

10277/2023

T-8839/23



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

12-32
30/06/23

2/1416037/23



K 838944

Additional Registrar of Assurances
Kolkata

Certified that the Document is admitted to Registration The Register Sheet and the enforcement sheet are the part of this document

Additional Registrar of Assurances II Kolkata

30 JUN 2023

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this the 30th day of

June, Two Thousand Twenty Three (2023) BETWEEN

SL. NO. 27653 DT. 27.06.2023

NAME. Snishki Nirman.....

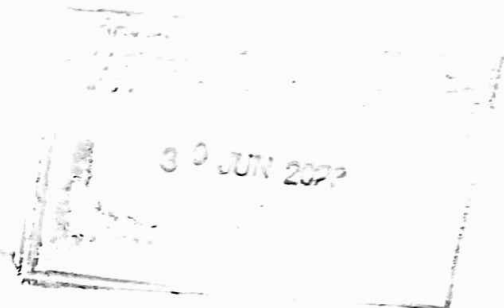
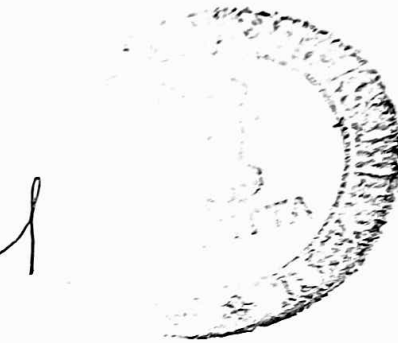
ADDRESS 7/46, Sakin Mondal Para, P.O - Rajarhat Gopalpur

P.S - Pipari, Kol- 700136

RS. 500/-

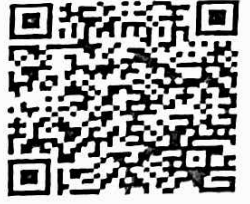

TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPURE POLICE COURT
KOLKATA-27

1



Dulal Kundu.
s/o Late Sadhu Charan Kundu.
GA 40/A Narayanpala (West)
P.S. Baguati
P.O. Desh Bandhu Nagar
Kol- 700059 (24 Parganas)
M. N. R. S.

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



280620232011426163

GRIPS Payment Detail

GRIPS Payment ID:	280620232011426163	Payment Init. Date:	28/06/2023 17:42:04
Total Amount:	398534	No of GRN:	1
Bank/Gateway:	State Bank of India	Payment Mode:	Online Payment
BRN:	CKX3008732	BRN Date:	28/06/2023 17:43:27
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: SRISHTI NIRMAN
Mobile: 9123014223

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240114261641	Directorate of Registration & Stamp Revenue	398534
Total			398534

IN WORDS: THREE LAKH NINETY EIGHT THOUSAND FIVE HUNDRED THIRTY FOUR ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

PAID

SMT. SHIPRA KUNDU, having PAN: AFTPK2873B, Aadhaar No.4886 7101 1701, wife of Sri Dulal Kundu, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at GA-40/A, Narayantala West, Post Office - Desh Bandhu Nagar, Police Station - Baguiati, Kolkata - 700059, District: North 24-Parganas, West Bengal, hereinafter called and referred to as the "**VENDOR**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, successors, legal represented and assigns) of the **ONE PART**.

- A N D -

SRI SRISHTI NIRMAN, having PAN: ADNFS3523J, a Partnership Firm, having its office at 7/46, Salua Mondal Para, Post Office - Rajarhat Gopalpur, Police Station - Airport, Kolkata - 700136, District: North 24-Parganas, West Bengal, represented by its one of the Partners **SMT. KAKALI SANYAL**, having PAN: AGZPB5240Q, Aadhaar No.6620 1370 1458, wife of Sri Debasis Sanyal, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 43/N, Jhowtala Road, Kalimandir, Post Office - Hatiara, Police Station - Baguihati, Kolkata - 700157, District: North 24-Parganas, West Bengal, hereinafter called and referred to as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office, executors, administrators, proprietor, authorized representatives, and assigns) of the **OTHER PART**.

WHEREAS One Jainal Mondal was seized and possessed 26 decimals of land lying and situate at Mouza Doharia, J.L. No.45, R.S. No.132, Pargana Anwarpur, Touzi No.146, comprised in Khatian No.275 and Subordinate or Khanda Khatian No.276 of Dag No.1267, Police Station and Sub-Registry Office Barasat, District: 24-Parganas since 24-Parganas North.

AND WHEREAS after demise of Jainal Mondal his wife Gani Bibi being the only successor-in-interest became the rightful Owner of the said land.

AND WHEREAS while the said Gani Bibi exclusively seized and possessed of the said land by a Deed of Sale dated 27/11/1969, registered at the office of the Sub-Registrar, Barasat and recorded in Book No.I, Volume No.127,

Pages 119 to 122, Being No.11385 for the year 1969 sold and transferred the said land to her nephew Ajit Ali Mondal.

AND WHEREAS one Jaydev Kabasi by a Deed of Sale dated 07/06/1972, registered at the office of the Sub-Registrar, Barasat and recorded in Book No.I, Being No.4654 for the year 1972 purchased a piece and parcel of land measuring 1 Cottah or $1\frac{1}{2}$ decimals of Mouza Doharia, J.L. No.45, R.S. No.132, comprised in Khatian No.275 and Subordinate Khatian No.276 of Dag No.1267, Police Station and Sub-Registry Office Barasat, District: 24-Parganas since 24-Parganas North and while seized the said Jaydeb Kabasi by a Deed of Sale registered at the office of the Sub-Registrar, Barasat and recorded in Book No.I, Being No.6899 for the year 1974 sold and transferred the aforesaid land to One Sri Karuna Prasad Dutta son of Sri Kalipada Dutta one of the Partners of Udayan Chemicals.

AND WHEREAS the said Jaydev Kabasi by a Deed of Sale dated 06/08/1971, registered at the office of the Sub-Registrar, Barasat and recorded in Book No.I, Being No.5140 for the year 1971 purchased a piece and parcel of land measuring 2 Cottah or $3\frac{3}{8}$ decimals of the said Mouza, Dag and Khatian and while seized the said Jaydeb Kabasi by a Deed of Sale registered at the office of the Sub-Registrar, Barasat and recorded in Book No.I, Being No.6900 for the year 1974 sold and transferred the aforesaid land to the said Sri Karuna Prasad Dutta son of Sri Kalipada Dutta one of the Partners of Udayan Chemicals.

AND WHEREAS the said Ajit Ali Mondal by a Deed of Sale dated 07/06/1972, registered at the office of the Sub-Registrar, Barasat and recorded in Book No.I, Volume No.553, Pages 248 to 250, Being No.4655 for the year 1972 sold and transferred 26 decimals of land of the said Mouza Doharia, J.L. No.45, comprised in Khatian No.275 and Khanda Khatian No.276 of Dag No.1267, Police Station and Sub-Registry Office Barasat, District: 24-Parganas since 24-Parganas North in favour of Udayan Chemicals.

AND WHEREAS the said Udayan Chemicals for the purpose of their business in Chemical lines obtained necessary financial assistance from State Bank of India, Madhyamgram Branch on certain charges/ mortgage in respect of their

aforesaid property and the structures/ shed constructed for their business purpose.

AND WHEREAS for the various reasons the said business could not run effectually and the said financing Bank (State Bank of India) filed a suit being Suit No.39 of 1979 in the Court of the 1st Asst. District Judge at Alipore which ended in compromise and on repayment of the dues as the settled claim of the said Bank the Bank released all their charges in or upon every portion of the mortgaged property and since then the said Udayan Chemicals was seized and possessed of their aforesaid landed property free from all charges, encumbrances and attachments whatsoever.

AND WHEREAS thereafter the said M/s. Udayan Chemicals, a partnership firm, represented by its Partners (i) Sri Karuna Prasad Dutta, (ii) Smt. Sumita Dutta, (iii) Smt. Arati Paul and (iv) Sri Payus Kanti Mitra by a Deed of Sale dated 31st day of August 1992 registered at the office of the District Registrar, Barasat, North 24-Parganas and recorded in Book No.1, being Deed No.7188 for the year 1992 sold and transferred undivided $\frac{1}{3}$ rd share of the Bastu land measuring 3 Cottahs 3 Chittaks more or less with structures/ erections out of the land measuring 9 (nine) Cottahs 8 (eight) Chittaks lying and situate at Mouza Doharia, J.L. No.45, R.S. No.132, Touzi No.146, comprised in R.S. Khatian No.275 (Khanda Khatian No.276) of Dag No.1267, Police Station and Sub-Registry Office Barasat, District: 24-Parganas North in favour of one Sri Suniti Kumar Sarkar for a valuable consideration.

AND WHEREAS the said M/s. Udayan Chemicals, represented by the aforesaid Partners by a Deed of Sale dated 31st day of August 1992 registered at the office of the District Registrar, Barasat, North 24-Parganas and recorded in Book No.1, being Deed No.7189 for the year 1992 sold and transferred undivided $\frac{1}{3}$ rd share of the Bastu land measuring 3 Cottahs $2\frac{1}{2}$ Chittaks more or less with structures/ erections out of the land measuring 9 (nine) Cottahs 8 (eight) Chittaks lying and situate at Mouza Doharia, J.L. No.45, R.S. No.132, Touzi No.146, comprised in R.S. Khatian No.275 (Khanda Khatian No.276) of Dag No.1267, Police Station and Sub-Registry

Office Barasat, District: 24-Parganas North in favour of one Sri Jang Bahadur Singh for a valuable consideration.

AND WHEREAS the said M/s. Udayan Chemicals, represented by the aforesaid Partners by a Deed of Sale dated 31st day of August 1992 registered at the office of the District Registrar, Barasat, North 24-Parganas and recorded in Book No.I, Volume No.106, Pages 91 to 102, Being No.7190 for the year 1992 sold and transferred undivided $\frac{1}{3}$ rd share of the Bastu land measuring 3 Cottahs $2\frac{1}{2}$ Chittaks more or less with structures/ erections out of the land measuring 9 (nine) Cottahs 8 (eight) Chittaks lying and situate at Mouza Doharia, J.L. No.45, R.S. No.132, Touzi No.146, comprised in R.S. Khatian No.275 (Khanda Khatian No.276) of Dag No.1267, Police Station and Sub-Registry Office Barasat, District: 24-Parganas North in favour of one Sri Hari Narain Bhatia for a valuable consideration.

AND WHEREAS the said Karuna Prasad Dutta son of Late Kalipada Dutta by a Deed of Sale dated 31st day of August 1992 registered at the office of the District Registrar, Barasat, North 24-Parganas and recorded in Book No.I, Volume No.107, Pages 103 to 111, Being No.7191 for the year 1992 sold and transferred a piece and parcel of Bastu land measuring 2 Cottahs more or less with structures/ erections lying and situate at Mouza Doharia, J.L. No.45, R.S. No.132, Touzi No.146, comprised in R.S. Khatian No.276 (P) of R.S. Dag No.1267, Police Station and A.D.S.R. Office Barasat, District: 24-Parganas North in favour of (1) Sri Hari Narain Bhatia, (2) Sri Suniti Kumar Sarkar and (3) Sri Jang Bahadur Singh for a valuable consideration.

AND WHEREAS the said Karuna Prasad Dutta son of Late Kalipada Dutta by a Deed of Sale dated 9th February 1993 registered at the office of the A.D.S.R. Barasat, North 24-Parganas and recorded in Book No.I, Volume No.15, Pages 359 to 368, Being No.1208 for the year 1993 sold and transferred a piece and parcel of Bastu land measuring 1 Cottahs more or less with structures/ erections lying and situate at Mouza Doharia, J.L. No.45, R.S. No.132, Touzi No.146, comprised in R.S. Khatian No.276 (P) of R.S. Dag No.1267, Police Station and A.D.S.R. Office Barasat, District: 24-

Parganas North in favour of (1) Sri Hari Narain Bhatia, (2) Sri Suniti Kumar Sarkar and (3) Sri Jang Bahadur Singh for a valuable consideration.

AND WHEREAS by virtue of purchase by several deeds the said (1) Sri Hari Narain Bhatia, (2) Sri Suniti Kumar Sarkar and (3) Sri Jang Bahadur Singh became the absolute joint Owners of ALL THAT piece and parcel of land measuring 12 Cottahs 8 Chittaks more or less which was subsequently found to be 11 Cottahs 13 Chittaks 33 Square Feet more or less and they jointly seized and possessed of or otherwise well and sufficiently entitled to the said land free from all encumbrances.

AND WHEREAS for exclusive possession and for better use, occupation and enjoyment of the said property said (1) Sri Hari Narain Bhatia, (2) Sri Suniti Kumar Sarkar and (3) Sri Jang Bahadur Singh have decided to have the said properties partitioned by metes and bounds.

AND WHEREAS accordingly said Sri Hari Narain Bhatia as the First Party, Sri Suniti Kumar Sarkar as the Second Party and Sri Jang Bahadur Singh as the Third Party by a Deed of Partition dated 19th day of April, 2002 and registered at the office of the A.D.S.R. Barasat, North 24-Parganas and recorded in Book No.I, Volume No.40, Pages 285 to 296, Being No.2011 for the year 2002 effected partition and/ or division of their joint properties among themselves by metes and bounds.

AND WHEREAS as per the said partition Sri Hari Narain Bhatia as the First Party was allotted ALL THAT piece or parcel of land measuring 3 Cottahs 15 Chittaks 11 Square Feet more or less along with common rights of the passages together with all easement rights and the same is marked as LOT 'C' and delineated in the Plan annexed thereto and depicted by RED border lines as fully described in the Schedule 'B' of the said Deed.

AND WHEREAS as per the said partition Sri Suniti Kumar Sarkar as the Second Party was allotted ALL THAT piece or parcel of land measuring 3 Cottahs 15 Chittaks 11 Square Feet more or less along with common rights of the passages together with all easement rights and the same is marked as

LOT 'B' and delineated in the Plan annexed thereto and depicted by Yellow border lines as fully described in the Schedule 'C' of the said Deed.

AND WHEREAS as per the said partition Sri Jang Bahadur Singh as the Third Party was allotted ALL THAT piece or parcel of land measuring 3 Cottahs 15 Chittaks 11 Square Feet more or less along with common rights of the passages together with all easement rights and the same is marked as LOT 'A' and delineated in the Plan annexed thereto and depicted by Green border lines as fully described in the Schedule 'D' of the said Deed.

AND WHEREAS thereafter the said Suniti Kumar Sarkar by a Deed of Sale dated 13th day of March, 2006 and registered at the office of the A.D.S.R. Barasat, North 24-Parganas and recorded in Book No.I, Volume No.236, Pages 360 to 386, Being No.06626 for the year 2006 sold, transferred and conveyed a piece or parcel of land measuring 2 Cottahs 2 Chittaks 20 Square Feet more or less with tiles shed structures thereon out of 3 Cottahs 15 Chittaks 11 Square Feet of land lying and situate at Mouza Doharia, J.L. No.45, R.S. No.132, Touzi No.146, comprised in R.S. Dag No.1267 under R.S. Khatian No.275, Khanda Khatian No.276, Police Station Barasat, now lying within the jurisdiction of Madhyamgram Municipality, Ward No.15, being Holding No.15/A, Methopara (Dakshin), A.D.S.R. Office Barasat, District: North 24-Parganas in favour of Sri Jang Bahadur Singh for a valuable consideration mentioned therein.

AND WHEREAS thereafter by a Deed of Sale dated 8th day of November, 2007 and registered at the office of the A.D.S.R. Barasat, North 24-Parganas and recorded in Book No.I, C.D. Volume No.4, Pages 864 to 877, Being No.04920 for the year 2007 the said Jang Bahadur Singh sold, transferred and conveyed ALL THAT piece or parcel of land measuring 6 Cottahs 1 Chittak 31 Square Feet more or less with tiles shed structures thereon lying and situate at Mouza Doharia, J.L. No.45, R.S. No.132, Touzi No.146, comprised in R.S. Dag No.1267 under R.S. Khatian No.275, Khanda Khatian No.276, Police Station Barasat, within the jurisdiction of Madhyamgram Municipality, Ward No.15, A.D.S.R. Office Barasat, District: North

24-Parganas in favour of VT Exports Private Ltd. for a valuable consideration mentioned therein.

AND WHEREAS by a Deed of Conveyance dated 8th day of November, 2007 and registered at the office of the A.D.S.R. Barasat, North 24-Parganas and recorded in Book No.I, C.D. Volume No.4, Pages 994 to 1007, Being No.04928 for the year 2007 the said Suniti Kumar Sarkar sold, transferred and conveyed ALL THAT piece or parcel of land measuring 1 Cottah 12 Chittaks 25 Square Feet more or less with tiles shed structures thereon lying and situate at Mouza Doharia, J.L. No.45, R.S. No.132, Touzi No.146, comprised in R.S. Dag No.1267 under R.S. Khatian No.275, Khanda Khatian No.276, Police Station Barasat, within the local limits of Madhyamgram Municipality, Ward No.15, A.D.S.R. Office Barasat, District: North 24-Parganas in favour of VT Exports Private Ltd. for a valuable consideration mentioned therein.

AND WHEREAS subsequently the said VT Exports Private Ltd., a Company registered under the Companies Act, 1956, having its registered office at 24, Netaji Subhas Road, P.S. Hare Street, Kolkata - 700001, represented by Ram Gopal Jatia by a Deed of Conveyance dated 16th day of August, 2012 and registered at the office of the District Sub-Registrar - II, North 24-Parganas and recorded in Book No.I, C.D. Volume No.42, Pages 717 to 737, Being No.12516 for the year 2012 sold, transferred and conveyed ALL THAT piece or parcel of homestead land measuring 7 Cottahs 14 Chittaks 11 Square Feet more or less with 100 Square Feet tiles shed room standing thereon lying and situate at Mouza Doharia, J.L. No.45, R.S. No.132, Touzi No.146, comprised in R.S. Dag No.1267 under R.S. Khatian No.275, Khanda Khatian No.276, Police Station Barasat, also lying within the jurisdiction of Madhyamgram Municipality, Ward No.15, A.D.S.R. Office Barasat, District: North 24-Parganas in favour of Smt. Shipra Kundu wife of Sri Dulal Kundu, the Vendor herein for a valuable consideration mentioned therein.

AND WHEREAS thereafter the Vendor got her name recorded in B.L. & L.R.O. in respect of the said land and in L.R. Settlement the said land was recorded in the name of said Shipra Kundu in L.R. Khatian No.4991 of R.S. & L.R. Dag No.1267 of the said Mouza Doharia.

AND WHEREAS subsequently the Vendor mutated her name in the office of the Madhyamgram Municipality, Ward No.25 being Holding No.15/A, Methopara (South) and Assessee No. 1202601358040 and paying the rents and taxes to the appropriate authorities.

AND WHEREAS the Vendor is now lawfully seized and possessed of or otherwise well and sufficiently entitled to the said land having unfettered right title and interest thereto and free from all encumbrances.

AND WHEREAS the Vendor expressed her desire for absolute sale of a piece and parcel of land measuring **7 (seven) Cottahs 14 (fourteen) Chittacks 11 (eleven) Square Feet** more or less with 100 Square Feet tiles shed room standing thereon free from all encumbrances at a fixed price of consideration of **Rs.80,70,000/- (Rupees Eighty Lakh Seventy Thousand)** only and the Purchaser herein agreed to purchase the same at the said consideration.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in Consideration of the said sum of **Rs.80,70,000/- (Rupees Eighty Lakh Seventy Thousand)** only well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge as per Memo of Consideration hereunder written and acquit, release and forever discharge the said Purchaser as well as the said property hereby sold) the Vendor doth hereby grant, transfer, convey, sell, assign and assure unto the Purchaser ALL THAT piece and parcel of land measuring **7 (seven) Cottahs 14 (fourteen) Chittacks 11 (eleven) Square Feet** more or less with 100 Square Feet tiles shed room standing thereon, lying and situated at Mouza Doharia, J.L. No.45, R.S. No.132, Touzi No.146, comprised in R.S. & L.R. Dag No.1267 under R.S. Khatian No.275, Khanda Khatian No.276, L.R. Khatian No.4991, Police Station Barasat, lying within the jurisdiction of

Madhyamgram Municipality, Ward No.25 being Holding No.15/A, Methopara (South) and Assessee No. 1202601358040, A.D.S.R. Office Barasat, District: North 24-Parganas, more fully and particularly described in the Schedule hereunder written and delineated in the plan annexed hereto and depicted with RED border lines OR HOWSOEVER OTHERWISE the said property now is or are or heretofore was or were situated, butted, bounded, called, known, numbered described or distinguished TOGETHER WITH all paths, passages, ways, sewers, drains, hedges, water, water-courses and all other former rights, liberties, benefits, privileges, advantages, easements, appurtenances whatsoever to the said property belonging to or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders and the rents, issues and profits thereof and all the estate, right, title, interest, claim and demand whatsoever both at law and in equity of the Vendor into or upon the said property and every part thereof AND all the deeds, pattahs, muniments, writings, evidences of title whatsoever relating to or concerning the said property or every part thereof which now are or hereafter may be in the custody, power, control or possession of the Vendor or any person or persons from whom the Vendor may procure the same without any lawful action or suit TO HAVE AND TO HOLD the said property so to be unto and to the use of the Purchaser absolutely forever free from all encumbrances.

AND THE VENDOR DOth HEREBY COVENANT WITH THE PURCHASER
as follows:-

That Notwithstanding any act, deed, matter, things whatsoever made done, executed or knowingly suffered to the contrary the Vendor now has good right, full power, absolute authority and indefeasible title to grant, transfer and convey the said property hereby sold or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid.

A N D the Purchaser shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said property or every part thereof and pay the rents to the Collector, North 24-Parganas, upon getting its name

mutated in the office of B.L. & L.R.O. Concerned as well as in the office of the Madhyamgram Municipality and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from or under or in trust for the Vendor or any of her predecessor-in-title and that free and clear and freely and clearly and absolutely acquitted, exonerated, discharged, saved, harmless and keep the Purchaser indemnified from or against all charges, encumbrances made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid.

FURTHER the Vendor and all persons having lawfully or equitably claiming any estate or interest upon the said property or any part thereof from under or in trust for the Vendor shall and will from time to time or at all times hereafter at the costs and request of the Purchaser do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further better and more perfectly assuring and conveying the said property to and unto the said Purchaser as shall or may be reasonably required.

The Purchaser and its successors-in-office, executors, administrators, authorized representatives and assigns shall be allowed and/or permitted to use in perpetuity the 20' feet wide Road as shown in the plan annexed hereto with right to take electric, tap water, gas, telephone etc. connections through over and under the said 20' feet wide Road with all easement rights thereto.

The Vendor also declare that the property hereby sold has not been previously leased, mortgaged, sold nor in any way transferred and there is no charges, liens, lispendens or any attachments, there is no Case Suit or Proceeding pending before any Court of Law. The Vendor sold the said property while having Khas possession and delivered possession of the said property to the Purchaser.

IF any of the statements or covenant made hereinbefore is found to be false, untrue or any defect in title is detected hereafter the Vendor shall be liable for the same.

IF any error or omission is transpired in this Deed in future the Vendor shall at the costs and request of the Purchasers execute and register any Supplementary Deed or Deed of Rectification/ Declaration in favour of the Purchasers.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring 7 (seven) Cottahs 14 (fourteen) Chittacks 11 (eleven) Square Feet more or less with 100 Square Feet tiles shed room standing thereon, lying and situated at Mouza Doharia, J.L. No.45, R.S. No.132, Touzi No.146, comprised in R.S. & L.R. Dag No.1267 under R.S. Khatian No.275, Khanda Khatian No.276, L.R. Khatian No.4991, Police Station Barasat, lying within the jurisdiction of Madhyamgram Municipality, Ward No.25 being Holding No.15/A, Methopara (South) and Assessee No. 1202601358040, A.D.S.R. Office Barasat, District: North 24-Parganas together with right to take Electric, Tap water, Telephone etc., connections through, over and under the said 20' feet wide Road adjacent to the said Plot of land together with all easement rights and appurtenance thereto and the said property is delineated in the Map or Plan annexed hereto and depicted by R E D border lines, being butted and bounded as follows :-

On the North : 20' feet wide Municipal Road.
On the South : Land of Late Aziz Ali Mondal.
On the East : Land of Atiar & Sahajan.
On the West : Land of Tutu Halder.

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

IN PRESENCE OF: -

V. Dulal Kundra.
G/A-40/A Narayanpatala
(West)
KOL-59

2. Ashmita Kundra.
G/A-40/A, Narayanpatala West
Boginipi, KOL-59.

Shipra Kundra

Signature of the Vendor

BRI SRISHTI NIRMAN
Navali Saryal

Partner

Signature of the Purchaser

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs.80,70,000/- (Rupees Eighty Lakh Seventy Thousand) only being the full Consideration money in the manner hereunder appearing :-

Date	Cheque No.	Bank / Branch	Amount	
			Rs.	P.
12/06/2023	NEFT	Bank of Baroda, Baguihati	5,00,000.00	
26/06/2023	NEFT	Bank of Baroda, Baguihati	20,00,000.00	
27/06/2023	NEFT	Bank of Baroda, Baguihati	20,00,000.00	
28/06/2023	NEFT	Bank of Baroda, Baguihati	20,00,000.00	
28/06/2023	NEFT	Bank of Baroda, Baguihati	14,19,300.00	
28/06/2023	Cash		70,000.00	
		TDS	80,700.00	
		Total =	80,70,000.00	

(Rupees Eighty Lakh Seventy Thousand only)

WITNESSES:

1. Dulal Kundu.
GA 40/A, Navajyanta
(West)
Kolkata - 59

2. Subrata Kundu.
GA-40/A, Navajyanta West
Bagnani, Kolkata - 59

Shripa Kundu

Signature of the Vendor

Drafted by me :-

Pradip Sadhukhan
Advocate
Alipore Police Court, Kolkata - 27.
Computer Print by:

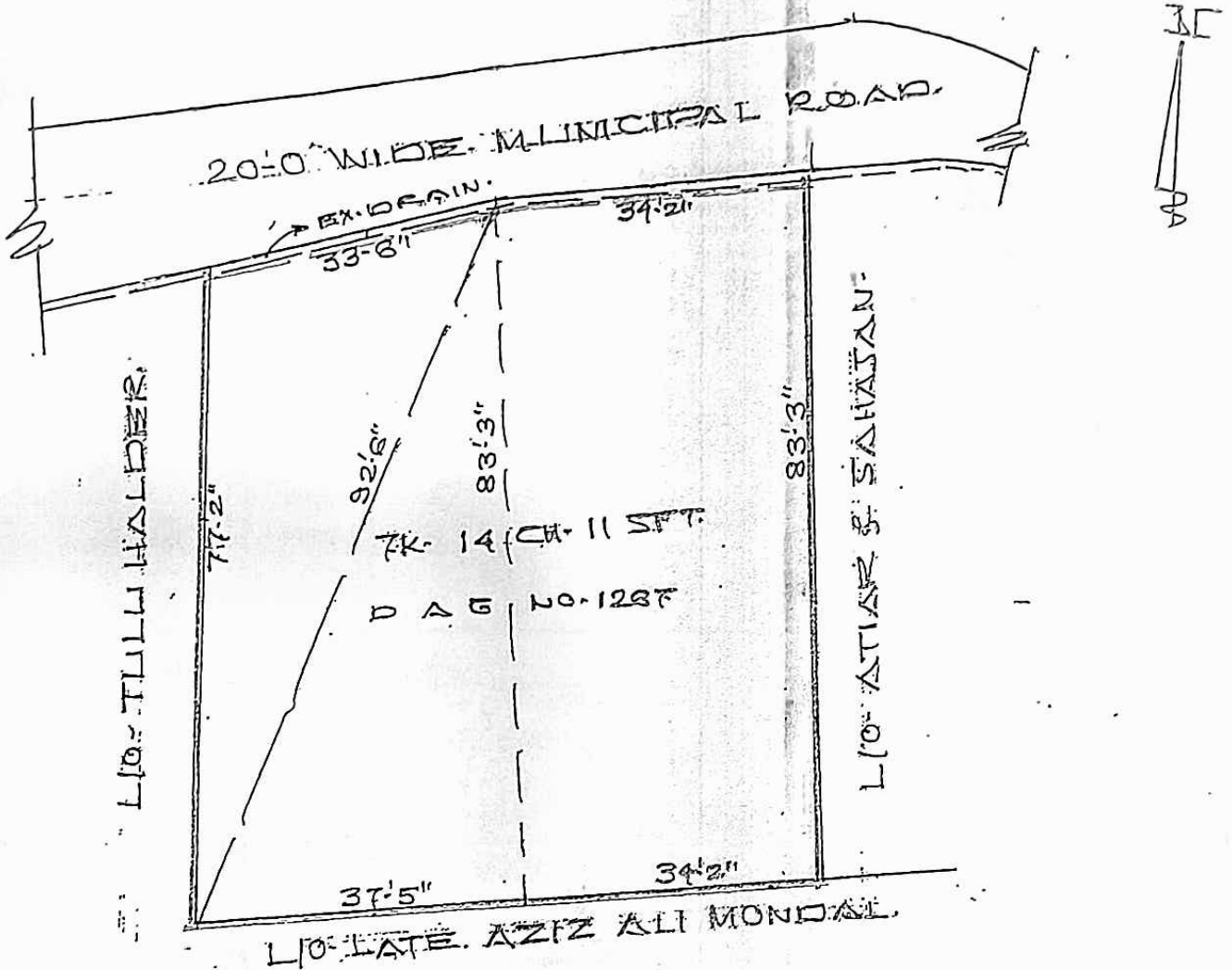
Ranjit Bose

Alipore Police Court, Kolkata - 27.

THE PLAN OF LAND AT MOUZA-DOHARIA, J.L. NO-
 5, R.S. NO-132, TOLZI NO-146, R.S & LR DAG NO-1267,
 R.S. KHATAN NO-275, LR KHATAN NO-4991, P.S. BARASAT
 UNDER MADHAYAMGRAM MUNICIPALITY WARD NO-25,
 HOLDING NO-15/A, METTROPARA (SOUTH), DIST-24065 (N).

AREA OF LAND-7K-14 CH-11 SQFT (M/L) SHOWN IN RED
 BORDER

SCALE: 1:20'0"



Shipta Kundu

SRI SRISHTI NIRMAN
 Wakale Saayal
 Partner

[Signature]

B. BARBER
 SURVING
 CIVIL ENGINEER
 REGD. NO. 07417

SIG. OF VENDOR. SIG. OF PURCHASER

TIME BY

Thumb

1st finger

middle finger

ring finger

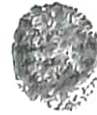
small finger



left hand



right hand



Name.....SHIPRA KUNDU.....

Signature.....Shipra Kundu.....

Thumb

1st finger

middle finger

ring finger

small finger



left hand



right hand



Name.....KAKALI SANYAL.....

Signature.....Kakali Sanyal.....

Thumb

1st finger

middle finger

ring finger

small finger

PHOTO

left hand

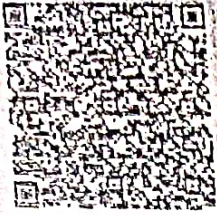
right hand

Name.....

Signature.....

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADNFS3523J

नाम / Name
SRI SRISHTI NIRMAN

निगमन/गठन की तारीख
Date of Incorporation/Formation

01/10/2017

05122017

Kavali Sanjal



भारतीय नृसिंहिष्य पदव्याज आधिकारण

भारत सरकार
Unique Identification Authority of India
Government of India

Enrolment No.: 1534/91010/10276

To
Kakali Sanyal
W/O Debasis Sanyal
43/N
Jhowtala Road
Kallmandir
Rajarhat Gopalpur(M)
Hatlara
North 24 Parganas West Bengal - 700157
7278220570

Download Date: 27/12/2017

Generation Date: 29/08/2017

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

6620 1370 1458

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Kakali Sanyal
Date of Birth/DOB: 07/07/1975
Female/ FEMALE



6620 1370 1458

मेरा आधार, मेरी पहचान

Kakali Sanyal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHIPRA KUNDU

UPENDRA CHANDRA DUTTA

08/03/1963

Permanent Account Number

AFTPK2873B

Shipra Kundu

Signature



Shipra Kundu



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

ভালিকাঙ্কিত আই ডি / Enrollment No. : 1062/11671/00373

To
 Shlpra Kundu
 শিপ্রা কুন্ডু
 W/O: Dufel Kundu
 NARAYANTALA WEST
 DESBONDHU NAGAR
 R gopalpur
 Rajarat Gopalpur (m)
 Desh: Bandhu Nagar, North 24 Parganas
 West Bengal - 700059
 9830651039

12/10/2015



KH578798840FT
 57879884



আপনার আধার সংখ্যা / Your Aadhaar No. :

4886 7101 1701

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



শিপ্রা কুন্ডু
 Shlpra Kundu

জন্ম তারিখ / DOB: 08/03/1983
 মহিলা / Female

4886 7101 1701



আধার - সাধারণ মানুষের অধিকার

Shlpra Kundu

PERMANENT ACCOUNT NUMBER

AFYPIK4434R



NAME

DULAL KUNDU

NAME OF THE FATHER'S NAME

SADHU CHARAN KUNDU

DATE OF ISSUE

05-01-1984

ISSUED BY

Dulal Kundu

05/01/84

05/01/84

COMMISSIONER RAJAHMATA, A.P.

Dulal Kundu

Major Information of the Deed

Deed No :	I-1902-08839/2023		
Query No / Year	1902-2001416038/2023	Date of Registration	30/06/2023
Query Date	01/06/2023 4:13:03 PM	Office where deed is registered	
Applicant Name, Address & Other Details	DEBASIS SANYAL 7/46, SALUA MONDAL PARA, Thana : Airport, District : North 24-Parganas, WEST BENGAL, PIN - 700157, Mobile No. : 7449421031, Status :Buyer/Claimant		A.R.A. - II KOLKATA, District: Kolkata
Transaction	[0101] Sale, Sale Document		
Set Forth value	Rs. 80,70,000/-		
Stampduty Paid(SD)	Rs. 3,22,820/- (Article:23)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		
	Additional Transaction		
	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
	Market Value		
	Rs. 80,70,000/-		
	Registration Fee Paid		
	Rs. 80,798/- (Article:A(1), E)		

Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Methopara Road, Mouza: Doharia, , Ward No: 025, Holding No:15/A JI No: 45, Pin Code : 700132



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-1267	RS-275	Bastu	Bastu	7 Katha 14 Chatak 11 Sq Ft	80,43,000/-	80,43,000/-	Width of Approach Road: 20 Ft.,
Grand Total :					13.019Dec	80,43,000 /-	80,43,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	27,000/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	27,000 /-	27,000 /-	

Details :



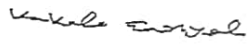


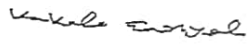


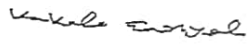
Name,Address,Photo,Finger print and Signature

SI No	Name	Photo	Finger Print	Signature
1	Smt SHIPRA KUNDU Wife of Shri DULAL KUNDU Executed by: Self, Date of Execution: 30/06/2023 , Admitted by: Self, Date of Admision: 30/06/2023 ,Place : Office	 <small>30/06/2023</small>	 <small>LTI 30/06/2023</small>	 <small>30/06/2023</small>
GA-40/A, NARAYANTALA WEST, City:- , P.O:- DESH BANDHU NAGAR, P.S:-Baguiatl, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx3B, Aadhaar No: 48xxxxxxxx1701, Status :Individual, Executed by: Self, Date of Execution: 30/06/2023 , Admitted by: Self, Date of Admission: 30/06/2023 ,Place : Office				



Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SRI SRISHTI NIRMAN 7/46, SALUA MONDAL PARA, City:- , P.O:- RAJARHAT GOPALPUR, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 , PAN No.:: ADxxxxxx3J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Smt KAKALI SANYAL (Presentant) Wife of Shri DEBASIS SANYAL Date of Execution - 30/06/2023, , Admitted by: Self, Date of Admission: 30/06/2023, Place of Admission of Execution: Office </td> <td>  <small>Jun 30 2023 4:27PM</small> </td> <td>  <small>LTI 30/06/2023</small> </td> <td>  <small>30/06/2023</small> </td> </tr> <tr> <td colspan="4"> 43/N, JHOWTALA ROAD, KALIMANDIR, City:- , P.O:- HATIARA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx0Q, Aadhaar No: 66xxxxxxxx1458 Status : Representative, Representative of : SRI SRISHTI NIRMAN (as PARTNER) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Smt KAKALI SANYAL (Presentant) Wife of Shri DEBASIS SANYAL Date of Execution - 30/06/2023, , Admitted by: Self, Date of Admission: 30/06/2023, Place of Admission of Execution: Office	 <small>Jun 30 2023 4:27PM</small>	 <small>LTI 30/06/2023</small>	 <small>30/06/2023</small>	43/N, JHOWTALA ROAD, KALIMANDIR, City:- , P.O:- HATIARA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx0Q, Aadhaar No: 66xxxxxxxx1458 Status : Representative, Representative of : SRI SRISHTI NIRMAN (as PARTNER)			
Name	Photo	Finger Print	Signature										
Smt KAKALI SANYAL (Presentant) Wife of Shri DEBASIS SANYAL Date of Execution - 30/06/2023, , Admitted by: Self, Date of Admission: 30/06/2023, Place of Admission of Execution: Office	 <small>Jun 30 2023 4:27PM</small>	 <small>LTI 30/06/2023</small>	 <small>30/06/2023</small>										
43/N, JHOWTALA ROAD, KALIMANDIR, City:- , P.O:- HATIARA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx0Q, Aadhaar No: 66xxxxxxxx1458 Status : Representative, Representative of : SRI SRISHTI NIRMAN (as PARTNER)													

Details :

	Photo	Finger Print	Signature
DULAL KUNDU son of Late SADHU CHARAN KUNDU GA40/A, NARAYANTALA WEST, City:- Not Specified, P.O:- DESH BANDHU NAGAR, P.S:-Baguiati, District:-North 24- Parganas, West Bengal, India, PIN:- 700059			<i>Dulal Kundu</i>
	30/06/2023	30/06/2023	30/06/2023
Identifier Of Smt SHIPRA KUNDU, Smt KAKALI SANYAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt SHIPRA KUNDU	SRI SRISHTI NIRMAN-13.019 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt SHIPRA KUNDU	SRI SRISHTI NIRMAN-100.00000000 Sq Ft

30-06-2023

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 : 2 of Indian Stamp Act 1899.

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

Presented for registration at 16:20 hrs on 30-06-2023, at the Office of the A.R.A. - II KOLKATA by Smt KAKALI SANYAL ,

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 80,70,000/-

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

Execution is admitted on 30/06/2023 by Smt SHIPRA KUNDU, Wife of Shri DULAL KUNDU, GA-40/A, NARAYANTALA WEST, P.O: DESH BANDHU NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business.

Indetified by Mr DULAL KUNDU, , , Son of Late SADHU CHARAN KUNDU, GA40/A, NARAYANTALA WEST, P.O: DESH BANDHU NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Others

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

Execution is admitted on 30-06-2023 by Smt KAKALI SANYAL, PARTNER, SRI SRISHTI NIRMAN (Partnership Firm), 7/46, SALUA MONDAL PARA, City:- , P.O:- RAJARHAT GOPALPUR, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Indetified by Mr DULAL KUNDU, , , Son of Late SADHU CHARAN KUNDU, GA40/A, NARAYANTALA WEST, P.O: DESH BANDHU NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 80,798.00/- (A(1) = Rs 80,700.00/- , E = Rs 14.00/- , I = Rs 55.00/- , M(a) = Rs 25.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 80,714/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/06/2023 5:43PM with Govt. Ref. No: 192023240114261641 on 28-06-2023, Amount Rs: 80,714/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKX3008732 on 28-06-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,22,820/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 3,17,820/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 27653, Amount: Rs.5,000.00/-, Date of Purchase: 27/06/2023, Vendor name: T K Purkayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/06/2023 5:43PM with Govt. Ref. No: 192023240114261641 on 28-06-2023, Amount Rs: 3,17,820/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKX3008732 on 28-06-2023, Head of Account 0030-02-103-003-02

Signature

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

...cate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1902-2023, Page from 281960 to 281983
being No 190208839 for the year 2023.



Digitally signed by SATYAJIT BISWAS
Date: 2023.07.07 12:32:51 -07:00
Reason: Digital Signing of Deed.

Handwritten signature

(Satyajit Biswas) 2023/07/07 12:32:51 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

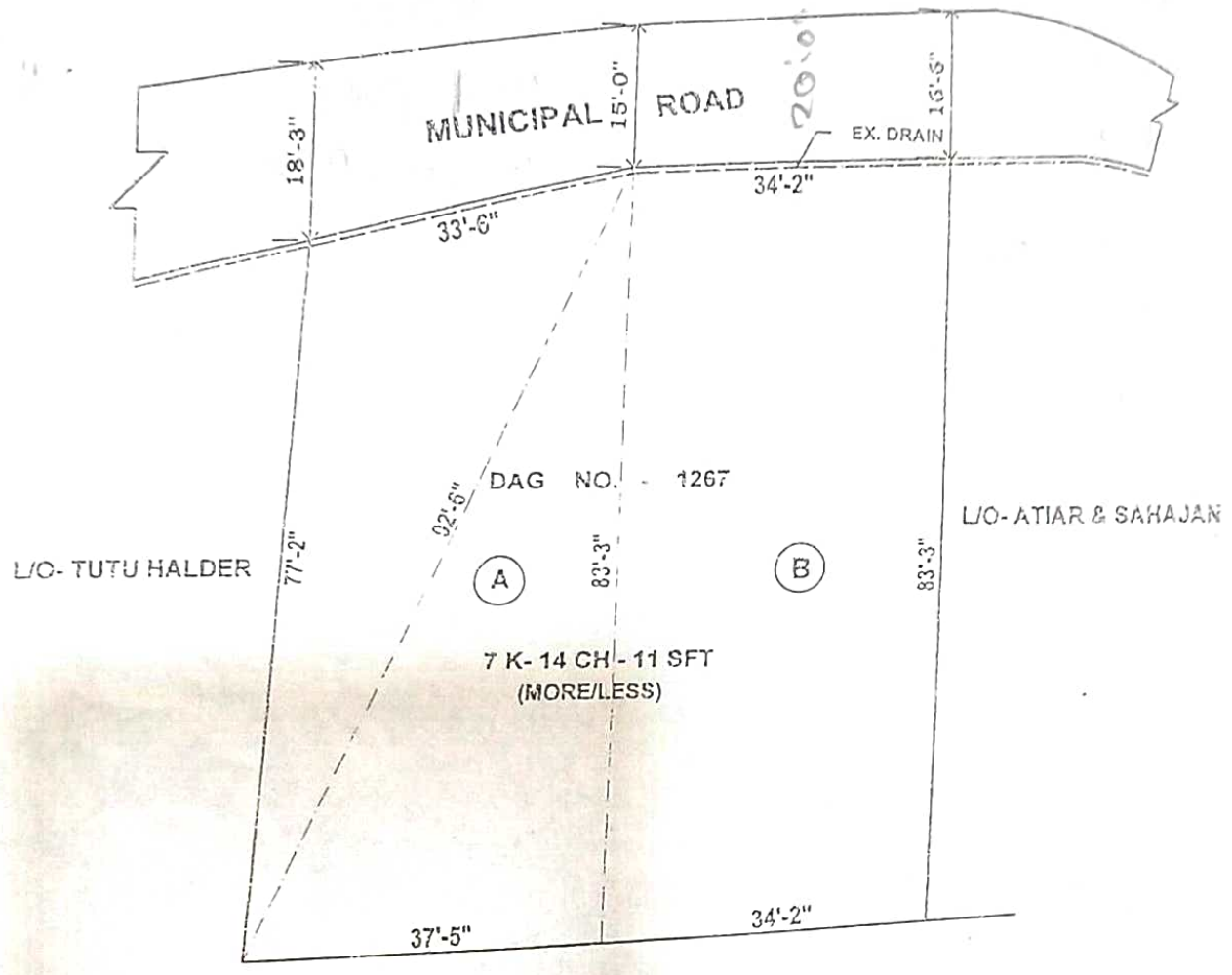
(This document is digitally signed.)

220103

AN OF SCHEME PLOT NO.-(A) & (B) AT PORTION OF R.S. DAG NO.-1267
UZA-DOHARIA, J.L.NO.- 45, R.S. NO.-132 AND 139, WARD NO.- 17 (UNDER
HYAMGRAM MUNICIPALITY) P.S.- BARASAT, DIST.- 24 PARGANAS (NORTH).



SCALE : 1/20" = 1'-0"



L/O- LATE AZIZ ALI MONDAL
FOR VTI EXPORTS PVT. LTD.

Ram Gopal Tanti
SIG. OF VENDOR:

Shipra Kundu

SCHEDULE OF LAND:

DRAWN BY		SCHEDULE OF LAND:		
P. NO.	DAG NO.	NAME OF VENDEE	LAND AREA (MORE/LESS)	
(A)+(B)	1267	SHIPRA KUNDU	K - CH - SFT 7 - 14 - 11	

HASANUJJAMAN
D.C.E.
UNIT CONSTRUCTION
DOLTALA, OLD JESSORE
ROAD, KOLKA TA-132
PH. -9830127016