Deb, Wife of Shri Biplab Deb, Balurghat, P.O: Balurghat, Thana: Balurghat, , Dakshin Dinajpur, WEST BENGAL, India, PIN - 733101, by caste Hindu, by Profession Business

Indetified by Mr Subrata Biswas, , , Son of Late S K Biswas, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 30-01-2023 by Smt Chitra Chakravarti, Director, DUSMER TOOLS PVT LTD (Private Limited Company), 1865, Rajdanga Main Road, The Chambers, 6th Floor, Room No. 602, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107

Indetified by Mr Subrata Biswas, , , Son of Late S K Biswas, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 30-01-2023 by Smt Rita Chakravarti, Director, DUSMER TOOLS PVT LTD (Private Limited Company), 1865, Rajdanga Main Road, The Chambers, 6th Floor, Room No. 602, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107

Indetified by Mr Subrata Biswas, , , Son of Late S K Biswas, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Debasish Dhar

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

On 31-01-2023

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,58,945.00/- (A(1) = Rs 3,58,899.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 3,58,913/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/01/2023 3:50PM with Govt. Ref. No: 192022230266614348 on 24-01-2023, Amount Rs: 3,58,913/-, Bank: SBI EPay (SBIePay), Ref. No. 3783654273527 on 24-01-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 17,94,514/- and Stamp Duty paid by Stamp Rs 500.00/-, by online = Rs 17,94,014/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2299, Amount: Rs.500.00/-, Date of Purchase: 18/01/2023, Vendor name: Bidyut Kr Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/01/2023 3:50PM with Govt. Ref. No: 192022230266614348 on 24-01-2023, Amount Rs: 17,94,014/-, Bank: SBI EPay (SBIePay), Ref. No. 3783654273527 on 24-01-2023, Head of Account 0030-02-103-003-02

Dhar

Debasish Dhar

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 46789 to 46822

being No 160301286 for the year 2023.

Seal of the District Sub-Registrar III, South 24 Parganas, South 24 Parganas

Digitally signed by Debasish Dhar
Date: 2023.01.31 15:35:48 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/01/31 03:35:48 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)