

11/09/23

Z-11576/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AP 397346

20/09/2023
 20023.52472/2023

District Sub-Registrar-IV
 Registrar 1157 (G) of
 Registration 1928
 Alipore, South 24 Parganas
 20 SEP 2023
 [Signature]

Certified that the document is admitted the
 Registration. The signature sheets and the
 encroachment sheets attached with the
 document are the part of this document.

DEED OF CONVEYANCE

THIS INDENTURE made this the 20th day of September
 Two Thousand and Twenty Three (2023)

BETWEEN

[Signature]
 Adh... [Signature]

9 SEP 2023

- 18262

No..... ₹ 100/- Date.....

Name : D. K. Mishra Advocate

Address : High Court Calcutta

Vendor :

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOI-27

19 SEP 2023



Identified by:

Abhijit Karan Mishra
Son of Late Niranjan Mishra

vill- Nij Matara

P.O. Mattala

Dist- Purba Medinipur

Law Clerk Pin 721433

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
20 SEP 2023

SRI PROYASH SARKAR, (PAN-AIVPS8823Q), (Aadhaar No. 3260 8323 1888), son of Late Sreepada Sarkar, by faith – Hindu, by Occupation – Service, by Nationality – Indian, residing at **6, Central Road, Modern Park, P.S. Survey Park, P.O. Santoshpur, Kolkata – 700 075, District – South 24 Parganas,** hereinafter called and referred to as the **“VENDOR”** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include his legal heir/heirs, executor/executors, administrator/administrators and representative/representatives) of the **FIRST PART.**

AND

FAIR AND SQUARE CONSTRUCTION, (PAN-AAJFF1988P), a Partnership Firm having its Office at **3, Central Road, Modern Park, P.S. Survey Park, P.O. Santoshpur, Kolkata – 700 075,** represented by its Partners namely **(1) SRI BASUDEV DAS, (PAN- AHBPD2092D), (Aadhaar No. : 4585 4387 2157),** son of Late Prafulla Chandra Das, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at **A/13, Purba Rajapur Canal South Road, P.O. Santoshpur, P.S. Survey Park, Kolkata - 700075, District: South 24 Parganas,** **AND 2) SRI BANDHAN KUMAR NASKAR, (PAN-ALOPN7385E), (Aadhaar No. 5360 9146 9277),** Son of Sri Jagadish Naskar, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at **A/3, East Rajapur, P.O. Santoshpur, P.S. Survey Park, Kolkata -700 075, District: South 24 Parganas,** hereinafter called and referred to as the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include its successors-in-interest, successors-in-office, executors, administrators, representatives and assigns) of the **SECOND PART.**

WHEREAS the present **VENDOR** is the absolute recorded owner of a plot of homestead land measuring an area of **5 (Five) Cottahs 13 (Thirteen) Chittacks** equivalent to **9.59 (Nine point five nine) Decimals** together with a one storied old pucca building standing thereon measuring built up area of **520 (Five hundred and twenty) Sq.ft.** situated in Mouza – Rajapur, J.L. No. 23, R.S. No. 14, Touzi No. 109, Pargana - Khaspur, comprising in C.S. Dag No. 709, under C.S. Khatian No.336, corresponding to

 MS

R.S. Dag No.779, under R.S. Khatian No.309, within K.M.C. Ward No. 103, Premises No. 154, Modern Park, Assessee No. 31-103-29-0154-6, known as Postal Address 6, Central Road, Modern Park, Rajapur East, Post Office- Santosahpur, P.S. Survey Park, (formerly P.S. Purba Jadavpur), Kolkata – 700 075, as morefully mentioned in the SCHEDULE below.

AND WHEREAS ALL THAT piece and parcel of land measuring an area of 1.68 Decimals situated in District South 24 Parganas, Police Station - Tollygunge, thereafter P.S. Jadavpur, Sub-Registry Office Alipore, Pargana - Khanpur, R.S. No. 14, J.L. No. 23, Mouza -- Rajapur, Touzi No. 109, C.S. Khatian No. 336, R.S. Khatian No. 309, was originally owned and possessed by one Sri Debendra Nath Chakraborty and Sri Harnath Sarkar in equal share.

AND WHEREAS the said Harnath Sarkar died intestate, leaving behind two widows Bardamoni Sarkar and Harimati Sarkar and three sons namely Gour Chandra Sarkar, Bholanath Sarkar and Anil Kumar Sarkar as his sole heirs and legal representatives.

AND WHEREAS the said Debendranath Chakraborty and the heirs of deceased Harnath Sarkar were in enjoyment and possession of the said property and out of said property comprising of 41 decimals of land in R.S. Dag No. 709, under R.S. Khatian No. 309 of Mouza- Rajapur, J.L. No.23, measuring an area of 9.59 Decimals of well demarcated land was sold in lieu of valuable consideration by the said Debendranath Chakraborty, Gour Chandra Sarkar, Bholanath Sarkar, Bardamoni Sarkar and Harimoti Sarkar to one Sri Nripendra Krishna Mitra by virtue of a Registered Deed of Sale dated 24.05.1957 registered before the District Sub-Registry Office at Alipore and recorded in Book No. 1, Volume No. 69, Pages 262 to 266, being Deed No. 4623 in the year 1957. The said purchased 9.59 Decimals of land was well demarcated as mentioned in the said Deed of Sale.

AND WHEREAS the said Sri Nripendra Krishna Mitra while in peaceful enjoyment and possession sold, transferred, conveyed, assigned and granted in lieu of valuable consideration the said well demarcated land measuring an area of 5 (Five) Cottahs 13 (Thirteen) Chittaks of land equivalent to 9.59 Decimals of purchased land to Smt. Gitarani Dey, wife of Sri Kumud Bandhu Dey by virtue of a registered Deed of Sale registered on 05.08.1963 before the District Sub-Registry Office at Alipore and entered in Book No. 1, Volume No. 144, Pages 67 to 71 being Deed No. 6520 for the year 1963.

AND WHEREAS while seized and possessed of the said 5 (Five) Cottahs 13(Thirteen) Chittaks of demarcated land the said Gitarani Dey in lieu of valuable consideration sold, transferred, conveyed, assigned and granted her said purchased land together with all rights of easement along with right of the common passage to one Monindra Mohan Chakraborty, son of Late Dharani Mohan Chakraborty by a registered Deed of Sale dated 25.02.1966 registered before Sub-Registry Office of Alipore and entered in Book No. 1, Volume No. 41, Pages 17 to 21 being Deed No. 1560 in the year 1966 for a valuable consideration as mentioned in the said registered Deed of Sale.

AND WHEREAS the said Monindra Mohan Chakraborty after the said purchase and while seized and possessed of the said demarcated land area 9.59 Decimals comprised in C.S. Dag No. 709, R.S. Dag No. 779, under C.S. Khatian No.336, R.S. Khatian No. 309 of Mouza-Rajapur, J.L. No.23 as described in the SCHEDULE below along with the common passage during his life time, in lieu of valuable consideration sold and delivered possession of the said property along with the common passage to Sri Sreepada Sarkar, deceased father of the VENDOR herein by virtue of a Deed of Sale dated 14.03.1975 registered before the District Sub-Registry Office at Alipore, 24-Parganas (South) and entered in Book No. 1, Volume No. 49, Pages 263-269 being Deed No. 1942 for the year 1975 for a valuable consideration as mentioned therein.

AND WHEREAS the said Sri Sreepada Sarkar since deceased after the said purchase and taking possession therein developed the said property by constructing a two room one storied building measuring built up area of 520 (Five hundred twenty) Sq.ft. erected in the year 1979-1980 and planted various fruits growing trees therein and mutated his name in the assessment register of The Kolkata Municipal Corporation (formerly known as The Calcutta Municipal Corporation) and had been paying all taxes known as K.M.C. Premises No. 154, Modern Park.

AND WHEREAS the said Sri Sreepada Sarkar, was in possession of all that piece and parcel of 9.59 (Nine point Five Nine) Decimals of land equivalent to 5 (Five) Cottahs 13 (Thirteen) Chittaks of land with building measuring built up area of 520 (Five hundred twenty) Sq.ft. out of 41 Decimals of land within District South 24-Parganas, the then Police Station Tollygunge, thereafter P.S. Jadavpur, thereafter P.S. Purba Jadavpur, at present P.S.



Survey Park, Additional District Sub- Registry Office -Sealdah, Pargana - Khaspur, situated at Mouza – Rajapur, J.L. No.23, Touzi No.109, R.S. No. 14, comprising in C.S. Dag No.709, under C.S. Khatian No. 336, corresponding to R.S. Dag No.779, under R.S. Khatian No.309, within the K.M.C. Ward No.103, K.M.C. Premises No. 154, Modern Park, Assessee No.31-103-29-0154-6, and also known as Postal Address 6, Central Road, Modern Park, Rajapur East, Post Office- Santosahpur, P.S. Survey Park, (formerly P.S. Purba Jadavpur), Kolkata – 700 075, more fully mentioned in the SCHEDULE below.

AND WHEREAS by virtue of a registered Deed of Gift dated 08.10.2007, registered at District Sub-Registrar -III, Alipore, South 24 Parganas and recorded into Book No. 1, CD Volume No.28, at Pages 5591 to 5608, Deed No. 7229 for the year 2009, the **VENDOR/OWNER** herein obtained the said entire plot of land measuring an area of 5 (Five) Cottahs 13 (Thirteen) Chittacks equivalent to 9.59 Decimals together with one storied existing building measuring built up area of 520 (Five hundred and twenty) Sq.ft. situated in Mouza – Rajapur, J.L. No.23, Touzi No.109, R.S. No. 14, comprising in C.S. Dag No.709, under C.S. Khatian No. 336, corresponding to R.S. Dag No.779, under R.S. Khatian No.309, within the K.M.C. Ward No.103, Premises No. 154, Modern Park, P.S. – Survey Park, (formerly P.S. Purba Jadavpur), Kolkata – 700 075, District – 24-Parganas(s) from his own father, namely said Sreepada Sarkar, son of Late Sashi Bhushan Sarkar for love and affection.

AND WHEREAS thereafter the **VENDOR/OWNER** herein has recorded his name in the record of The Kolkata Municipal Corporation in respect of the said donated property i.e. land and building known as K.M.C. Premises No. 154, Modern Park, more fully mentioned in the SCHEDULE below.

AND WHEREAS the present **VENDOR/OWNER** has also mutated his name in the record of B.L. & L.R.O. in respect of his said donated land vide Mutation Case No. 1413/2018 and thereafter the **VENDOR** converted his said land nature as “Bastu” from “Shali” vide Conversion Case No. CN/2022/1630/1002 vide application dated 18.03.2022 under the Learned B.L. & L.R.O. Kolkata.

AND WHEREAS the present **OWNER** herein is now the absolute Owner of the entire plot of land measuring an area of 5 (Five) Cottahs 13 (Thirteen) Chittacks equivalent



to 9.59 Decimals together with a one storied existing building measuring built up area of 520 (Five hundred and twenty) Sq.ft. situated in Mouza – Rajapur, J.L. No.23, Touzi No.109, R.S. No. 14, comprising in C.S. Dag No.709, under C.S. Khatian No. 336, corresponding to R.S. Dag No.779, under R.S. Khatian No.309, within the K.M.C. Ward No.103, Premises No. 154, Modern Park, Assessee No.31-103-29-0154-6, corresponding to Postal Address 6, Central Road, Modern Park, Rajapur East, Post Office- Santosahpur, P.S. Survey Park, (formerly P.S. Purba Jadavpur), Kolkata – 700 075, District – South 24 Parganas.

AND WHEREAS due to promote his said property the OWNER/VENDOR herein entered into a registered Development Agreement dated 05.07.2019, registered at District Sub-Registrar-V Alipore and entered into Book No.1, Volume No. 1630-2019, Page No. 59980 to 60014, Deed No. 163001549 for the year 2019, with one Lakshmi Enterprise, a proprietorship concern having its Office at 1/1A, Kalibari Lane, P.S. Jadavpur, Kolkata- 700 032 represented by its sole proprietor, Shri Buddhadev Sardar, son of Sri Sonai Sardar, residing at Goyalberia, P.O. Sri Krishnapur, P.S.- Jaynagar, District- South 24 Parganas and the said OWNER/VENDOR empowered the said Developer namely Lakshmi Enterprise by a registered Developer Power of Attorney dated 05.07.2019, registered in the same Office at District Sub-Registrar -V Alipore and entered into Book No.1, Volume No. 1630-2019, Page No. 59046 to 59067, Deed No. 163001559 for the year 2019. Due to valid legal reason the said Developer failed to do the promotion work and accordingly the said registered Development Agreement and the Development Power of Attorney were cancelled on 23.08.2023 both registered in the Office of District Sub-Registrar -IV Alipore and entered into Book No.1, Volume No. 1604-2023, Page No. 330699 to 330717, Deed No. 10437 for the year 2023 and in Book No.IV, Volume No.1604-2023, Page No. 6936 to 6949, Deed No. 357 for the year 2023 respectively.

AND WHEREAS the VENDOR herein is now seized and possessed of and sufficiently entitled to all that piece and parcel of homestead land measuring about 5 (Five) Cottahs 13 (Thirteen) Chittacks equivalent to 9.59 (Nine point Five Nine) Decimals together with an one storied old pucca building standing thereon measuring built up area of 520 (Five hundred and twenty) Sq.ft. situated in Mouza – Rajapur, J.L.



No. 23, Touzi No. 109, R.S. No.14, Pargana Khaspur, comprising in C.S. Dag No. 709, under C.S. Khatian No.336, corresponding to R.S. Dag No.779, under R.S. Khatian No.309, Police Station – Survey Park, District – South 24 Parganas within the limits of The Kolkata Municipal Corporation Ward No. 103, known as Premises No. 154, Modern Park. Kollkata- 700 075.

AND WHEREAS the present VENDOR herein is now the recorded owner of the total property in the record of The Kolkata Municipal Corporation known as K.M.C. Premises No. 154, Modern Park, Assessee No. 31-103-29-0154-6 and also known as Postal Address 6, Central Road, Modern Park, Rajapur East, Post Office- Santosahpur, P.S. Survey Park, (formerly P.S. Purba Jadavpur), Kolkata – 700 075, in respect of the said land together with an one storied old building standing thereon which is morefully and particularly described in the SCHEDULE hereinunder written which is free from all encumbrances and the VENDOR has been enjoying the said land and building without any interruption and hindrances. The VENDOR hereby declares that the said land and building have a free marketable title and he is the absolute recorded owner and possessor of the said property known as K.M.C. Premises No. 154, Modern Park, within presently P.S. Survey Park, within K.M.C. Ward No. 103.

AND WHEREAS due to valid legal reasons and financial necessity the VENDOR declares to sell his said ownership property i.e. the Land measuring an area about 5 (Five) Cottals 13 (Thirteen) Chittacks equivalent to 9.59 (Nine point Five Nine) Decimals together with a one storied old pucca building standing thereon measuring built up area of 520 (Five hundred and twenty) Sq.ft. wherein he is in peaceful possession situated in Mouza – Rajapur, J.L. No.23, R.S. No.14, Touzi No.109, comprising in C.S. Dag No. 709, under C.S. Khatian No.336, corresponding to R.S. Dag No.779, under R.S. Khatian No.309 within K.M.C. Ward No.103, known as K.M.C. Premises No. 154, Modern Park and the said homestead land and one storied pucca building are free from all encumbrances and the value of the property is declared to be sold by the VENDOR at or for the total consideration price of Rs.1,08,53,000/- (Rupees One Crore Eight Lac Fifty three Thousand) only which is more fully and particularly described in the SCHEDULE herein below.



AND WHEREAS the VENDOR hereby declares that ALL THAT piece and parcel of land measuring an area of 5 (Five) Cottahs 13 (Thirteen) Chittacks equivalent to 9.59 (Nine point Five Nine) Decimals together with a one storied existing building measuring built up area of 520 (Five hundred and twenty) Sq.ft. which is butted and bounded by boundary walls standing within the boundary several trees and plants situated in Mouza – Rajapur, J.L. No.23, Touzi No.109, R.S. No. 14, comprising in C.S. Dag No.709, under C.S. Khatian No. 336, corresponding to R.S. Dag No.779, under R.S. Khatian No.309, within the K.M.C. Ward No.103, Premises No. 154, Modern Park, Assessee No.31-103-29-0154-6, corresponding to Postal Address 6, Central Road, Modern Park, Rajapur East, Post Office- Santosahpur, P.S. Survey Park, (formerly P.S. Purba Jadavpur), Kolkata – 700 075, District – South 24 Parganas is free from all encumbrances having a good marketable title and the VENDOR declares that the property has not been encumbered to any Third Party nor it is affected by any case till day. The VENDOR is in peaceful possession therein and has been enjoying the said Schedule mentioned property without any hindrances and interruptions from anybody else.

AND WHEREAS the PURCHASER herein came to know about such sale from the end of the VENDOR and agreed to purchase the said property known as Premises No. 154, Modern Park as described in the SCHEDULE below on such a price of Rs.1,08,53,000/- (Rupees One Crore Eight Lac Fifty three Thousand) only as stated above and approached the VENDOR herein and the VENDOR herein accepted the proposal of the PURCHASER.

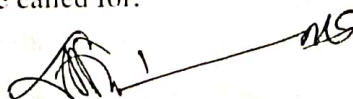
AND WHEREAS the said VENDOR now has agreed to sell and the PURCHASER has agreed to purchase the said homestead land measuring an area of 5 (Five) Cottahs 13 (Thirteen) Chittacks equivalent to 9.59 (Nine point five nine) Decimals standing thereon an old one storied pucca building measuring total built up area of 520 (Five hundred and twenty) Sq.ft. situated in Mouza – Rajapur, J.L. No.23, R.S. No.14, Touzi No.109, comprising in C.S. Dag No. 709, under C.S. Khatian No.336, corresponding to R.S. Dag No.779, under R.S. Khatian No.309 within The Kolkata Municipal Corporation, Ward No. 103, Premises No. 154, Modern Park as described in



the **SCHEDULE** below and the property is sold as free from all encumbrances at or for the total consideration price of **Rs.1,08,53,000/- (Rupees One Crore Eight Lac Fifty three Thousand) only** and accordingly the **VENDOR** herein entered into an Agreement for Sale dated 30.08.2023 with the **PURCHASER** herein and the **PURCHASER** has paid the total consideration amount to the **VENDOR** for purchasing said property known as **K.M.C. Premises No. 154, Modern Park, Assessee No. 31-103-29-0154-6** as morefully mentioned in the **SCHEDULE** below from the **VENDOR** herein.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement for Sale dated 30.08.2023 and in consideration of the said sum of **Rs.1,08,53,000/- (Rupees One Crore Eight Lac Fifty three Thousand) only** paid by the **PURCHASER** to the **VENDOR** herein on or before the execution of these present as per memo below and the **VENDOR** herein acknowledged the receipt of the same and the **VENDOR** herein as the beneficial party and the Owner of the property do hereby grant, convey, transfer, sell and assign unto and in favour of the **PURCHASER** herein **ALL THAT** piece and parcel of homestead land measuring about **5 (Five) Cottahs 13 (Thirteen) Chittacks** equivalent to **9.59 (Nine point five nine) Decimals** together with an old one storied pucca building standing thereon measuring built up area of **520 (Five hundred and twenty) Sq.ft.** situated in Mouza – **Rajapur, J.L. No.23, R.S. No.14, Touzi No.109**, comprising in **C.S. Dag No. 709**, under **C.S. Khatian No.336**, corresponding to **R.S. Dag No.779**, under **R.S. Khatian No.309** within The Kolkata Municipal Corporation Ward No. 103, Premises No. 154, **Modern Park** and also known as **Postal Address 6, Central Road, Modern Park, Rajapur East, Post Office- Santosahpur, P.S. Survey Park, (formerly P.S. Purba Jadavpur), Kolkata – 700 075**, and also together with all easement rights and privileges with regard to the **SCHEDULE** below property which is morefully and particularly described in the **SCHEDULE** hereunder written **OR HOWSOEVER OTHERWISE** the said **SCHEDULE** below property or any part thereof now are or is or heretofore were or was situated, tenanted, butted, called known, numbered, described or distinguished **TOGETHERWITH** the benefits of all ancient and other rights liberties, easement, appendages, appurtenances and all estate right title and

interest whatsoever of the **VENDOR** in the said property situated in **Mouza – Rajapur, J.L. No.23, R.S. No.14, Touzi No.109, comprising in C.S. Dag No. 709, under C.S. Khatian No.336, corresponding to R.S. Dag No.779, under R.S. Khatian No.309, known as K.M.C. Premises No. 154, Modern Park, within K.M.C. Ward No.103, and also known as Postal Address 6, Central Road, Modern Park, Rajapur East, Post Office- Santosalpur, P.S. Survey Park, (formerly P.S. Purba Jadavpur), Kolkata – 700 075, free from all encumbrances and attachments whatsoever **TOGETERWITH** all areas, sewers, drains, ways, paths passage, water-course, light, all manner of rights, liberties, assessments, privileges and appurtenances whatsoever belong to the said property or in anywise appurtments thereto or usually held occupied or enjoyed or accepted reputed deemed taken as part or parcel or number thereof or appurtenant thereto **ALL THAT** reversion and reversions, remainder and remainders and rent issues or profits thereof and all the assets, estates, right, title, interest, claim demand whatsoever of the **VENDOR** into or upon the **SCHEDULE** below property or any part thereof **TOGETHER WITH** all deeds, muniments of title whatsoever in anywise relating to or concerning the **SCHEDULE** below property or any part thereof which are in possession power or control of the **VENDOR** of any others persons from whom the **VENDOR**, can procure the same without any action or suit, **TO HAVE AND TO HOLD** the said **SCHEDULE** mentioned property i.e. land and building known as **K.M.C. Premises No. 154, Modern Park, within K.M.C. Ward No.103,** hereby granted, transferred, sold, conveyed, assigned and assured or expressed so to be unto and to the use of the **PURCHASER** simple in possession and free from all encumbrances and charges for ever and the **VENDOR** do hereby for his heirs, executors, administrators and assigns covenant with the **PURCHASER** that the **PURCHASER** will enjoy the said property having right of mutation in its name with The Kolkata Municipal Corporation as well as in the Office of B.L. & L.R.O. and for that the **VENDOR** has no objection with regard to the same and the **VENDOR** hereby declares that he shall give the written co-operation for the same in favour of the **PURCHASER** when he shall be called for.**



AND WHEREAS the **VENDOR** further covenants with the **PURCHASER** that the **PURCHASER** shall have right to take sanction of a new building plan from The Kolkata Municipal Corporation in connection with the land and shall construct the building thereon after demolishing the old building.

AND WHEREAS the **VENDOR** further covenants that the **PURCHASER** can take electricity connection and water connection from the concerned Authority in its name and the **VENDOR** shall have no objection with regard to the same.

AND WHEREAS the **VENDOR** further covenants with the **PURCHASER** that he has not received any notice of Acquisition and Requisition of land from the Government or Semi Government or any Appropriate Authority with regard to the **SCHEDULE** below property. The sold property known as **K.M.C. Premises No. 154, Modern Park**, within **K.M.C. Ward No.103** is not mortgaged; leased or charged and it is not a Debattar property or the property of deity and said property is free from all encumbrances. If any of the statements are wrong and/or the title of the sold property is found to be a defective one in future the **VENDOR** shall indemnify the **PURCHASER** with entire compensation without raising any objection in accordance with law.

AND WHEREAS the **VENDOR** further covenant with the **PURCHASER** that the **PURCHASER** may use the drain, sewers and all easement rights etc. of the property and its adjacent road as mentioned in the **SCHEDULE** below.

AND THAT NOTWITHSTANDING any act deed of thing by the **VENDOR** done or executed or knowingly suffered to the contrary that the **VENDOR** is lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property i.e. land and building known as **K.M.C. Premises No. 154, Modern Park**, within **K.M.C. Ward No. 103**, Assessee No. 31-103-29-0154-6 hereby granted, transferred, sold, conveyed, assigned and assured or expressed so to be unto and to the use of the **PURCHASER** in the manner aforesaid and the **PURCHASER** shall and will and all times hereafter peaceably and quietly possess and enjoy the said property known as **K.M.C. Premises No. 154, Modern Park**, within **K.M.C. Ward No.103** and received the rents, issues and profits thereof without any lawful eviction interruption hindrance disturbance,



claim or demand whatsoever from or by the **VENDOR** or any persons or persons now or hereafter lawfully and equitably claiming or to claim from under or in trust for them **AND THAT** free and clear and freely and clearly and absolutely discharged or exonerated or otherwise by the **VENDOR** well and sufficiently saved, defended and kept harmless and indemnified from or against all former and others estate charges liens, encumbrances, attachments and executions whatsoever had made done, executed occasioned or suffered by the **VENDOR** or any person or persons claiming from through under or in trust for the **VENDOR** as aforesaid

AND FURTHER, that the **VENDOR** and all or every person or persons having or claiming or who shall or any have claim any estate, right, interest, claim, demand whatsoever in law or in equity into or upon the said entire property i.e. land and building known as **K.M.C. Premises No. 154, Modern Park**, within **K.M.C. Ward No.103** hereby granted transferred, sold, conveyed and assured or intended so to be or any part thereof under or in trust for him the **VENDOR** shall and will from the time to time and all times hereafter at the request and the cost of the **PURCHASER** make do acknowledge and execute or cause to be done or executed all such further and better acts, deeds and things whatsoever for further and more effectually and satisfactorily granting or assuring the said entire property i.e. land and building known as **K.M.C. Premises No. 154, Modern Park, within K.M.C. Ward No.103** and every part or parcel unto and to the use of the **PURCHASER** in the manner as aforesaid as the **PURCHASER** shall or any be reasonably required.

The **VENDOR** declares that after registration if any error or omission is detected in this Deed of Conveyance the same shall be rectified by a registered supplementary Deed of Rectification, and/or Deed of Declaration at the cost of the **PURCHASER** when the **VENDOR** shall be called for by the **PURCHASER** without raising any objection.

The TDS amount i.e. 1% on the total consideration has been deducted as shown in the memo below and the **PURCHASER** shall supply the challans for the such amount to be deposited (by the **PURCHASER**) to the **VENDOR** as early as possible.

 MS

A Plan showing red border colour with regard to the **SCHEDULE** below property attached herewith is made a part and parcel of this Deed of Conveyance.

THE SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE ENTIRE PROPERTY WHICH IS BEING SOLD)

ALL THAT piece and parcel of homestead land measuring an area of **5 (Five) Cottahs 13 (Thirteen) Chittacks** equivalent to **9.59 (Nine point five nine) Decimals.** together with a one storied old pucca building measuring built up area of **520 (Five hundred and twenty) Sq.ft.** having cemented flooring standing thereon erected in the year 1979-1980 alongwith all rights, title, interest and all easements, rights, privileges and existing boundary walls, drainages and sewerages situated in **Mouza – Rajapur, J.L. No.23, R.S. No.14, Touzi No.109, comprising in C.S. Dag No. 709, under C.S. Khatian No.336, corresponding to R.S. Dag No.779, under R.S. Khatian No.309, being Corporation Premises No. 154, Modern Park, Assessee No. 31-103-29-0154-6, known as Postal Address 6, Central Road, Modern Park, Rajapur East, Post Office- Santosahpur, P.S. Survey Park, (formerly P.S. Purba Jadavpur), Kolkata – 700 075, within the jurisdiction of The Kolkata Municipal Corporation Ward No. 103, and also within the jurisdiction A.D.S.R. Sealdah and the sold property is shown in the annexed plan by **RED BORDER** line. The entire property is butted and bounded in the following manner :-**

- ON THE NORTH** : Property known as Postal Address 6 No. South Avenue;
- ON THE SOUTH** : Property Known as Postal Address 1B, Central Road & 10'-0" wide K.M.C. Road;
- ON THE EAST** : Property Known as 3/2, Canal North Road;
- ON THE WEST** : Property Known as 5 No. Central Road and 10'-0" wide K.M.C. Road.



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

SIGNED, SEALED AND DELIVERED

by the Parties above named at Kolkata
in the presence of:

WITNESSES:

1. *Achijit Kumar Mishra*
vill - Nij Matara
P.O. Bettala
Dist - Purba Medinipur

Prayash Mishra
SIGNATURE OF THE VENDOR

FAIR AND SQUARE CONSTRUCTION

Basudev Das

Partner

2. *Surojit Karmakar*
Let Brim Chandru Karmakar
74 - Aswini Nagar
KOL - 700040

FAIR AND SQUARE CONSTRUCTION
Bardhan Kumar Nathar
Partner

SIGNATURE OF THE PURCHASER

Read over, explained in Vernacular to the Parties and admitted to be correct and as per the instructions given by the parties, drafted by me and prepared in my chamber.

Debes Kumar Misra
(MR. DEBES KUMAR MISRA)
ADVOCATE [Enrollment No.F/364/329/1989]
HIGH COURT, CALCUTTA
Resi-cum-Chamber : 69/1, Baghajatin
Place, Kolkata - 700 086.
PH-9830236148(D.K.M.),
Email:debeskumarmisra@gmail.com
9051446430(Somesh),
Email:mishrasomesh08@gmail.com
9836115120(Tapesh),
Email:tapesh.mishra85@gmail.com

(Tape)

MEMO OF CONSIDERATION

RECEIVED from within named PURCHASER a sum of Rs.1,08,53,000/- (Rupees One Crore Eight Lac Fifty three Thousand) only as full consideration amount against the land and one storied building known as Premises No. 154, Modern Park, Ward No.103 as mentioned in the above mentioned Schedule in the manner as hereunder written :

Sl. No.	Cash/Draft/ Bank Transfer/ Cheque No.	Date	Name of the Bank & Branch	Amount (Rs.)
1.	058402 (Cheque)	30.08.2023	Bank of India, Hiland Park, Kolkata.	Rs. 1,00,000.00
2.	764306 (Draft No.)	18.09.2023	-Do-	Rs. 5,00,000.00
3.	By Cash	20.09.2023	----	Rs. 1,44,470.00
4.	BKIDH 23263744635	20.09.2023	Bank of India, Hiland Park, Kolkata to State Bank of India, Jadavpur University Branch.	Rs.1,00,00,000.00
			T.D.S.	Rs. 1,08,530.00
TOTAL :				Rs.1,08,53,000.00

(Rupees One Crore Eight Lac Fifty three Thousand) only

WITNESS

1. Abhejil Kumar Mishra
vill- Nij Matara
P.O. Bhatla Dist- Purba
Midnapur

2. Surojit Karmakar

1st Binnar and Rupamitra
74-Asmini Nagar
KOL-700040

Prayash Sarkar
SIGNATURE OF THE VENDOR

MS
ABO cam

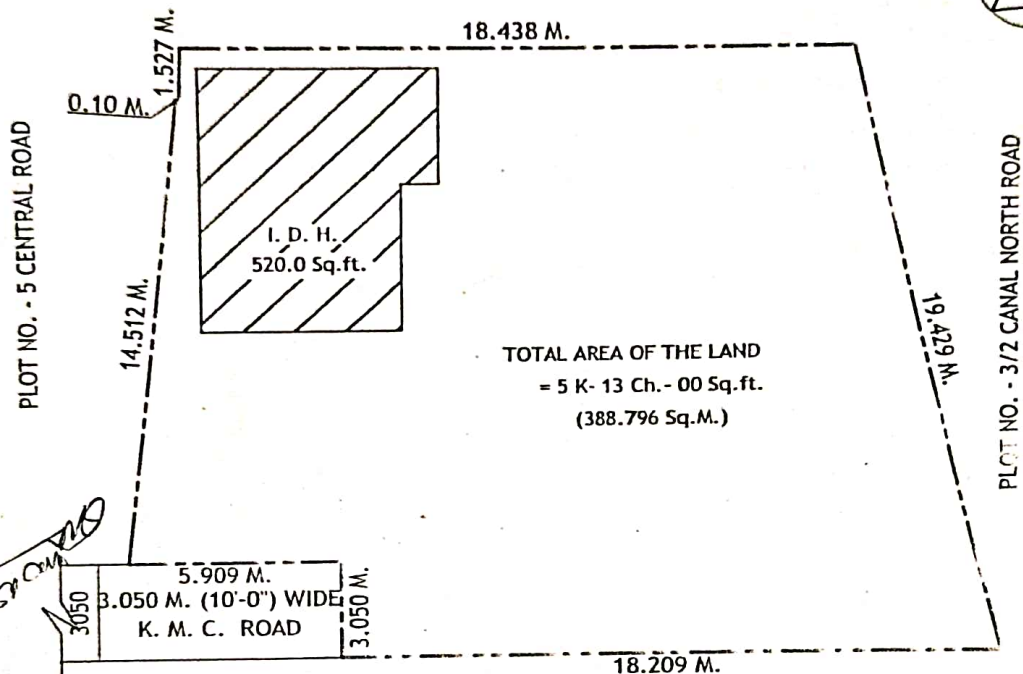
Prayash Sarkar

SHOWING THE SITE PLAN OF LAND WITH ONE STORIED BUILDING SITUATED AT THE PRE. NO.-154 MODERN PARK, WARD NO -103, BR. NO.- XI, KOLKATA - 700 075, P.S.- SURVEY PARK, MOUZA - RAJAPUR, J. L. NO. - 23, C. S. DAG. NO. 709, UNDER C .S. KHATIAN NO.- 336 & R.S. DAG NO.-779, UNDER R.S. KHATIAN NO.- 309, DIST. - 24 PARGANAS (SOUTH).
(SCALE - 1:200)

TOTAL SOLD AREA OF THE LAND = 5K- 13Ch.- 00 Sq.ft. (388.796 Sq.m.) TOGETHER WITH ONE STORIED BUILDING MEASURING ABOUT 520.0 Sq.ft. (M/L) BUILT UP AREA SHOWN IN RED BORDER LINE



PLOT NO. - 6 SOUTH AVENUE



PLOT NO. - 1B CENTRAL ROAD

FAIR AND SQUARE CONSTRUCTION

Basudev Das

Partner

FAIR AND SQUARE CONSTRUCTION

Bandhan Kumar Nandan

Partner

SIGNATURE OF THE PURCHASER

Partha Acharjee
Partha Acharjee
A.M.I.E., L.B.S. No.-1/339
246A/5, N.S.C Bose Road
Kolkata-700 092

Pradyumn Chatterjee

SIGNATURE OF THE SELLER



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2002352472/2023	Office where deed will be registered
Query Date	14/09/2023 7:29:48 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status :Advocate	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 1,08,53,000/-	Rs. 1,23,59,548/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 6,17,997/- (Article:23)	Rs. 1,23,609/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Modern Park, , Premises No: 154, , Ward No: 103, Pin Code : 700075

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 13 Chatak	1,08,00,000/-	1,20,87,523/-	Width of Approach Road: 10 Ft.,
Grand Total :				9.5906Dec	108,00,000 /-	120,87,523 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	520 Sq Ft.	53,000/-	2,72,025/-	Structure Type: Structure
Gr. Floor, Area of floor : 520 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		520 sq ft	53,000 /-	2,72,025 /-	



Query No: 2002352472 of 2023, Printed On : Sep 14 2023 7:29PM, Generated from wbregistration.gov.in

Seller Details :

SI No	Name & address	Status	Execution Admission Details :
1	Shri Proyash Sarkar Son of Late Sreepada Sarkar,6, Central Road, Modern Park, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. Axxxxxx3Q, Aadhaar No.: 32xxxxxxxx1888,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Buyer Details :

SI No	Name & address	Status	Execution Admission Details :
1	Fair & Square Construction (Partnership Firm) ,3, Central Road, Modern Park, City:- , P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 PAN No. AAxxxxx8P, ,Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr Basudev Das Son of Late Prafulla Chandra DasA/13, Purba Rajapur Canal South Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHxxxxx2D , Aadhaar No.: 45xxxxxxxx2157	Fair & Square Construction (as Partner)
2	Mr Bandhan Kumar Naskar Son of Shri Jagadish NaskarA/3, East Rajapur, City:- , P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALxxxxx5E , Aadhaar No.: 53xxxxxxxx9277	Fair & Square Construction (as Partner)

Identifier Details :

Name & address
Mr Abhijit Kumar Mishra Son of Late Niranjana Mishra Village- Nij Maitana, City:- , P.O:- Battala, P.S:-Ramnagar, District:-Purba Midnapore, West Bengal, India, PIN:- 721433, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Shri Proyash Sarkar, Mr Basudev Das, Mr Bandhan Kumar Naskar

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Shri Proyash Sarkar	Fair & Square Construction-9.59062 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Shri Proyash Sarkar	Fair & Square Construction-520 Sq Ft



Query No: 2002352472 of 2023, Printed On : Sep 14 2023 7:29PM, Generated from wbregristration.gov.in

Owner and Land or Building Details as received from KMC :

Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 311032901546 Premises No. : 154 Ward No. : 103 Street Name : MODERN PARK	Reference Deed No. : 07228/2009 Date of Registration. : Nov 06, 2009 Office Where Registered : DSR III, ALIPU	Owner Name : SRI PROYASH SARKAR Owner Address : 154, MODERN PARK , KOLKATA-75 Pin No. : 700075	Character of Premises: Vacant Land Total Area of Land: 05 Cottah, 13 Chatak,

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 14-10-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 14-10-2023)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. SEALDAH, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



Major Information of the Deed

Deed No :	I-1604-11576/2023	Date of Registration	20/09/2023
Query No / Year	1604-2002352472/2023	Office where deed is registered	
Query Date	14/09/2023 7:29:48 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, 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. 1,08,53,000/-	Rs. 1,23,59,548/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 6,17,997/- (Article:23)	Rs. 1,23,641/- (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:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Modern Park, , Premises No: 154, , Ward No: 103 Pin Code : 700075

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 13 Chatak	1,08,00,000/-	1,20,87,523/-	Width of Approach Road: 10 Ft.,
Grand Total :				9.5906Dec	108,00,000 /-	120,87,523 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	520 Sq Fl.	53,000/-	2,72,025/-	Structure Type: Structure
Gr. Floor, Area of floor : 520 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		520 sq ft	53,000 /-	2,72,025 /-	

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 6,17,997/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 6,17,897/-

Description of Stamp



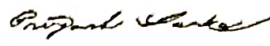
1. Stamp: Type: Impressed, Serial no 18262, Amount: Rs.100.00/-, Date of Purchase: 19/09/2023, Vendor name: SUBHANKAR DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/09/2023 12:00AM with Govt. Ref. No: 192023240222330912 on 16-09-2023, Amount Rs: 6,17,897/-, Bank: BANK Of INDIA (BKID0004000), Ref. No. 192023240222330912 on 16-09-2023, Head of Account 0030-02-103-003-02

(Handwritten Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



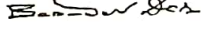
Seller Details :




Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Proyash Sarkar Son of Late Sreepada Sarkar Executed by: Self, Date of Execution: 20/09/2023 , Admitted by: Self, Date of Admission: 20/09/2023 ,Place : Office	Photo  20/09/2023	Finger Print  LTI 20/09/2023	Signature  20/09/2023
6, Central Road, Modern Park, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AIxxxxxx3Q, Aadhaar No: 32xxxxxxxx1888, Status :Individual, Executed by: Self, Date of Execution: 20/09/2023 , Admitted by: Self, Date of Admission: 20/09/2023 ,Place : Office				

Buyer Details :




Sl No	Name,Address,Photo,Finger print and Signature
1	Fair & Square Construction 3, Central Road, Modern Park, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 , PAN No.:: AAxxxxxx8P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Basudev Das Son of Late Prafulla Chandra Das Date of Execution - 20/09/2023, , Admitted by: Self, Date of Admission: 20/09/2023, Place of Admission of Execution: Office	Photo  Sep 20 2023 12:52PM	Finger Print  LTI 20/09/2023	Signature  20/09/2023
A/13, Purba Rajapur Canal South Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx2D, Aadhaar No: 45xxxxxxxx2157 Status : Representative, Representative of : Fair & Square Construction (as Partner)				

2	Name Mr Bandhan Kumar Naskar (Presentant) Son of Shri Jagadish Naskar Date of Execution - 20/09/2023, , Admitted by: Self, Date of Admlsion: 20/09/2023, Place of Admlsion of Execution: Office	Photo 	Finger Print 	Signature 
		Sep 20 2023 12:53PM	LTI 20/09/2023	20/09/2023
A/3, East Rajapur, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx5E, Aadhaar No: 53xxxxxxxx9277 Status : Representative, Representative of : Fair & Square Construction (as Partner)				

Identifier Details :

Name Mr Abhijit Kumar Mishra Son of Late Niranjan Mishra Village- Nij Maitana, City:- , P.O:- Battala, P.S:-Ramnagar, District:-Purba Midnapore, West Bengal, India, PIN:- 721433	Photo 	Finger Print 	Signature 
	20/09/2023	20/09/2023	20/09/2023
Identifier Of Shri Proyash Sarkar, Mr Basudev Das, Mr Bandhan Kumar Naskar			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Proyash Sarkar	Fair & Square Construction-9.59062 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri Proyash Sarkar	Fair & Square Construction-520.00000000 Sq Ft

Endorsement For Deed Number : I - 160411576 / 2023

On 20-09-2023

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.

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

Presented for registration at 12:47 hrs on 20-09-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr Bandhan Kumar Naskar .,

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,23,59,548/-

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

Execution is admitted on 20/09/2023 by Shri Proyash Sarkar, Son of Late Sreepada Sarkar, 6, Central Road, Modern Park, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Service

Identified by Mr Abhijit Kumar Mishra, , , Son of Late Niranjan Mishra, Village- Nij Maitana, P.O: Battala, Thana: Ramnagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721433, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 20-09-2023 by Mr Basudev Das, Partner, Fair & Square Construction (Partnership Firm), 3, Central Road, Modern Park, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Identified by Mr Abhijit Kumar Mishra, , , Son of Late Niranjan Mishra, Village- Nij Maitana, P.O: Battala, Thana: Ramnagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721433, by caste Hindu, by profession Law Clerk

Execution is admitted on 20-09-2023 by Mr Bandhan Kumar Naskar, Partner, Fair & Square Construction (Partnership Firm), 3, Central Road, Modern Park, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Identified by Mr Abhijit Kumar Mishra, , , Son of Late Niranjan Mishra, Village- Nij Maitana, P.O: Battala, Thana: Ramnagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721433, by caste Hindu, by profession Law Clerk

Payment of Fees

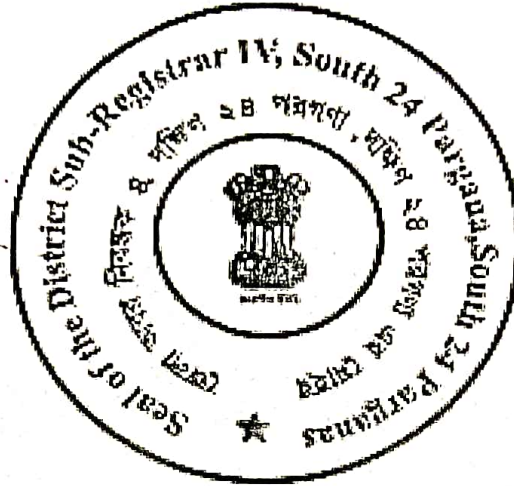
Certified that required Registration Fees payable for this document is Rs 1,23,641.00/- (A(1) = Rs 1,23,595.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 1,23,609/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/09/2023 12:00AM with Govt. Ref. No: 192023240222330912 on 16-09-2023, Amount Rs: 1,23,609/-, Bank: BANK OF INDIA (BKID0004000), Ref. No. 192023240222330912 on 16-09-2023, Head of Account 0030-03-104-001-16

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1604-2023, Page from 357327 to 357354
being No 160411576 for the year 2023.**



(Handwritten signature)

Digitally signed by Anupam Halder
Date: 2023.09.20 13:53:06 +05:30
Reason: Digital Signing of Deed.

**(Anupam Halder) 20/09/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.**