



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

M 344616

Convey/31891

DEED OF CONVEYANCE

THIS INDENTURE made on this 16th day of JANUARY Two Thousand and Twenty Four BETWEEN (1) MR. NIRMALENDU MUKHOPADHYAY alias MR. NIRMALENDU MUKHERJEE son of Late Kalipada Mukhopadhyay, having Income Tax Permanent Account No. (PAN) "BFQPM8380B", Aadhaar No. 7914-4996-2655, residing at 40, Gariahat Road South, Flat – 5, Post Office – Dhakuria, Police Station – Lake, Kolkata – 700031, (2) MR. DEBARSHI MUKHERJEE son of Late Amalendu Mukherjee, having Income Tax Permanent Account No. (PAN) "AJQPM7267C", Aadhaar No. 2482-8258-1425, (3) MRS. RIKHIA MUKHERJEE daughter of Late Amalendu Mukherjee, having Income Tax Permanent Account No. (PAN) "ASCPM1702D", Aadhaar No. 2076-0949-

Cerify that the document is authentic to registration. The signature sheet and the endorsement sheets attached with this document are the same as this document

Adm. District Sub-Registrar
Bidhannagar, (Salt Lake City)
18 JAN 2024

16.1.2024
17:10
2000104599/2024
VC-24
16.1.2024

ক্রমিক নং 1633 তারিখ 22/11/23
মূল্য : ARUN KUMAR BHANUMIK
ক্রেতা : Advocate
ঠিকানা : Calcutta High Court
ভেণ্ডার : Ranjita Pal
লাইসেন্স নং : এস. আর. অফিস
কাশিপুর দমদম

ভেণ্ডারের নাম - রঞ্জিতা পাল
ক্রয়কারির নাম :- ব্যারিস্টার
টি.ডি. নং :
স্ট্যাম্প খরিদের তারিখ 17 NOV 2023
এ টি.ডি. নং মোট কত টাকার
স্ট্যাম্প খরিদ করা হইয়াছে। 100000.

Ranjita Pal



60
N.C.T.I

HITECH CONSTRUCTION COMPANY

Hitech

Partner



61
N.C.T.I

Delocandee Mukherjee



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

16 JAN 2024

Amit-Dan.
for sale Debabrata-Dan.
6, Brindaban Basak Street,
S. - Sorabagan, P.O. - Harkhola,
Kolkata - 700005
Occupation - Service
PIC No. - #FKH2339828

8491, both residing at N3 E1, Bidhan Niwas 4, Bidhan Sishu Sarani, Post Office – Kankurgachi, Police Station – Maniktala, Kolkata – 700 054, all are by faith – Hindu, by occupation – Retired Person, Service and Household Work respectively, all are Indian Citizen, hereinafter called the **VENDORS**, Mr. Nirmalendu Mukhopadhyay alias Mr. Nirmalendu Mukherjee, the Vendor No. 1 herein, is represented by his constituted attorney **MRS. SUNANDA MUKHERJEE** wife of Mr. Nirmalendu Mukhopadhyay, having Income Tax Permanent Account No. (PAN) "**AEJPM3063L**", Aadhaar No. **2897-7154-5172**, by faith – Hindu, by Occupation – Housewife, residing at 40, Gariahat Road South, Flat – 5, Post Office – Dhakuria, Police Station – Lake, Kolkata – 700 031, in the District of South 24-Parganas, Indian Citizen, by virtue of Power of Attorney dated 30.12.2023, registered at the office of Additional Registrar of Assurances – I, Kolkata, copied in Book No. I, Volume No. 1901-2024, Pages 4887 to 4903, Being No. 190100076 for the year 2024, (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrator, representatives and assigns) of the **ONE PART**.

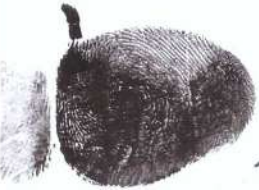
AND

HITECH CONSTRUCTION COMPANY, a registered partnership firm, having Income Tax Permanent Account No. (PAN) "**AAFFH6644E**", having its office at 556, Dum Dum Park, Tank No. 3, Post Office – Bangur Avenue, Police Station – Lake Town, Kolkata – 700 055, represented by One of its Partner **MR. RABIN GANGULY** son of Late Sudhir Kumar Ganguly, having Income Tax Permanent Account No. (PAN) "**ADTPG7283K**", Aadhaar No. **2363-1486-7470**, by faith – Hindu, by Occupation – Business, residing at 530, Dum Dum Park, Tank No. 3, Post Office – Bangur Avenue, Police Station – Lake Town, Kolkata – 700 055, Indian Citizen,



62
V.C.TI

Rikhia Meekherji



63
V.C.TI

Sunanda Mukherjee

MRS. SUNANDA MUKHERJEE
As constituted attorney of Mr.
Nirmalendu Mukhopadhyay alias
Mr. Nirmalendu Mukherjee.



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



64
V.C.TI

Amil-Dar.
S/o Late Debabrata-Dar.
36, Brindaban Basak Street.
P.S. - Torabagan, P.O. - Hatkhola,
Kolkata - 70005
Occupation - Service
EPIC No. - FXH2339828

16 JAN 2024

hereinafter called the **PURCHASER** (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor(s)-in-office, executors, administrators, legal representatives, nominee or nominees and assigns) of the **OTHER PART**.

WHEREAS by an agreement dated the 21st day of December, 1951 made between the Government of West Bengal and The Krishnapore Refugee Co-operative Colony Limited, a society registered under the Societies Registration Act, acquired possession of more or less 85.33 acres of land comprised in C.S. Dag Nos. 2323, 2324, 2326, 2327, 2330-33, 2343-73, 2376-93, 2395-2404, 2413-17, 2425-32, 2440, 2442-91 and 2555-58 of Mouza – Krishnapore, (at present Mouza – Shyamnagar) J.L. No. 17, R.S. No.180, P.S. Rajarhat at present P.S. Lake Town, District of North-24-Parganas.

AND WHEREAS the said Krishnapore Refugee Co-operative Colony Limited upon acquiring the aforesaid 85.33 Acres of land area in the manner stated herein before, made out of Scheme for Development of the same by splitting in into several residential plots with an object of rehabilitation of the Refugees from the then East Pakistan by allotment and distribution of the said split out plot of lands amongst the members of the Society who have no other homestead land elsewhere in India.

AND WHEREAS that in the midst of aforesaid process, the Governor of the State of West Bengal vide execution and registration of an Indenture of Conveyance dated 27.11.1975, duly transferred and conveyed the aforesaid residential plots of land ad-measuring total area of 85.33 Acres be the same a little more or less unto and in favour of the said Krishnapore Refugee Co-Operative Colony Limited empowering and authorizing thereby the said society to



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

16 JAN 2024

fulfill the object of rehabilitation of its members, being the refugees of the then East Pakistan, by lawful allotment and distribution of the said plots of land on Ownership basis in favour of the members of the said society. The said Deed of Indenture was registered with the Office of the Sub Registrar of Cossipore Dum Dum on the said 27.11.1975 and recorded therein Book No. I, Volume No. 175, Pages 193 to 200, Being No. 9811 for the year 1975 of the said office.

AND WHEREAS the said Krishnapur Refugee Co-operative Colony Limited prior to the execution of the above stated registered Indenture of Conveyance, started the process of allotting the residential Plots of land unto and in favour of its registered members namely Sri Amalendu Mukherjee and Sri Nirmalendu Mukherjee, both sons of Late Kalipada Mukherjee, as bonfide Share holder-cum-Allottee Member of the said society together with allotment of all that piece and parcel of revenue redeemed "Bastu Land" ad-measuring an area of 05 (Five) Cottahs be the same a little more or less and lying and situate at being entirety of Plot No. 341, Dum Dum Park, Police Station – Lake Town (formerly Rajarhat), Kolkata – 700 055 appertaining to Mouza – Shyamnagar (formerly Krishnapur), J.L. No. 20/32 comprised in Dag No. 2552 and 2362, within the Municipal limit of South Dum Dum Municipality, in the District of North 24-Parganas (formerly 24-Parganas) and therein after referred to as the "said premises" and more particularly described in the First Schedule written herein after.

AND WHEREAS by a Deed of Bengali Kobala dated 06.07.1977, registered at the office of Sub-Registrar Cossipore Dum Dum, copied in Book No. I, Volume No. 99, Pages 207 to 211, Being No. 4250 for the year 1977, the said Krishnapur Refugee Co-operative Colony Limited, described therein as the Vendor sold, transferred and conveyed to Sri Amalendu Mukherjee and Sri Nirmalendu Mukherjee, described therein as the Purchasers, ALL THAT



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

16 JAN 2024

piece and parcel of revenue redeemed "Bastu Land" ad-measuring an area of 05 (Five) Cottahs be the same a little more or less and lying and situate at being entirety of Plot No. 341, Dum Dum Park, Police Station – Lake Town (formerly Rajarhat), Kolkata – 700 055 appertaining to Mouza – Shyamnagar (formerly Krishnapur), J.L. No. 20/32 comprised in Dag No. 2552 and 2362, within the Municipal limit of South Dum Dum Municipality, in the District of North 24-Parganas (formerly 24-Parganas).

AND WHEREAS Sri Amalendu Mukherjee and Sri Nirmalendu Mukherjee, after the said purchase, constructed One Storied Building thereon and were thus well seized and possessed of or otherwise well and sufficiently entitled to the ALL THAT piece and parcel of revenue redeemed "Bastu Land" ad-measuring an area of 05 (Five) Cottahs be the same a little more or less with One Storied Building and lying and situate at being entirety of Plot No. 341, Dum Dum Park, Police Station – Lake Town (formerly Rajarhat), Kolkata – 700 055 appertaining to Mouza – Shyamnagar (formerly Krishnapur), J.L. No. 20/32 comprised in Dag No. 2552 and 2362, within the Municipal limit of South Dum Dum Municipality, in the District of North 24-Parganas (formerly 24-Parganas).

AND WHEREAS Sri Amalendu Mukherjee died intestate on 26.04.2017 leaving behind him the following legal heirs and representatives in the manner as follows :-

- a) Mr. Debarshi Mukherjee - Son of the deceased.
- b) Mrs. Rikhia Mukherjee - Daughter of the deceased.

AND WHEREAS upon the death of Amalendu Mukherjee the legal heirs and representatives named herein above became entitled to the right, title and interest of the



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

16 JAN 2024

undivided ½ (Half) share of the aforesaid property by Hindu Law of Succession, to which Amalendu Mukherjee was governed at the time of his death.

AND WHEREAS Mr. Nirmalendu Mukhopadhyay alias Mr. Nirmalendu Mukherjee, Mr. Debarshi Mukherjee and Mrs. Rikhia Mukherjee are thus well seized and possessed of or otherwise well and sufficiently entitled to the ALL THAT piece and parcel of "Bastu Land" ad-measuring an area of **05 (Five) Cottahs more or less** with One Storied Building measuring an area **750 Sq.ft. more or less** lying and situate at being entirety of Plot No. 341, Holding No. 560, Dum Dum Park, Police Station – Lake Town (formerly Rajarhat), Kolkata – 700 055 appertaining to Mouza – Shyamnagar (formerly Krishnapur), J.L. No. 20/32, comprised in Dag No. 2552 and 2362, within the Municipal limit of South Dum Dum Municipality, in the District of North 24-Parganas.

AND WHEREAS Mr. Nirmalendu Mukhopadhyay alias Mr. Nirmalendu Mukherjee, Mr. Debarshi Mukherjee and Mrs. Rikhia Mukherjee, the Vendors herein, have agreed to sell and the Hitech Construction Company, the Purchaser herein, has agreed to purchase **ALL THAT** piece or parcel of "**BASTU**" land measuring an area **05 (Five) Cottahs more or less** with One Storied Building measuring an area **750 Sq.ft. more or less** and with applied Sanction Building Plan of South Dum Dum Municipality, comprised in C.S. Dag No. 2552 and 2362, J.L. No. 20/32, at Mouza – Shyamnagar, lying and situate at being entirety of Plot No. 341, Holding No. 560, Dum Dum Park, Police Station – Lake Town, Kolkata – 700 055, within the limits of South Dum Dum Municipality, in the District of North 24-Parganas, more fully and particularly described in the schedule hereunder written, at or for the price of **Rs. 2,50,00,000/-** (Rupees Two Crore Fifty Lac) only.



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

16 JAN 2024

NOW THIS INDENTURE WITNESSETH THAT :-

I. That, in pursuance of the aforesaid understanding, agreement and intendment as well as upon full and final Payment of the assessed, settled and consolidated Consideration Price being the fair Market value of the sum of **Rs. 2,50,00,000/-** (Rupees Two Crore Fifty Lac) **only** so paid by the **Purchaser** hereof to the **Vendors** hereto on or before execution of the Present Indenture in the manner stated under the Memorandum of Consideration written hereinafter (the receipt whereof the Vendors hereto and each and every one of them doth hereby jointly and severally admit and acknowledge and of and from the same and each and every part thereof acquit, release and forever discharge the Purchaser and the said Property), the Vendors doth hereby jointly and severally indefeasibly grant, sale, transfer, convey, assign, confirm and assure unto and in favour of the **Purchaser** hereof free from all encumbrances **ALL THAT** piece or parcel of "**BASTU**" land measuring an area **05 (Five) Cottahs more or less** with One Storied Building measuring an area **750 Sq.ft. more or less** and with applied Sanction Building Plan of South Dum Dum Municipality, comprised in C.S. Dag No. 2552 and 2362, J.L. No. 20/32, at Mouza – Shyamnagar, lying and situate at being entirety of Plot No. 341, Holding No. 560, Dum Dum Park, Police Station – Lake Town, Kolkata – 700 055, within the limits of South Dum Dum Municipality, in the District of North 24-Parganas, and more particularly described in the Schedule written hereinafter **TOGETHER WITH** all buildings, yards, courtyards, sewerage line, drains, water sources, right, lights, liberties, privileges, easements and appurtenances whatsoever to the said messuage, tenement, land, hereditament and premises belonging or in anywise appertaining to or with the same or any part thereof and now or at any time heretofore were or was held, used, occupied, enjoyed or reputed to belong or appurtenant thereto and the reversion or reversions, remainder or



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

16 JAN 2024

remainders and yearly, monthly or otherwise the rents, issues and profits thereof and all the estate right, title, interest, property claim or demand whatsoever of the Vendors into or upon the said messuage, tenement, land, hereditament and premises or any part thereof both at law or in equity **TOGETHER ALSO WITH** all deeds, pottahs, muniments, writings and evidence of title in anywise relating to or concerning the same or any part thereof which now are or hereafter shall or may be in the custody, possession or power of the Vendors or any other person or persons from whom they can or may procure the same without any action or suit at law or in equity and **OR HOWSOEVER OTHERWISE** they said plot of land with One Storied building now is or at any time hereto before were or was situate, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** all areas, fences, passages, sewers, drains, water, water courses, trees, bushes, hedges, fixtures, benefits, advantages and all manner of former or other rights, liberties, easements, privileges, appendages and appurtenances whatsoever belonging to the said plot of land with One Storied building or in anywise appertaining thereto or any part thereof, usually held, used, occupied, accepted, enjoyed, reputed or known as part or parcel or member thereof or appurtenant thereto **AND** the reversion or reversions, remainder or remainders and all rents, issues and profits thereof and all and every part thereof, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be **AND** all the estate, right, title, interest, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendors into, upon or in respect of the said plot of land with One Storied building or any part thereof which now are or were or hereafter shall or may be in the custody, power or possession of the Vendors or any person or persons from whom the Vendors can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said plot of land all and singular, the lands hereditaments, misusages, benefits, rights and properties hereby granted, sold, conveyed,



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

16 JAN 2024

transferred, assigned and assured or expressed or intended so to be and each and every part thereof unto and to the use of the Purchaser absolutely and forever, free from all encumbrances, trusts, liens, lispens, charges, attachments, claimants, requisitions, acquisitions, vesting's and alignments whatsoever;

II. THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS :-

i) That notwithstanding any act, deed, matter or thing whatsoever by the Vendors or any of their predecessors or ancestors-in-title done or executed or knowingly suffered to the contrary, the Vendors are now lawfully and rightfully seized and possessed of and/or otherwise well and sufficiently entitled to the said plot of land with One Storied building and benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid;

ii) AND THAT notwithstanding any act, deed, matter, or thing done as aforesaid, the Vendors now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said plot of land with One Storied building and rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, in the manner aforesaid, according to the true intent and meaning of these presents;

iii) AND THAT the said plot of land with One Storied building and rights and benefits hereby granted, sold, conveyed, assigned and assured or expressed or intended so to be and



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

16 JAN 2024

each of there are now free from all encumbrances, demands, claims, charges, liens, attachments, vesting's, leases, lispensens, uses, debaters or trusts made or suffered by the Vendors or any person or persons having or lawfully claiming any estate or interest in the said plot of land from under or in trust for the Vendors;

iv) AND THAT the Vendors have, at or before the execution of this conveyance, delivered vacant and peaceful possession of the entirety of the said plot of land to the Purchaser and the Vendors have no claim of any nature whatsoever against the Purchaser;

v) AND THAT the Purchaser shall and may from time to time and at all times hereafter, peacefully and quietly, enter into, hold, possess, use and enjoy the said plot of land and every part thereof and receive the rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be, unto and to the Purchaser, without any lawful hindrance, eviction, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors;

vi) AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by and at the costs and expenses of the Vendors, well and sufficiently entitled saved and indemnified of, from and against all charges, liens, debts, attachments and encumbrances whatsoever suffered or created by the Vendors or any of their predecessors-in-title or any person lawfully or equitably claiming as aforesaid;



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

16 JAN 2024

vii) AND THAT the Vendors shall indemnify and keep the Purchaser absolutely discharged, saved, harmless and kept indemnified against all encumbrances, liens, vesting, attachments, lispendens, uses, debaters, trusts, claims and demands or any and every nature whatsoever by or against the Vendors or any person lawfully or equitably or rightfully claiming as aforesaid in respect of the said plot of land with One Storied building or any part thereof;

viii) AND ALSO THAT Vendors and all persons having or lawfully, rightfully or equitably claiming any estate or interest in the said plot of land with One Storied building or any part thereof from under or in trust for the Vendors shall and will from time to time and at all times hereafter, at the request and costs of the Purchaser, do and execute and cause to be done and executed all such acts, deeds, matters or things whatsoever for further better or more perfectly assuring the said plot of land with One Storied building and every part thereof and other benefits and rights, hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid, as shall or may be reasonably required;

ix) AND ALSO THAT the Vendors have not at any time heretofore done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the said plot of land and other benefits and rights, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be or any part thereof can or may be impeached, encumbered or affected in title;



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

16 JAN 2024

THE SCHEDULE ABOVE REFERRED TO
(THE SAID PROPERTY HEREBY SOLD AND TRANSFERRED)

ALL THAT piece or parcel of "**BASTU**" land measuring an area **05 (Five) Cottahs more or less** with One Storied Building measuring an area **750 Sq.ft. more or less** and with applied Sanction Building Plan of South Dum Dum Municipality and lying and situate at Mouza – Shyamnagar, J.L. No. 32, Circle No. VII, comprised in C.S./R.S. Dag No. 2552 and 2362, Plot No. 341, Holding No. 560, Dum Dum Park, Police Station – Lake Town, Kolkata – 700 055, within the limits of South Dum Dum Municipality, under the jurisdiction of Addl. District Sub-Registrar Bidhannagar, Salt Lake City, in the District of North 24-Parganas. The Floor of the Building is finished by **Cemented**.

The said plot of land is butted and bounded as follows: -

ON THE NORTH	:	Plot No. 199.
ON THE SOUTH	:	25' ft wide Municipal Road.
ON THE EAST	:	Plot No. 342.
ON THE WEST	:	Plot No. 340.

AND delineated in the **Site Plan** attached hereto and marked with '**R E D**' border forming part of the present Indenture.



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

16 JAN 2024

IN WITNESS WHEREOF, the Parties hereto doth hereunto set and subscribed their respective hand and seal in presence of the Witnesses named herein below on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED by the Parties at Kolkata in presence of: -

WITNESSES :-

1. *Amit - Das.*
36, B. B. Street.
Kolkata - 700005

Sunanda Mukherjee.

MRS. SUNANDA MUKHERJEE
As constituted attorney of Mr. Nirmalendu Mukhopadhyay Alias Mr. Nirmalendu Mukherjee

Debarshi Mukherjee
MR. DEBARSHI MUKHERJEE

Rikha Mukherjee
MRS. RIKHIA MUKHERJEE

SIGNATURE OF THE VENDORS

HITECH CONSTRUCTION COMPANY

Partner

Partner

SIGNATURE OF THE PURCHASER

Drafted by :-

Arun Kumar Bhaumik

MR. ARUN KUMAR BHAUMIK (ADVOCATE)

Calcutta High Court, Reg. No.905/1983
63/21, Dum Dum Road, Surer Math,
P.O. - Motijheel, P.S. - Dum Dum,
Kolkata - 700 074, Dial 9830038790,
e-mail ID - arun_bhoumik@yahoo.com



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

16 JAN 2024

MEMO OF CONSIDERATION

1) Paid by Cheque No. 771800 dated 19.07.2023 on Indian Bank, Dum Dum Park Branch, Kolkata infavour of Mr. Nirmalendu Mukhopadhyay.	Rs. 4,95,000.00
2) Paid by Cheque No. 473100 dated 15.01.2024 on Indian Bank, Dum Dum Park Branch, Kolkata infavour of Mr. Nirmalendu Mukhopadhyay.	Rs. 1,18,80,000.00
3) Paid by TDS @ 1% under Section 194/A	Rs. 1,25,000.00
4) Paid by Cheque No. 771801 dated 19.07.2023 on Indian Bank, Dum Dum Park Branch, Kolkata infavour of Mr. Debarshi Mukherjee.	Rs. 2,47,500.00
5) Paid by Cheque No. 473101 dated 15.01.2024 on Indian Bank, Dum Dum Park Branch, Kolkata infavour of Mr. Debarshi Mukherjee.	Rs. 59,40,000.00
6) Paid by TDS @ 1% under Section 194/A	Rs. 62,500.00
7) Paid by Cheque No. 771802 dated 19.07.2023 on Indian Bank, Dum Dum Park Branch, Kolkata infavour of Mrs. Rikhia Mukherjee.	Rs. 2,47,500.00
8) Paid by Cheque No. 473102 dated 15.01.2024 on Indian Bank, Dum Dum Park Branch, Kolkata infavour of Mrs. Rikhia Mukherjee.	Rs. 59,40,000.00
9) Paid by TDS @ 1% under Section 194/A	Rs. 62,500.00
Total :	<u>Rs. 2,50,00,000.00</u>

(Rupees Two Crore Fifty Lac) only

SIGNED, SEALED AND DELIVERED by the Parties at Kolkata in presence of :-

WITNESS: -

1. *Amil Das.*
36, B.B. Street.
Kolkata - 700005

2. *Rajarshi Mukherjee*
40 Gariahat Road (South)
Flat- 5
Kolkata - 700031

Sunanda Mukherjee.

MRS. SUNANDA MUKHERJEE

As constituted attorney of Mr. Nirmalendu Mukhopadhyay Alias Mr. Nirmalendu Mukherjee

Debarshi Mukherjee

MR. DEBARSHI MUKHERJEE

Rikhia Mukherjee

MRS. RIKHIA MUKHERJEE

SIGNATURE OF THE VENDORS



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

16 JAN 2024



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



192023240348745288

GRN Details

GRN: 192023240348745288 Payment Mode: SBI Epay
GRN Date: 15/01/2024 17:27:25 Bank/Gateway: SBIEpay Payment Gateway
BRN : 2611316973738 BRN Date: 15/01/2024 17:28:03
Gateway Ref ID: 45545349 Method: Axis Bank-Retail NB
GRIPS Payment ID: 150120242034874527 Payment Init. Date: 15/01/2024 17:27:25
Payment Status: Successful Payment Ref. No: 2000104597/3/2024
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr AKB AND ASSOCIATES
Address: 36, BRINDABAN BASAK STREET, KOLKATA - 700005
Mobile: 6291762790
EMail: akbassociates1913@gmail.com
Period From (dd/mm/yyyy): 15/01/2024
Period To (dd/mm/yyyy): 15/01/2024
Payment Ref ID: 2000104597/3/2024
Dept Ref ID/DRN: 2000104597/3/2024

1 - 110/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000104597/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	1249520
2	2000104597/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	250014

Total 1499534

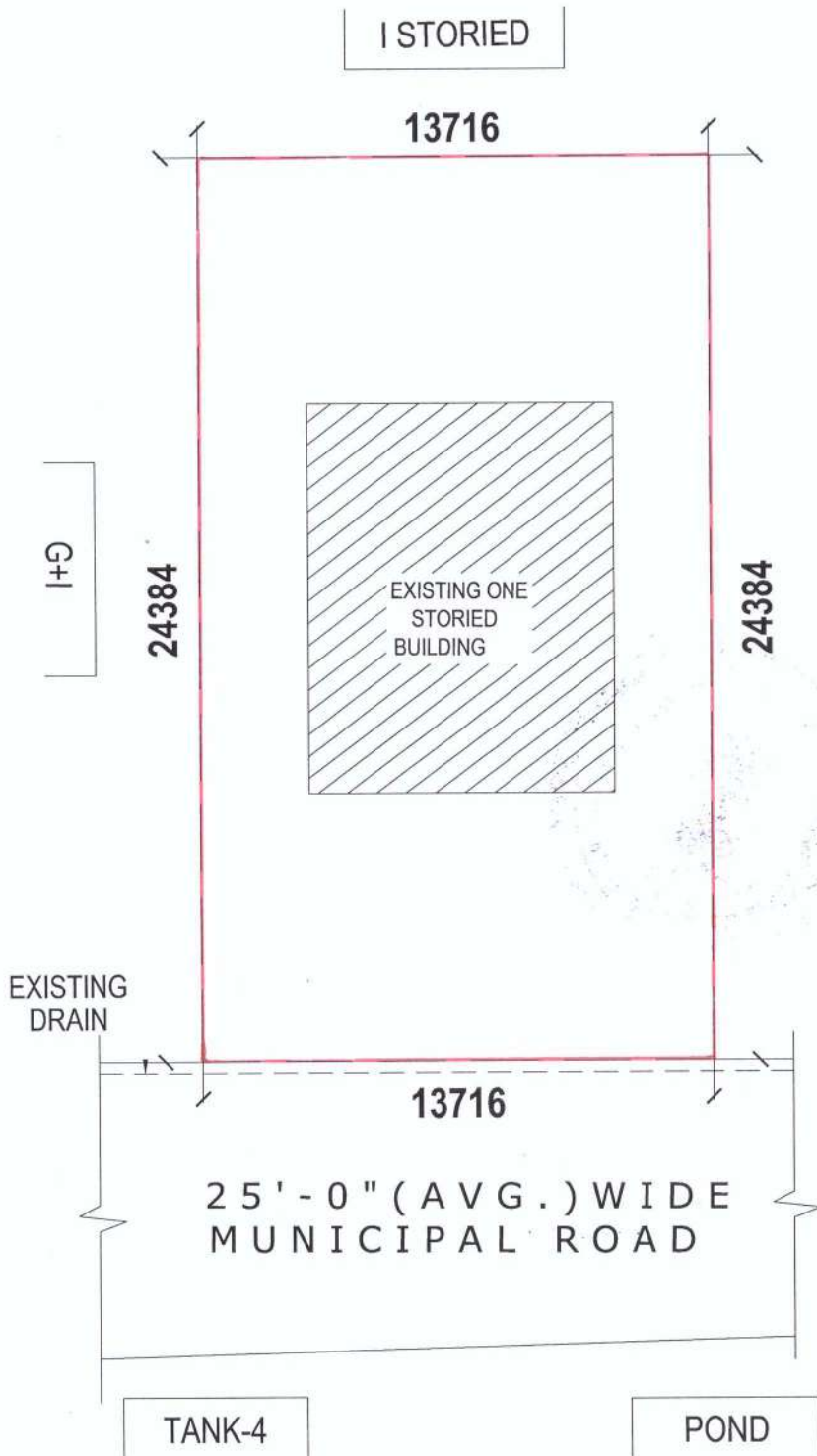
IN WORDS: FOURTEEN LAKH NINETY NINE THOUSAND FIVE HUNDRED THIRTY FOUR ONLY.



REGISTRY PLAN FOR PIECE AND PARCEL OF LAND AT PREMISES NO.-341, DUM DUM PARK ;HOLDING NO : 560 ,DUM DUM PARK;KOLKATA-700055;MOUZA -SHYAMNAGAR ; J.L.NO : 32 ;C.S. DAG NO : 2552,2362;P.S.- LAKE TOWN ; WAR NO.- 28 ; UNDERS.D.D.M.; DIST.- 24 PGS (N).

PROPOSED PORTION SHOWN IN RED. ■

AREA OF LAND(AS PER DEED): 05 K-00 CH- 00 SFT (334.448 SQM.)



16.1.2024

Sunanda Mukherjee
 MRS. SUNANDA MUKHERJEE
 AS constituted attorney of
 Mr. Nismalendu Mukhopadhyay alias
 MR. Nismalendu Mukherjee.

Delia Mukherjee

Rikha Mukherji
 SIGNATURE OF VENDORS

HITECH CONSTRUCTION COMPANY

[Signature]

Partner

SIGNATURE OF PURCHASER














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

16 JAN 2024












SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAJMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908









N. B. - LH BOX - SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

 <i>Debashi Mukherjee</i>	LH.					
	RH.					

ATTESTED: *Debashi Mukherjee*

 <i>Rikha Mukherjee</i>	LH.					
	RH.					

ATTESTED: *Rikha Mukherjee*

 <i>Sumanda Mukherjee</i>	LH.					
	RH.					

ATTESTED: *Sumanda Mukherjee*














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

16 JAN 2024

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N. B. - LH BOX - SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

 <i>S. K. Singh</i>	LH.					
	RH.					

ATTESTED :

S. K. Singh

PHOTO	LH.					
	RH.					

ATTESTED :

PHOTO	LH.					
	RH.					

ATTESTED :



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

16 JAN 2024

NC-2A



Government of West Bengal

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

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



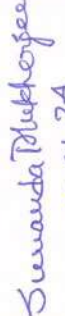





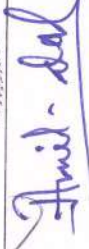
Signature / LTI Sheet of Query No/Year 15042000104597/2024

I. Signature of the Person(s) admitting the Execution at Private Residence.

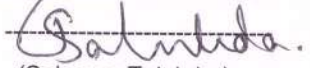
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr DEBARSHI MUKHERJEE N3 E1, Bidhan Niwas 4, Bidhan Sishu Sarani, City:- Not Specified, P.O:- Kankurgachi, P.S:- Maniktala, District:- Kolkata, West Bengal, India, PIN:- 700054	Seller			Debarshi Mukherjee 16/01/2024
2	Mrs RIKHIA MUKHERJEE N3 E1, Bidhan Niwas 4, Bidhan Sishu Sarani, City:- Not Specified, P.O:- Kankurgachi, P.S:- Maniktala, District:- Kolkata, West Bengal, India, PIN:- 700054	Seller			Rikhia Mukherjee 16.01.2024



I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mrs SUNANDA MUKHERJEE 40, Gariahat Road South, Flat - 5, City:- Not Specified, P.O:- Dhakuria, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700031	Attorney of Seller [Mr NIRMALE NDU MUKHOPADHYAY]			 16.01.24
4	Mr RABIN GANGULY 530, Dum Dum Park, Tank No. 3, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055	Representative of Buyer [HITECH CONSTRUCTION COMPANY]			 16-01-2024
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr AMIT DAS Son of Late Debabrata Das 36, Brindaban Basak Street, City:- Not Specified, P.O:- Hatkhola, P.S:- Jorabagan, District:- Kolkata, West Bengal, India, PIN:- 700005	Mr DEBARSHI MUKHERJEE, Mrs RIKHIA MUKHERJEE, Mrs SUNANDA MUKHERJEE, Mr RABIN GANGULY,			 16.01.2024




(Sukanya Talukdar)

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

Major Information of the Deed

Deed No :	I-1504-00110/2024	Date of Registration	18/01/2024
Query No / Year	1504-2000104597/2024	Office where deed is registered	
Query Date	11/01/2024 4:26:42 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	ARUN KUMAR BHAUMIK 63/21, DUM DUM ROAD, SURERMATH, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700074, Mobile No. : 9830356023, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2,50,00,000/-	Rs. 2,50,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 12,50,020/- (Article:23)	Rs. 2,50,014/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Dum Dum Park., Mouza: ShyamNagar, Premises No: 341, , Holding No:560 JI No: 32, Pin Code : 700055

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2552		Bastu	Bastu	3 Katha	1,43,00,000/-	1,43,00,000/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L2	RS-2362		Bastu	Bastu	2 Katha	1,00,00,000/-	1,00,00,000/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
		TOTAL :			8.25Dec	243,00,000 /-	243,00,000 /-	
		Grand Total :			8.25Dec	243,00,000 /-	243,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	750 Sq Ft.	7,00,000/-	7,00,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	750 sq ft	7,00,000 /-	7,00,000 /-	



Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr NIRMALENDU MUKHOPADHYAY, (Alias: Mr NIRMALENDU MUKHERJEE) Son of Late Kalipada Mukhopadhyay 40, Gariahat Road South, Flat - 5, City:- Not Specified, P.O:- Dhakuria, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: BFxxxxx0B, Aadhaar No: 00xxxxxxxx2655, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Mr DEBARSHI MUKHERJEE Son of Late Amalendu Mukherjee N3 E1, Bidhan Niwas 4, Bidhan Sishu Sarani, City:- Not Specified, P.O:- Kankurgachi, P.S:-Maniktala, District:-Kolkata, West Bengal, India, PIN:- 700054 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AJxxxxx7C, Aadhaar No: 00xxxxxxxx1425, Status :Individual, Executed by: Self, Date of Execution: 16/01/2024 , Admitted by: Self, Date of Admission: 16/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/01/2024 , Admitted by: Self, Date of Admission: 16/01/2024 ,Place : Pvt. Residence
3	Mrs RIKHIA MUKHERJEE Daughter of Late Amalendu Mukherjee N3 E1, Bidhan Niwas 4, Bidhan Sishu Sarani, City:- Not Specified, P.O:- Kankurgachi, P.S:-Maniktala, District:-Kolkata, West Bengal, India, PIN:- 700054 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ASxxxxx2D, Aadhaar No: 00xxxxxxxx8491, Status :Individual, Executed by: Self, Date of Execution: 16/01/2024 , Admitted by: Self, Date of Admission: 16/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/01/2024 , Admitted by: Self, Date of Admission: 16/01/2024 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	HITECH CONSTRUCTION COMPANY 556, Dum Dum Park, Tank No. 3, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 , PAN No.:: AAxxxxx4E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mrs SUNANDA MUKHERJEE Wife of Mr Nirmalendu Mukhopadhyay 40, Gariahat Road South, Flat - 5, City:- Not Specified, P.O:- Dhakuria, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700031, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , PAN No.:: AExxxxx3L, Aadhaar No: 00xxxxxxxx5172 Status : Attorney, Attorney of : Mr NIRMALENDU MUKHOPADHYAY

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr RABIN GANGULY (Presentant) Son of Late Sudhir Kumar Ganguly 530, Dum Dum Park, Tank No. 3, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxx3K, Aadhaar No: 00xxxxxxxx7470 Status : Representative, Representative of : HITECH CONSTRUCTION COMPANY (as Partner)



Identifier Details :

Name	Photo	Finger Print	Signature
Mr AMIT DAS Son of Late Debabrata Das 36, Brindaban Basak Street, City:- Not Specified, P.O:- Hatkhola, P.S:- Jorabagan, District:-Kolkata, West Bengal, India, PIN:- 700005			
Identifier Of Mr DEBARSHI MUKHERJEE, Mrs RIKHIA MUKHERJEE, Mrs SUNANDA MUKHERJEE, Mr RABIN GANGULY,			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr NIRMALENDU MUKHOPADHYAY	HITECH CONSTRUCTION COMPANY-1.65 Dec
2	Mr DEBARSHI MUKHERJEE	HITECH CONSTRUCTION COMPANY-1.65 Dec
3	Mrs RIKHIA MUKHERJEE	HITECH CONSTRUCTION COMPANY-1.65 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr NIRMALENDU MUKHOPADHYAY	HITECH CONSTRUCTION COMPANY-1.1 Dec
2	Mr DEBARSHI MUKHERJEE	HITECH CONSTRUCTION COMPANY-1.1 Dec
3	Mrs RIKHIA MUKHERJEE	HITECH CONSTRUCTION COMPANY-1.1 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr NIRMALENDU MUKHOPADHYAY	HITECH CONSTRUCTION COMPANY-250.00000000 Sq Ft
2	Mr DEBARSHI MUKHERJEE	HITECH CONSTRUCTION COMPANY-250.00000000 Sq Ft
3	Mrs RIKHIA MUKHERJEE	HITECH CONSTRUCTION COMPANY-250.00000000 Sq Ft



Endorsement For Deed Number : I - 150400110 / 2024

On 16-01-2024

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

Presented for registration at 17:10 hrs on 16-01-2024, at the Private residence by Mr RABIN GANGULY ,.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,50,00,000/-

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

Execution is admitted on 16/01/2024 by 1. Mr DEBARSHI MUKHERJEE, Son of Late Amalendu Mukherjee, N3 E1, Bidhan Niwas 4, Bidhan Sishu Sarani, P.O: Kankurgachi, Thana: Maniktala, , Kolkata, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Service, 2. Mrs RIKHIA MUKHERJEE, Daughter of Late Amalendu Mukherjee, N3 E1, Bidhan Niwas 4, Bidhan Sishu Sarani, P.O: Kankurgachi, Thana: Maniktala, , Kolkata, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Others

Indetified by Mr AMIT DAS, , , Son of Late Debabrata Das, 36, Brindaban Basak Street, P.O: Hatkhola, Thana: Jorabagan, , Kolkata, WEST BENGAL, India, PIN - 700005, by caste Hindu, by profession Service

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

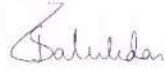
Execution is admitted on 16-01-2024 by Mr RABIN GANGULY, Partner, HITECH CONSTRUCTION COMPANY (Partnership Firm), 556, Dum Dum Park, Tank No. 3, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Indetified by Mr AMIT DAS, , , Son of Late Debabrata Das, 36, Brindaban Basak Street, P.O: Hatkhola, Thana: Jorabagan, , Kolkata, WEST BENGAL, India, PIN - 700005, by caste Hindu, by profession Service

Executed by Attorney

Execution by Mrs SUNANDA MUKHERJEE, , Wife of Mr Nirmalendu Mukhopadhyay, 40, Gariahat Road South, Flat - 5, P.O: Dhakuria, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by profession House wife as constituted attorney for Mr NIRMALENDU MUKHOPADHYAY , Mr NIRMALENDU MUKHERJEE 40, Gariahat Road South, Flat - 5, P.O: Dhakuria, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700031 is admitted by him

Indetified by Mr AMIT DAS, , , Son of Late Debabrata Das, 36, Brindaban Basak Street, P.O: Hatkhola, Thana: Jorabagan, , Kolkata, WEST BENGAL, India, PIN - 700005, by caste Hindu, by profession Service



Sukanya Talukdar

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

On 18-01-2024

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,50,014.00/- (A(1) = Rs 2,50,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 2,50,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/01/2024 5:28PM with Govt. Ref. No: 192023240348745288 on 15-01-2024, Amount Rs: 2,50,014/-, Bank: SBI EPay (SBlePay), Ref. No. 2611316973738 on 15-01-2024, Head of Account 0030-03-104-001-16



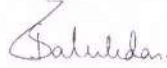
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 12,50,020/- and Stamp Duty paid by Stamp Rs 500.00/-, by online = Rs 12,49,520/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1633, Amount: Rs.500.00/-, Date of Purchase: 17/11/2023, Vendor name: Ranjita Paul

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/01/2024 5:28PM with Govt. Ref. No: 192023240348745288 on 15-01-2024, Amount Rs: 12,49,520/-, Bank: SBI EPay (SBlePay), Ref. No. 2611316973738 on 15-01-2024, Head of Account 0030-02-103-003-02



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2024, Page from 5508 to 5537

being No 150400110 for the year 2024.



Sukanya Talukdar

Digitally signed by SUKANYA TALUKDAR
Date: 2024.01.25 11:00:51 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 25/01/2024

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