

9506/24

I-9256/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AR 428718

5/6/2024
 2-8-1367764/24

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

[Signature]
 District Sub-Registrar
 Alipore, South 24-parganas



05 JUN 2024

DEED OF CONVEYANCE

1. Date: 05/06/2024
2. Place: Kolkata
3. Parties:

28078

20 MAY 2024

No..... ₹ 100/- Date.....

Name :

Address :

Vendor :

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KO-27



[Handwritten signature]



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
05 JUN 2024

Pravakar Das
S/o - S Das
Village - Nabagram
P.s. - Shyampur
Dist - Howrah
Pin - 711315

SUPARNA MUKHERJEE, daughter of Hemanta Kumar Mukherjee having PAN: AHEPM3574C and Aadhar No.: 9527 5077 3296 and permanently residing at 7, Lans Downe Place, Kolkata 700029, P.O. - Sarat Bose Road & P.S. - Rabindra Sarobar; hereinafter referred to as "VENDOR" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include her heirs, heiresses, legal representatives, executors, administrators and permitted assigns) of the ONE PART;

AND

PRIME REALCON PRIVATE LIMITED, (PAN - AAFCP7797R), a company within the meaning of the Companies Act, 1956, as extended by the Companies Act, 2013, having its registered office at 2C, Mahendra Road, Police Station Bhowanipore and Post Office Bhowanipore, Kolkata 700025 being represented by one of its Director namely, CHANDAN CHATTERJEE (PAN - ACRPC0270H & AADHAR CARD NO. 7247 4468 8525), son of Late Sachindra Kumar Chatterjee, residing at 2/2A, Mahendra Road, Police Station and Post Office - Bhowanipore, Kolkata 700 025, hereinafter referred to as "PURCHASER" (which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include its nominees, successors and assigns) of the OTHER PART;

[The Vendor and the Purchaser are hereinafter individually referred to as a "Party" and collectively as the "Parties"]

NOW THIS CONVEYANCE WITNESSES:



4. Subject Matter of Conveyance:

- 4.1. Said Property: ALL THAT piece and parcel of land measuring 4 cottahs 4 chittaks and 15 Sq. ft with G+ 2 storied building admeasuring 1120 sq. ft. on the Ground floor, 1119 Sq. ft. on the First floor, 1119 Sq. ft. on the Second floor together with a tin shed structure admeasuring an area of 1700 sq. ft area totaling to 5058 sq. ft. super built up area more or less situated at Division VI, Sub Division M, Holding



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No. 33 (old), 632 (New) at Mouza - Chakraberia, now under KMC and known as Premises No. 7/1, Chakraberia Road South P.S Bhowanipore, Ward no. 70, Kolkata - 700 025 and/or entirety of the right title and interest of the Vendor in the land Together With all easement rights of adjoining public road and all other rights, title, benefits, claims, demands, usufructs and tangible and intangible rights of whatsoever and howsoever nature of the Vendor, appurtenances and inheritances for access and use of the Said Property Together With all appurtenances including all customary and other rights of easements, liberties, privileges, advantages and appendages for beneficial use of the Said Property, morefully described in the Schedule below.

5. Representations, Warranties and Covenants of the Vendor: The Vendor represent, warrant and covenants as follows:

5.1 OWNERSHIP OF THE SAID PROPERTY:

- 5.1.1. One Dr. Nemaï Krishna Bandopadhyay was well entitled to and was seized and possessed of ALI, THAT piece and parcel of land measuring 4 cottahs 4 chittaks and 15 Sq.ft with G+2 storied building situated at Division VI, Sub Division M, Holding No. 33 (old), 632 (New) at Mouza - Chakraberia now Premises No. 7/1, Chakraberia Road South, P.S Bhowanipore, Kolkata - 700 025 (herein after referred to as "Said Property" and morefully and particularly described in the Schedule herein below).
- 5.1.2. The said Dr. Nemaï Krishna Bandopadhyay while being entitled to the said Property, gifted transferred the right title interest of the said Property to his son Bimal Kumar Bandopadhyay by and under a Deed of Gift dated 19.12.1957 recorded in Book No. 1 Vol. No. 160 Page Nos. 197 to 200 Being no. 9836 for the year 1957 registered with the office of S.R Alipore Sadar, 24 Parganas.
- 5.1.3. Thereafter the said Bimal Kumar Bandopadhyay while being entitled to the right title interest over the said Property died intestate on 24.06.1990 leaving behind his wife and only daughter namely Sujata Banerjee and Nandini Banerjee respectively as his only legal heirs.





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- 5.1.4. The said Nandini Banerjee (unmarried daughter of Bimal Kumar Bandopadhyay and Sujata Banerjee) died on or about 23.12.2003 leaving behind her mother as her only legal heir. Accordingly, the said Sujata Banerjee (wife of Bimal Kumar Bandopadhyay) became the absolute and sole owner of the said Property.
- 5.1.5. Thereafter Sujata Banerjee while being seized and possessed of the said Property, created a Will dated 14.07.2009 in respect of the said Property appointing Suparna Mukhapadhyay @ Mukherjee (the Vendor herein) as the executrix of her Will and bequeathing the said Property in favour of Suparna Mukhapadhyay @ Mukherjee (the Vendor herein). The said Will dated 14.07.2009 was registered with the office of DSR-I South 24 Parganas and recorded in Book No. III Vol. No.1 Page Nos. 1051 to 1060 Being no. 00109 for the year 2009.
- 5.1.6. Thereafter the said Sujata Banerjee died on 21.01.2021 and the executrix of the said Will dated 14.07.2009 namely Suparna Mukhapadhyay @ Mukherjee (the Vendor herein) applied for probate before the Hon'ble Court of District Delegate at Alipore being ACT XXXIX Case (Probate) no. 58 of 2021. The then Learned Court on 10.11.2022 granted the probate in respect of the Estate of Sujata Banerjee.
- 5.1.7. The Vendor being desirous to sell ALL THAT the said Property approached the Purchaser and the Purchaser agreed to purchase the same from the Vendor. Accordingly, the parties executed a registered Agreement for Sale dated 29th November, 2023 recorded in Book No. 1 Vol. No. 1603-2024 Page Nos. 45734 to 45755 Being no. 1603Q1549 for the year 2024 registered with the office of DSR-III South 24 Parganas ("the said Agreement") in respect of the said Property for a total consideration of Rs. 2,00,00,000/- (Rupees Two Crores) ("Total Consideration") out of which a sum of Rs. 20,00,000/- (Rupees Twenty Lakhs only) was paid by the Purchaser to the Vendor under the said Agreement and on the terms and conditions recorded therein.
- 5.1.8. The Vendor has caused a map or plan sanctioned by the authorities concerned being Building Plan No. 2024080017 of 18th May, 2024 (hereinafter referred to as "the SAID PLAN") whereby the Vendor became entitled to construct erect and complete a new building comprising of G+3 floors comprising of various units





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apartments constructed spaces and car parking spaces capable of being held and/or enjoyed independently of each other

- 5.1.9. Accordingly, the Purchaser had now requested the Vendor to execute or cause to be executed the Deed of Conveyance and/or transfer in respect of the said Property free from all encumbrances subject to the said Plan together with the benefit of any increase in the permissible FAR in respect of the said Property, which the Vendor had agreed to do for the consideration and subject to the terms and conditions hereinafter appearing.
- 5.2. **True and Correct Representations:** The Vendor is the sole and absolute owner and is seized and possessed of the Said Property.
- 5.3. **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition or requisition of the Said Property and declare that the Said Property is not affected by any scheme of Municipal Authority or Government or any Statutory Body. That no certificate proceeding and/or notice of attachment have been instituted and/or levied and/or served on the Vendor or their predecessors-in-title under any law including the Income Tax Act, 1961 and no notice has been served on the Vendor or its predecessors in title for the acquisition or requisition of the said Property or any part thereof under any law or Act and/or Rule and no suit(s) and/or proceeding(s) is or are pending in any Court of law affecting the said Property and/or any part thereof nor the same has been lying attached under any writ of attachment of any Court or Statutory Authority.
- 5.4. **No Encumbrance by Act of the Vendor:** The Vendor hereby declare and state that there exists no distress, court order or other attachment, charging order, garnishee order, recovery proceedings as arrears of land revenue, liens, charges, lispendens, clogs and hindrances or otherwise, execution or other process which a court or recovery officer or similar body or authority may use to prejudice the marketability and clear title of the Purchaser after the execution of this Deed or create any restriction of any nature on the transfer of the said Property or any part thereof in the manner contemplated herein, with regard to payment of any debt, tax, maintenance, duty, cess or outstanding, of any nature whatsoever in





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respect of the said Property and further state that the Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.

- 5.5. **No Disputes:** There are no pending disputes, actions, claims or demands with any third parties, including adjoining or neighbouring owners, with respect to the said Property or with respect to any easement, right or means of access thereto or their use and occupation or in relation to any neighbouring properties or its use or occupation.
- 5.6. **No Dues:** No Tax in respect of the Said Property is due to the local Authority and/or any other authority or authorities and no certificate Case is pending for realization of any dues from the Vendor.
- 5.7. **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the Title Deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.8. **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.9. **Free from all Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, uses, debutters, trusts, prohibitions, Will, Income Tax Attachment, Financial Institution charges, vesting, and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable. The Said Property or any part thereof is not affected by or subject to any charge lien, lispendens or annuity, any right of residence or maintenance under any testamentary disposition settlement or other documents or under any law, any trust resulting or constructive arising under any benami transaction or otherwise, any wakf or devseva, any attachment





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including attachment before judgement of any Court or authority, any right of way water light support drainage or any other easement with any person or property, any right of any person under any agreement, power of attorney either registered or otherwise, any burden or obligation or any other encumbrance or any kind whatsoever or any decree or order including any injunction or prohibitory order.

- 5.10. **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.11. **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.
- 5.12. That there are no insolvency notices or petitions or proceedings pending against the Vendor.
- 5.13. That the Vendor has not concealed or suppressed any material defect in the said Property.
- 5.14. **Release of the Further Claims:** By executing this Deed of Conveyance in favour of the Purchaser, the Vendor has released and relinquished all her rights, title and interest over the Said Property and the Vendor has got no further right, title and/or interest in respect of the Said Property. The Vendor shall not make any further claims and /or demands to the Purchaser in respect of the Said Property.

6. Basic Understanding

- 6.1. **Agreement to Sell and Purchase:** The basic understanding between the parties is that the Vendor is selling the Said Property to the Purchaser free from all encumbrances of any, every, nature whatsoever and with good, bankable and marketable title and together with the said Plan and benefit of any increase in the permissible FAR in respect of the said Property together with khas, vacant, peaceful and physical possession and the Purchaser is purchasing the same on the representation, warranties and covenants mentioned above (collectively Representations) and relying on the aforesaid representations assurances





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declarations made and/or given by the Vendor and believing the same to be true and acting on faith thereof, the Purchaser has agreed to purchase and acquire the Said Property from the Vendor absolutely and forever free from all encumbrances, mortgages, charges, liens, lispendens, attachments, trusts, uses, tenancies, leases, occupancy, rights, restrictions, restrictive, covenants, acquisitions, requisitions, alignments, claims, demands, and liabilities whatsoever or howsoever in respect of the Said Property at or for a mutually agreed and settled at a total consideration of Rs. 2,00,00,000/- (Rupees Two Crores) only (Total Consideration) the Vendor hereby admit and acknowledge in the Memo of Consideration hereunder written.

7. Transfer:

- 7.1. **Conveyance:** The Vendor hereby conveys and transfers to the Purchaser, free from all encumbrances, the entirety of the Vendor's ownership right, title and interest of whatsoever or howsoever nature in the Said Property Together With together with the said Plan and benefit of any increase in the permissible FAR in respect of the said Property Together With all easement rights of adjoining public road and all other rights, appurtenances and inheritances for access and user of the Said Property, Together With all appurtenances including all customary and other rights of easements, liberties, privileges, advantages and appendages for beneficial use of the Said Property.
- 7.2. **Consideration and transfer:** The sale conveyance and transfer of the Said Property in pursuance said Agreement and in consideration of a sum of Rs. 2,00,00,000/- (Rupees Two Crores) out of which a sum of Rs. 20,00,000/- (Rupees Twenty Lakhs only) has been paid by the Purchaser simultaneously with the execution of the said Agreement and the remaining sum of Rs. 1,80,00,000/- (Rupees One Crore Eighty Lacs) only subject to deduction of TDS as per applicable laws, which is paid to the Vendor by the Purchaser receipt whereof the Vendor hereby admit and acknowledges in the Memo of Consideration hereunder written and of and from the payment of the same and every part thereof forever release discharge and acquit the Purchaser and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be the Vendor do hereby grant sell convey transfer assign and assure unto and to the Purchaser All





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That Said Property described in the Schedule below and depicted in the plan annexed herewith and/or entirety of the right, title and interest of the Vendor in the said Property Together With together with the said Plan and benefit of any increase in the permissible FAR in respect of the said Property Together With all appurtenances including all customary and other rights of easements, liberties, privileges, advantages and appendages for beneficial use of the Said Property hereunder written and hereinafter referred to as the "Said Property" Together With all and singular the tangible and intangible assets edifices fixtures gates courts courtyards compound boundaries, areas sewers drains ways paths passages fences hedges ditches trees water courses lights and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith AND reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof AND all the entire share estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demand whatsoever of the Vendor out of or upon the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be Together With all deeds pattahs, muniments, writings and evidences of title in any way relating to or connected with the said Property or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendor or any person or persons from whom the Vendor or any of them may procure the same without any action or suit at law or in equity and Together With all easements and share, right, title and interest of the Vendor of and in any passages/roadways abutting the said Property and leading to public road and/or meant for beneficial use and enjoyment of the said Property Together With all legal incidence thereof TO HAVE AND TO HOLD all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be, unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat





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encumber or make void the same and free from all encumbrances, mortgages, charges, liens, lispendens, leases, tenancies, occupancy rights, uses, vesting, debutters, trusts, attachments, acquisition, requisition, claims, demands and liabilities whatsoever or howsoever.

8. Terms of Transfer:

8.1. **Salient Terms:** The transfer being affected by this Conveyance is:

8.1.1. **Sale:** A sale within the meaning of the Transfer of Property Act, 1882.

8.1.2. **Absolute:** Absolute, irreversible and perpetual.

8.1.3. **Free from all Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, uses, debutters, trusts, prohibitions, Will, Income Tax Attachment, Financial Institution charges, vesting, and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

8.2. **Together with:** The transfer being affected by this Conveyance is together with all other rights the Vendor has in the Said Property Together With together with the said Plan and benefit of any increase in the permissible FAR in respect of the said Property and all other appurtenances thereto including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.3. **Subject To:** The transfer being affected by this Conveyance is subject to:

8.3.1. **Indemnification by the Vendor:** Indemnification by the Vendor about the correctness of the Vendor's title and authority to sell and this Conveyance is being accepted by the Purchaser on express indemnification by the Vendor about the correctness of the Vendor's title, representations and authority to sell, which if found defective or untrue at any time, the Vendor shall, at the Vendor's own costs,





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expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify.

8.3.2. Transfer of Property Act: All obligations and duties of the Vendor and Purchaser as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

- 8.4. Possession and Delivery of Possession:** That the Vendor is in uninterrupted and exclusive peaceful possession of the Said Property and all and every part thereof without any disturbance obstruction claim or objection whatsoever from any person or persons vacant and peaceful possession of the Said Property has been handed over by the Vendor to the Purchaser, which the Purchaser admits, acknowledges and accepts.
- 8.5. Outgoings:** All statutory taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnify and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified. The Vendor has confirmed to have duly made payment of the property tax to Kolkata Municipal Corporation in respect of the Said Property upto date, in the event it is found that any arrears exist, the same shall be made good by the Vendor on demand.
- 8.6. Holding Possession:** The Vendor hereby covenant 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 Property and every part thereof and receive 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 eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any persons lawfully or equitably claiming any right or estate therein from under or in trust for the Vendor.





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- 8.7. **Indemnity:** The Vendor hereby covenant that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or its successors-in-office, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or its successors-in-office by reason of any defect in title of the Vendor or any of the Representations being found to be untrue. The Vendor further agree that in case of any dispute about the title of the Vendor's representations and/or possession of the Purchaser, the Vendor shall be liable to compensate the Purchaser by refunding the entire amount of consideration together with other expenses incurred by the Purchaser.
- 8.8. **No objection to Mutation:** The Vendor declare that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and hereby expressly consents to the same and appoints the Purchaser as the Constituted Attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of power and authority, the Vendor undertake to co-operate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.9. **Further Acts:** The Vendor hereby covenant that the Vendor or any person/s claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and cost of the Purchaser and/or its successors-in-office, do and execute or cause to be done and execute all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.
- 8.10. The Vendor has handed over all relevant original documents or photocopies of the same, revenue records, tax paid receipts, etc. pertaining to the Said Property on the date of execution of these presents to the Purchaser. The Vendor further agree and undertake to handover all such original documents as may be requisitioned by the Purchaser or that may be subsequently found to be in the possession and/or the custody of the Vendor.





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- 8.11. **Photograph and Fingerprints:** Photograph and fingerprints of the parties to this Deed of Conveyance is / are depicted in a separate sheet and annexed hereto will be treated as a part and parcel of this Conveyance.





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Schedule
(Said Property)
[Subject Matter of Sale]

ALL THAT piece and parcel of land measuring 4 cottahs 4 chittaks and 15 Sq.ft with G+ 2 storied building admeasuring 1120 sq.ft. in the Ground floor, 1119 Sq.ft in the First floor, 1119 Sq.ft. in the Second floor together with a tin shed structure admeasuring an area of 1700 sq.ft area totaling to 5058 sq.ft super built up area more or less situated at Division VI, Sub Division M, Holding No. 33 (old), 632 (New) at Mouza - Chakraberia now under KMC and known as Premises No. 7/1, Chakraberia Road South P.S Bhowanipore, Ward no. 70, Kolkata - 700 025 and the said Property is delineated in the plan annexed hereto duly bordered thereon in "Red" and butted and bounded as follows:

ON THE NORTH: By Premises no. 7/2, Chakraberia Road (South) ↗
 ON THE SOUTH: By KMC road namely Chakraberia Road (South)
 ON THE EAST: By common passage
 ON THE WEST: By Premises no. 7, Chakraberia Road (South) ↙

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situate butted bounded called known numbered described or distinguished.

Together With all easement rights of adjoining public road and all other rights, appurtenances and inheritances for access and user of the Said Property, Together With all appurtenances including all customary and other rights of easements, liberties, privileges, advantages and appendages for beneficial use of the Said Property





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9. Execution and Delivery:

9.1. In witness whereof the Vendor has executed and delivered this instrument of Conveyance on the day month and year given above.

SIGNED AND DELIVERED by the Vendor at Kolkata in the presence of:

1. *Abhijit Chakraborty*
7B, Indrani Park
Kolkata 700033

Surbansha Mukherjee

2. *Suman Chakraborty*
2C, Mahendra Road,
Kolkata: 700025

SIGNED AND DELIVERED by the Purchaser at Kolkata in the presence of:

1. *Abhijit Chakraborty*

2. *Suman Chakraborty*

PRIME REALCON PRIVATE LIMITED

Shantanu Shaw
DIRECTOR



Drafted and prepared as per documents produced before us and instructions from our client.

Abhishhek Roy
Advocate



Abhishhek Roy
Advocate
Alipore Judges Court
Enrollment No. F-2047/1780/2018



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RECEIPT AND MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs. 2,00,00,000/- (Rupees Two Crores) only subject to deduction of TDS as per applicable law, as of the consideration payable as per the Memo below:

SL.No.	Particulars	Amount (in Rupees)
1.	By Cheque No. 001178 dated 28.11.2023 Bank of Baroda, Lansdown Mkt, Branch by the Purchaser in favour of the Vendor.	19,80,000/-
2.	By RTGS No. BARBR52024060500911883 dated 05-06-2024 the Purchaser in favour of the Vendor.	1,78,20,000/-
3.	TDS	2,00,000/-
	TOTAL	2,00,00,000/-

(Indian Rupees Two Crores only)

Witnesses:

1. *Abhijit Chhabra*

2. *Sumanth Chelivanti* *Supriya Mukherjee*

[Vendor]



SITE PLA.
KOLKATA
P.S. - 7



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SITE PLAN AT PREMISES NO. - 7/1, CHAKRABERE ROAD SOUTH,
KOLKATA- 700025, WARD NO.-70, BOROUGH NO.-VIII,
P.S.- BHOWANIPORE.



SCALE=1:150

LAND AREA = 04K.-04CH.-15SQFT. = 285.674 SQM.(AS PER DEED)
LAND AREA = 04K.-03CH.-43.71SQFT. = 284.161 SQM.(AS PER PHYSICAL)



Suparna Mukherjee

SIGNATURE OF OWNER



PRIME REALCON PRIVATE LIMITED

Shantanu Chatterjee

DIRECTOR




SIGNATURE OF PURCHASER



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SPECIMEN FORM FOR TEN FINGER PRINTS

SL NO.	Signature of the executants and/or P					
1.	 <i>Supalaxi Ambekar</i>					
		LITTLE RING MIDDLE FORE THUMB (LEFT HAND)				
		THUMB FORE MIDDLE RING LITTLE (RIGHT HAND)				
2.	 <i>Chandrashekhar</i>					
		LITTLE RING MIDDLE FORE THUMB (LEFT HAND)				
		THUMB FORE MIDDLE RING LITTLE (RIGHT HAND)				
3.						
		LITTLE RING MIDDLE FORE THUMB (LEFT HAND)				
		THUMB FORE MIDDLE RING LITTLE (RIGHT HAND)				



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SOUTH WINGS ALIPORE
05 JUN 2024

Major Information of the Deed

Deed No :	I-1603-09256/2024	Date of Registration	05/06/2024
Query No / Year	1603-8001367764/2024	Office where deed is registered	
Query Date	03/06/2024 5:37:05 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Pravakar Das Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836154192, Status :Advocate		
Transaction	Additional Transaction		
[0105] Sale, Sale after registered sale agreement without possession	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2,00,00,000/-	Rs. 2,14,03,618/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 130/- (Article:23)	Rs. 2,14,082/- (Article:A(1), E, M(b), H)		
Remarks	Sale after Registered Sale agreement of [Deed No/Year]:- 160301549/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Bhawanipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Chakraberia Road (South), , Premises No: 7/1, , Ward No: 070 Pin Code : 700025

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha 4 Chatak 15 Sq Ft	1,85,00,000/-	1,96,03,127/-	Property is on Road Encumbered by Tenant, Project Name
Grand Total :				7.0469Dec	185,00,000 /-	196,03,127 /-	



Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3358 Sq Ft.	10,00,000/-	13,00,491/-	Structure Type: Structure Tenanted, Gr. Floor, Area of floor : 1120 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 1119 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 1119 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete
S2	On Land L1	1700 Sq Ft.	5,00,000/-	5,00,000/-	Structure Type: Structure Tenanted, Gr. Floor, Area of floor : 1700 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tin Shed, Extent of Completion: Complete
Total :		5058 sq ft	15,00,000 /-	18,00,491 /-	







Representative Details :

SI No Name,Address,Photo,Finger print and Signature			
1	Mr CHANDAN CHATTERJEE (Presentant) Son of Late Sachindra Kumar Chatterjee Date of Execution - 05/06/2024, Admitted by: Self, Date of Admission: 05/06/2024, Place of Admission of Execution: Office		
	Signature		
2/2A, Mahendra Road, City:-, P.O:- Bhowanipore, P.S:-Bhowanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx0H,Aadhaar No Not Provided Status : Representative, Representative of : PRIME REALCON PRIVATE LIMITED (as Director)			

Buyer Details :

SI No Name,Address,Photo,Finger print and Signature			
1	PRIME REALCON PRIVATE LIMITED 2C, MAHENDRA ROAD, City:-, P.O:- BHAWANIPORE, P.S:-BHOWANIPORE, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Date of Incorporation:XX-XX-2XX0 , PAN No.:: AAXxxxxx7R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative		

Seller Details :

SI No Name,Address,Photo,Finger print and Signature			
1	SUPARNA MUKHERJEE Daughter of Mr Memanta Kumar Mukherjee Executed by: Self, Date of Execution: 05/06/2024, Admitted by: Self, Date of Admission: 05/06/2024, Place of Admission: Office		
	Signature		
7, Lans Sowne Place, City:-, P.O:- Sarat Bose Road, P.S:-Bhowanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India , PAN No.:: ahxxxxxx4c,Aadhaar No Not Provided, Status : Individual, Executed by: Self, Date of Execution: 05/06/2024, Admitted by: Self, Date of Admission: 05/06/2024, Place : Office			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Pravakar Das Son of Mr S DAS NABAGRAM, City:- , P.O:- NABAGRAM, P.S:-Shyampur, District:-Howrah, West Bengal, India, PIN:- 711315		 Captured	
	05/06/2024	05/06/2024	05/06/2024
Identifier Of SUPARNA MUKHERJEE, Mr CHANDAN CHATTERJEE			



Endorsement For Deed Number : I - 160309256 / 2024

On 05-06-2024

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.

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

Presented for registration at 12:57 hrs on 05-06-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr CHANDAN CHATTERJEE .

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 2,14,03,618/-

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

Execution is admitted on 05/06/2024 by SUPARNA MUKHERJEE, Daughter of Mr Memanta Kumar Mukherjee, 7, Lans Sowne Place, P.O: Sarat Bose Road, Thana: Bhawanipore, South 24-Parganas, WEST BENGAL, India, PIN 700029, by caste Hindu, by Profession Others

Identified by Mr Pravakar Das, ., Son of Mr S DAS, NABAGRAM, P.O: NABAGRAM, Thana: Shyampur, Howrah, WEST BENGAL, India, PIN - 711315, by caste Hindu, by profession Advocate

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

Execution is admitted on 05-06-2024 by Mr CHANDAN CHATTERJEE, Director, PRIME REALCON PRIVATE LIMITED, 2C, MAHENDRA ROAD, City:-, P.O:- BHAWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Identified by Mr Pravakar Das, ., Son of Mr S DAS, NABAGRAM, P.O: NABAGRAM, Thana: Shyampur, Howrah, WEST BENGAL, India, PIN - 711315, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,14,082.00/- (A(1) = Rs 2,14,036.00/-, E = Rs 14,00/-, H = Rs 28,00/-, M(b) = Rs 4,00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 2,14,082/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/06/2024 3:59PM with Govt. Ref. No: 192024250067098918 on 04-06-2024, Amount Rs: 2,14,082/-, Bank: SBI EPay (SBIEPay), Ref. No. 5672506935222 on 04-06-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 30/- and Stamp Duty paid by Stamp Rs 100.00/-, by Description of Stamp online = Rs 30/- 1. Stamp: Type: Impressed, Serial no 26078, Amount: Rs.100.00/-, Date of Purchase: 20/05/2024, Vendor name: S DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/06/2024 3:59PM with Govt. Ref. No: 192024250067098918 on 04-06-2024, Amount Rs: 30/-, Bank: SBI EPay (SBIEPay), Ref. No. 5672506935222 on 04-06-2024, Head of Account 0030-02-103-003-02

Debasish Dhar

DISTRICT SUB-REGISTRAR

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

PARGANAS

South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 246240 to 246263
being No 160309256 for the year 2024.



Digitally signed by Anupam Halder
Date: 2024.06.11 17:41:06 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 11/06/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.

