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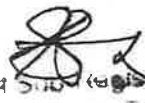
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document are to be produced with this
document at the time of this document.


District Sub-Registrar-II
Altoore, South 24 Parganas

20 APR 2021

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this the 20th day of
April, 2021 (Two thousand twenty one);

BETWEEN

(1) **SRI SUBRATA BASAK, (PAN:AEAPB6180J, AADHAAR NO. 9530 0890 3512)**, son of Late Prafulla Kumar Basak, by faith-Hindu, by Occupation-Retired, Nationality-Indian; (2) **SMT. RITA BASAK, (PAN:BATPB8749K, AADHAAR NO. 9409 3613 0863)**, wife of Late Jayanta Basak, by faith-Hindu, by Occupation-Housewife, Nationality-Indian; (3) **SRI ARKA BASAK, (PAN:AKGPB8537K, AADHAAR NO.4130 9369 8056)**, son of Late Jayanta Basak, by faith-Hindu, by Occupation-Service, Nationality-Indian, no.1, 2 and 3 are residing at 18/1A, Pitambar Ghatak Lane, Post office-Alipore, Police Station: Chetla, Kolkata-700027, (4) **SRI SURAJIT CHATTOPADHYAY (PAN-ABWPC7581K, AADHAAR No. 5970 6178 5537)**, son of Late Banamali Chattopadhyay, by faith - Hindu, by Nationality - Indian, by occupation - Retired, (5) **SMT. SHUBHRA CHATTOPADHYAY (PAN- AMDPC3279L, AADHAAR No. 6989 7942 7447)**, wife of Sri Surajit Chattopadhyay, by faith - Hindu, by Nationality - Indian, by occupation - Housewife, both 4 & 5 are residing at 18/1B, Pitambar Ghatak Lane, Post Office-Alipore, Police Station- Chetla, Kolkata-700027, hereinafter jointly and collectively called and referred to as the **“LAND OWNERS”/“VENDORS”** (which terms and expression shall unless repugnant to the context be deemed to mean and include their respective heirs, executors/successors, successors- in-interest, legal administrative and assigns etc.) of the **FIRST PART**

A N D

M/S. MEGHA CONSTRUCTION, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 47B, B.B. Chatterjee Road, Post Office and Police Station-Kasba, Kolkata-700042, represented by its Sole Proprietor **SRI HIRON KUMAR BAIDYA**, (PAN:AICPB5681L, AADHAAR NO. **9062 7779 3836**) son of Sri Haripada Baidya, by faith: Hindu, by Occupation: Business, by Nationality: Indian, residing at 47B, B.B. Chatterjee Road, Post Office and Police Station-Kasba, Kolkata-700042, hereinafter called and referred as the **“DEVELOPER/ CONFIRMING PARTY”** (which terms and expression shall unless repugnant to the context be deemed to mean and include its, executors, successors-in-interest, successors-in-chair, legal representatives, administrators and assigns etc.) of the **SECOND PART.**

A N D

SHUBHANKASH PRIVATE LIMITED (CIN No. U70109WB2021PTC244265) (PAN- ABFCS8223E), a Private Limited Company incorporated under the Companies Act, 1956, having its registered office at 157C, Lenin Sarani, Deluxe Centre, 4th Floor, Post Office- Dharmatala, Police Station- Bowbazar, Kolkata-700013, being represented by its one of the Director **BINOD KUMAR AGARWAL (PAN- ACTPA2130J, AADHAAR No. 5517 1635 1329)**, son of Phool Chand Agarwal, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at Flat

No.C3N Sneha Garden, 28, Rai Bahadur Road, Jora Shiv Mandir, Behala East, Post Office- New Alipore, Police Station- New Alipore, Kolkata-700053 hereinafter called and referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the context or meaning thereof be deemed to include its, executors, successors in office, successors-in-chair, legal representatives, administrators and/or assigns) of the **THIRD PART**.

WHEREAS by a registered Deed of Sale 1) Syed A.N.M. Nasiruddin, 2) Syed A.Z.M. Zahiruddin, 3) Syed A.B.M. Bashiruddin, all sons of Syed Moynuddin Ahmed, since deceased, 4) Syeda Zaheda Khatun, wife of Z. Rasul B.A. and 5) Syeda Rashida Khatun, wife of Q.M. Zaman B.A. and both the then vendors no. 4 & 5 were the daughters of Syed Moynuddin Ahmed, since deceased, jointly sold and transferred in respect of premises nos. 18/1A, 18A, 18C, 18D, 18E and 18F, Pitambar Ghatak Lane, Chetla, Calcutta - 700027, by a registered Deed of Sale to the purchasers therein namely 1) Lall Chand Basak, 2) Prafulla Kumar Basak, 3) Abala Sundari Basak, 4) Dalim Kumar Basak, 5) Satyajit Kumar Basak, 6) Ranjit Kumar Basak, 7) Bishnupriya Basak, 8) Narayan Chandra Basak, 9) Biswanath Basak, minor, represented by his mother and natural guardian Bishnupriya Basak, which was duly registered before the Sub Registrar of Alipore, District - 24 Parganas on 01.03.1968 and recorded the same in Book No.I, Volume No. 32, pages 178 to

181, Being no. 1427, for the year 1968 and the aforesaid properties were duly described in the Schedule there under No.1 and 2 of the said registered Deed of Sale dated 01.03.1968.

AND WHEREAS by virtue of the said registered Deed of Sale dated 01.03.1968, the aforesaid purchasers became the lawful joint owners in respect of **ALL THAT** piece and parcel of land measuring 6 Cottahs 9 Chittacks and 18 Sq.ft. of land, lying and situated at and being the then premises no. 33, Alipore Road, thereafter known and renumbered as premises no. 18/1A, Pitambar Ghatak Lane, Police Station- Alipore, in the city of Calcutta under Mouza- Chetla, District -24 Parganas, together with partly two storeyed and partly three storied brick built building standing thereon **AND ALL THAT** piece and parcel of land measuring about 9 Cottahs 10 Chittacks, together with partly one storied and partly two storied brick built building, lying and situated at and being the then premises No. 18, Pitambar Ghatak Lane thereafter those premises as being premises nos. 18A, 18C, 18D, 18E and 18F, Pitambar Ghatak Lane, in the City of Calcutta and those two properties had been total measured an area of 16 Cottahs 3 Chittacks 18 Sq.ft., be the same or little more or less.

AND WHEREAS during their enjoyment over the said premises nos. 18/1A, 18A, 18C, 18D, 18E and 18F, Pitambar Ghatak Lane, Chetla, in the city Calcutta, the aforesaid owners namely

1) Lall Chand Basak, 2) Prafulla Kumar Basak, 3) Abala Sundari Basak, 4) Dalim Kumar Basak, 5) Satyajit Kumar Basak, 6) Ranjit Kumar Basak, 7) Bishnupriya Basak, 8) Narayan Chandra Basak, 9) Biswanath Basak, being minor, represented by his mother and natural guardian Bishnupriya Basak, jointly desire to partition the said land measuring 16 Cottahs 3 Chittacks 18 Sq.ft., together with structures standing thereon for their respective smooth enjoyment and for such reason they have executed a registered Deed of Partition on 16.12.1969, which was duly registered before the Sub Registrar at Alipore, District 24 Parganas and recorded the same in Book No. I, Volume No. 106, pages 85 to 92, Being 5810 for the year 1969.

AND WHEREAS by virtue of the said Deed of Partition dated 16.12.1969, Sri Prafulla Kumar Basak, son of Late Radha Gobinda Basak was allotted and acquired the portion as mentioned therein and marked as 'Kha" Schedule which was duly marked with "RED" border in the annexed plan attached thereon in the said Deed of Partition and the allotted portion of said Sri Prafulla Kumar Basak is **ALL THAT** piece and parcel of land measuring about 3(three) Cottahs, 2(two) Chittacks and 25 (twenty five) square feet, be the same or a little more or less, together with partly two storied and partly three storied brick built old building measuring total area of 2600 square feet standing thereon, lying and situated at and being premises No.18/1A, Pitambar Ghatak Lane, Police Station - Alipore,

Kolkata-700027, within the territorial limits of the Kolkata Municipal Corporation, in its Ward No. 082, District- 24 Parganas and the said Sri Prafulla Kumar Basak as being sole and absolute owner having his sufficient right, title, interest in respect of the aforesaid property and during enjoying the said property said Sri Prafulla Kuma Basak had executed his last Will and Testament on 26.07.1981 wherein he appointed Sri Jayanta Basak and Sri Subrata Basak as the executors of his Last Will and Testament thereby said Sri Prafulla Kumar Basak bequeathed his property i.e. municipal premises No. 18/1A, Pitambar Ghatak Lane, Police Station - Alipore, Kolkata-700027 unto his two sons namely Sri Jayanta Basak and Sri Subrata Basak.

AND WHEREAS on the death of said Sri Prafulla Kumar Basak his two sons namely Sri Jayanta Basak and Sri Subrata Basak as being executors of the Last Will and Testament of Prafulla Kumar Basak since deceased initiated to obtain the probate of the same said Will from the competent Court of Law and upon hearing the Ld. District Delegate at Alipore on 08.01.1998 granted, probated in respect of the Last Will and Testament of said Prafulla Kumar Basak, since deceased in Act, 39 Case No. 312 of 1986(P) and in the manner aforesaid Sri Jayanta Basak and Sri Subrata Basak became the joint and absolute owners in respect of the aforesaid property i.e. Premises No.18/1A, Pitambar Ghatak Lane, Police Station - Alipore, Kolkata-700027, left by their predecessor Prafulla Kumar Basak, since deceased.

AND WHEREAS Sri Jayanta Kumar Basak died intestate on 12.09.2017 leaving behind him his wife Smt. Rita Basak and only son Sri Arka Basak as his legal heirs and successors who inherited undivided half share in respect of the aforesaid property i.e. premises no. 18/1A, Pitambar Ghatak Lane, Police Station- Alipore, Kolkata-700027, as left by their predecessor Jayanta Kumar Basak, since deceased.

AND WHEREAS in the manner said Sri Subrata Basak, Smt. Rita Basak and Sri Arka Basak became and entitled as joint owners having their undivided and respective share in respect of the abovesaid property and mutated their names in the record of the Kolkata Municipal Corporation which has been assessed under Assessee No. 11-082-13-0056-3 in the records of the Kolkata Municipal Corporation and enjoying the aforesaid property jointly without any interruptions, obstructions from any body else by paying rates and taxes to the concerned offices against the aforesaid property i.e. premises no. 18/1A, Pitambar Ghatak Lane, Police Station- Alipore, Kolkata-700027.

AND WHEREAS said Sri Subrata Basak, Smt. Rita Basak and Sri Arka Basak as being the joint owners of the premises No. 18/1A, Pitambar Ghatak Lane, Police Station – Alipore now Chetla, Kolkata-700027 and enjoying the aforesaid premises

without any obstructions from anybody else by mutating their names in the records of the Kolkata Municipal Corporation under Assessee No. 11-082-13-0056-3 and paying taxes and rates in respect of or against the aforesaid property and said owners were jointly desirous of developing the aforesaid premises by constructing thereupon a proposed multistoried building in accordance with the sanction building plan which will be sanctioned and/or approved by the Kolkata Municipal Corporation in the name of the Land Owners and also initiated by the land Owners with the assistance of the Developer. But due to lack of experience and other valid reasons, the Land Owners are unable to start construction of the said proposed building and had been in search of a Promoter and/or Developer, who can undertake the responsibility of construction of such building, upon the said premises at its own arrangement and expenses with the necessary assistance of the Land Owners herein as described hereunder.

AND WHEREAS having come to know the intention of the Land Owners No.1, 2 and 3 herein, the Developer/ Confirming Party/ Second Part herein contacted the Land Owners and requested them to allow and develop the aforesaid premises i.e. the Premises No. 18/1A, Pitambar Ghatak Lane, Police Station-Alipore now Chetla, Kolkata - 700027, as desired by the Land Owners no. 1, 2 and 3 herein by constructing the proposed multi

storied building in accordance with the sanction building plan to be sanctioned by the Kolkata Municipal Corporation in the name of the Land Owners in respect of the aforesaid premises with all the arrangements, costs and expenses borne by the Developer/ Confirming Party/ Second Part herein solely.

AND WHEREAS having relied upon the aforesaid representation made by the Developer/Confirming Party /Second Part herein, the Land Owners no.1, 2 and 3 accepted the said representation of the Developer herein and had discussed the terms and conditions and consequently the Land Owners no. 1, 2 and 3 and the Developer/ Confirming Party / Second Part herein entered into a Registered Development Agreement on 2nd day of August, 2018 which has duly registered before A.D.S.R. Alipore and recorded in Book No.I, Volume No. 1605-2018, pages from 163563 to 163608, being No. 160505102 for the year 2018 for construction of a new propose building upon the “aforesaid premises” as described therein on the basis of the terms and conditions mentioned therein.

AND WHEREAS the Land Owners were also executed and registered a Development Power of Attorney on 02.08.2018 unto and in favour of the Developer/ Confirming Party/Second Part herein to do and acts for the necessary works of the Development of the “Said Premises” and sell or transfer their

allocated areas, parts or portions of the "aforesaid Premises" as well as also to do, acts, things and the matters in respect of the "aforesaid premises" and/or "said property" in accordance with its allocation/s as described in the aforesaid registered Development Agreement dated 02.08.2018 and also in the Registered Development Power of Attorney dated 02.08.2018 and the aforesaid Development Power of Attorney was duly registered at the office A.D.S.R. Alipore and recorded in Book No.I, Volume No.1605-2018, Page Nos.163545 to 163562, being No.160505117 for the year 2018.

AND WHEREAS by virtue of the said Deed of Partition dated 16.12.1969 1) Smt. Bishnupriya Basak, 2) Sri Narayan Chandra Basak, 3) Sri Biswanath Basak, 4) Smt. Aparna Basak 5) Smt. Alpana Basak, 6) Smt. Kalpana Basak, 7) Smt. Swapna Paul (Basak), 8) Smt. Swati Basak 9) Krishna Basak were allotted the Northern part of the back portion of the premises no. 18/1A, Pitambar Ghatak Lane, Police Station the then Alipore at present Chetla, Kolkata - 700027. Thus by virtue of the said Deed of Partition dated 16.12.1969, the above mentioned owners having their joint and absolute right, title, interest and authority in respect of the aforesaid premises at the Northern part of the back portion of the premises No.18/1A, Pitambar Ghatak Lane, Police Station - Chetla, Kolkata - 700027 and enjoyed the said property.

AND WHEREAS said Northern part of the back portion of the Premises No.18/1A, Pitambar Ghatak Lane, Police Station - Chetla, Kolkata - 700027 was renumbered as being premises No. 18/1B, Pitambar Ghatak Lane, the then Police Station- Alipore now Chetla, Kolkata- 700027 by the concerned authority of Corporation of Calcutta during their enjoyment and peaceful possession over the said schedule property the said Smt. Bishnupriya Basak and eight others as joint owners due to their personal need and other lawful necessities the said owners/vendors jointly decided to sell and/or transfer the aforesaid property i.e. premises no. 18/1B, Pitambar Ghatak Lane, Police Station- Alipore at present Chetla, Kolkata -700027, to the owner No.4 and 5 herein namely Sri Surajit Chattopadhyay and Smt. Shubhra Chattopadhyay by a registered Deed of Conveyance which was duly registered on 11.08.1989 before the Registrar of Calcutta and recorded the same in Book I, Volume No. 235, pages from 260 to 272, Being no. 9434, for the year 1989.

AND WHEREAS by virtue of the aforesaid Deed of Conveyance dated 11.08.1989, the Sri Surajit Chattopadhyay and Smt. Shubhra Chattopadhyay became and entitled as joint and lawful owners having their sufficient right, title, interest, possession and authority in respect of the **ALL THAT** piece and parcel of

land measuring about 2(two) Cottahs 2(two) square feet, be the same or a little more or less, together with partly two storied and partly three storied brick built old building standing thereon, lying and situated at and being premises No.18/1B, Pitambar Ghatak Lane, Police Station- Alipore at present Chetla, Kolkata-700027, within the territorial limits of the Kolkata Municipal Corporation, in its Ward NO. 082, District- 24 Parganas and aforesaid owners have been mutated their names in respect of "said property" in the records of the Kolkata Municipal Corporation and the said property has been assessed in the office of the Kolkata Municipal Corporation under the Assessee No. 110821300915 and jointly enjoyed the aforesaid premises without any obstructions and interruptions from any body else by paying rates and taxes to the concerned offices in respect of the aforesaid premises.

AND WHEREAS in the manner aforesaid said Sri Surajit Chattopadhyay and Smt. Subhra Chattopadhyay as being joint owners having their respective share in respect of premises No. 18/1B, Pitambar Ghatak Lane, Police Station - Alipore at present Chetla, Kolkata-700027 were jointly desirous of developing the "**SAID PROPERTY**" mentioned herein above by constructing thereupon a proposed multistoried building in accordance with the sanction building plan which will be sanctioned and/or approved by the Kolkata Municipal Corporation in the name of

the Land Owners and as initiated by the land Owners with the assistance of the Developer. But due to lack of experience and other valid reasons, the Land Owners are unable to start construction of the said proposed building and had been in search of a Promoter and/or Developer, who can undertake the responsibility of construction of such building, upon the said property at its own arrangement, costs and expenses with the necessary assistance of the Land Owners herein as described hereunder.

AND WHEREAS having come to know the intention of the Land Owner No.4 and 5 herein, the Developer/ confirming party therein contacted the Land Owners and requested them to allow and develop the "**SAID PROPERTY**" i.e. Premises No. 18/1B, Pitambar Ghatak Lane, Police Station - Alipore at present Chetla, Kolkata-700027 as desired by the Land Owners therein by constructing the proposed multi storied building in accordance with the sanction building plan to be sanctioned by the Kolkata Municipal Corporation in the name of the Land Owners of the said property with all the arrangements, costs and expenses borne by the Developer therein solely.

AND WHEREAS having relied upon the aforesaid representation made by the Developer, the Land Owner No.4 and 5 herein accepted the said representation of the Developer therein and

had discussed the terms and conditions and consequently the Land Owners and the Developer therein entered into a Registered Development Agreement on 14th day of November, 2018 which has duly registered before A.D.S.R. Alipore and recorded in Book No.I, Volume No. 1605-2018, pages from 234652 to 234692, being No. 160507252 for the year 2018 for construction of the building upon the "Said property" mentioned therein on the basis of the terms and conditions mentioned therein.

AND WHEREAS the Land Owner No.4 and 5 herein i.e. Sri Surajit Chattopadhyay and Smt. Shubhra Chattopadhyay were also executed and registered Power of Attorney on 14th day of November, 2018 unto and in favour of the Developer therein to do and acts for the necessary works of the Development of the "Said Premises" and sell or transfer their (Developer's) allocated areas, parts or portions of the "Said Property" as well as also to do, acts, things and the matters in respect of the "said property" in accordance with its allocation/s as described in the aforesaid registered Development Agreement dated 14th day of November, 2018 and also in the Registered Development Power of Attorney dated 14th day of November, 2018 and the aforesaid Development Power of Attorney was duly registered at the office A.D.S.R. Alipore and recorded in Book No.I, Volume No.1605-2018, Page Nos.234912 to 234928, being No.160507264 for the year 2018.

AND WHEREAS by two separate registered Deed of Gifts dated 24.12.2018 and 27.12.2018 both were duly registered at the office of Additional District Sub-Registrar at Alipore executed and registered by Sri Subrata Basak, Smt. Rita Basak, Arka Basak, Sri Surajit Chattopadhyay and Smt. Shubhra Chattopadhyay, the respective owners of the two separate Municipal Premises Nos. 18/1A, Pitambar Ghatak Lane and 18/1B, Pitambar Ghatak Lane, both under Police Station- Chetla, Kolkata-700027, within the territorial limits of the Kolkata Municipal Corporation, Ward No. 82, District - South 24 Parganas, thereby they (the land owners of the said two premises) gifted unto and in favour of each other in respect of 100 square feet land together with 60 square feet structure of or from the respective Premises being No. 18/1A, Pitambar Ghatak Lane and 18/1B, Pitambar Ghatak Lane, both under Police Station- Chetla, Kolkata-700027, within the territorial limits of the Kolkata Municipal Corporation, Ward No. 82, District - South 24 Parganas and the aforesaid two Deed of Gift were recorded in Book No.I, Volume No. 1605-2019, pages 4282 to 4310, Being No. 160500019 for the year 2019 and Book No.I, Volume No. 1605-2019, pages 4311 to 4339, being No. 160500018 for the year 2019 and in the manner aforesaid Sri Subrata Basak, Smt. Rita Basak, Arka Basak, Sri Surajit

Chattopadhyay and Smt. Shubhra Chattopadhyay became the joint owners in respect of two adjacent municipal premises being Nos. 18/1A, Pitambar Ghatak Lane and 18/1B, Pitambar Ghatak Lane, both under Police Station- Chetla, Kolkata-700027, within the territorial limits of the Kolkata Municipal Corporation, Ward No. 82, District - South 24 Parganas.

AND WHEREAS the aforesaid joint owners namely Sri Subrata Basak, Smt. Rita Basak, Arka Basak, Sri Surajit Chattopadhyay and Smt. Shubhra Chattopadhyay initiate to mutation and amalgamation in respect of two municipal premises being Nos. 18/1A, Pitambar Ghatak Lane and 18/1B, Pitambar Ghatak Lane, both under Police Station- Chetla, Kolkata-700027, by an application along with all the necessary documents annexed thereto before the Municipal authority and upon consideration of the aforesaid application for mutation and amalgamation, the authority concern of the Kolkata Municipal Corporation approved the application for such amalgamation and renumbered of the aforesaid two premises being Municipal Premises Nos. 18/1A, Pitambar Ghatak Lane and 18/1B, Pitambar Ghatak Lane, both under Police Station- Chetla, Kolkata-700027 and also mutated and recorded the name of the owners i.e. Sri Subrata Basak, Smt. Rita Basak, Arka Basak, Sri Surajit Chattopadhyay and Smt. Shubhra Chattopadhyay in respect of the newly amalgamated Municipal premises No. 18/1A, Pitambar Ghatak Lane under Police Station- Chetla,

Kolkata-700027 and grant the Assessee No. 11-082-13-0056-3 in respect of the above stated premises.

AND WHEREAS the manner aforesaid Sri Subrata Basak, Smt. Rita Basak, Sri Arka Basak, Sri Surajit Chattopadhyay and Smt. Shubhra Chattopadhyay as being joint owners having their sufficient right, title, interest, authority and possession in respect of the said amalgamated Premises i.e. **ALL THAT** piece and parcel of land measuring 5 (five) Cottahs, 2 (two) Chittacks, 27 (twenty seven) square feet, be the same or a little more or less, together with partly two storied and partly three storied building standing thereon, lying and situate at and being K.M.C Premises No.18/1A, Pitambar Ghatak Lane, Post office-Alipore, Police Station: Chetla, Kolkata-700027, within the territorial limits of the Kolkata Municipal Corporation in its Ward No.82, Assessee No. 11-082-13-0056-3, District-South 24 Parganas, together with common rights over the common passage situated at the eastern side of the premises, along with all common right, easement and quasi-easement facilities, amenities and enjoyment attached thereto, which is more fully and specifically described in the Schedule hereunder and hereinafter referred to as the **“SAID PREMISES”** and the aforesaid owners enjoying the “said premises” by paying rates and taxes to the concerned authorities without any obstructions from anybody else in any manner whatsoever or howsoever.

AND WHEREAS for the purpose of smooth development in respect of the above stated premises i.e. 18/1A, Pitambar Ghatak Lane, Post office-Alipore, Police Station: Chetla, Kolkata-700027 and to commercial exploitation by transferring the developer's allocation which were mentioned in the two registered Development Agreement dated 02.08.2018 and 14.11.2018, the above stated owners of the aforesaid two premises which have already amalgamated into one premises being municipal premises no. 18/1A, Pitambar Ghatak Lane, have been jointly executed a registered General Power of Attorney on 02.01.2020 which was duly registered at the office of the Additional District Sub-Registrar, Alipore, South 24 Parganas and entered in Book No.IV, Volume No.1605-2020, Page Nos.317 to 349, being No.160500003 for the year 2020 in favour of the Developer/ Confirming Party herein namely **SRI HIRON KUMAR BAIDYA**, son of Sri Haripada Baidya, by faith: Hindu, by Occupation: residing at 47B, B.B. Chatterjee Road, Post office & Police Station-Kasba, Kolkata-700042.

AND WHEREAS the confirming party, the second part herein as developer has incurred huge cost and expenses from its own funds for making the "said premises" been described in the Schedule hereunder marketable for the purpose of development of the "said premises".

AND WHEREAS the confirming party herein as being developer unable to proceed with the development work in respect of the "said premises" being described in the Schedule hereunder which has amalgamated into one premises from two separate Premises as described hereinabove and desire to cancel those two Agreement dated 02.08.2018 and 14.11.2018 against the amounts which has already expensed from its own funds for making those two premises marketable for the purpose of development of those premises thereby relinquished its right, interest, possession and authority whatever the confirming party has accrued or entitled by or under the aforesaid two registered Development Agreement both dated 02.08.2018 and 14.11.2018 which are mentioned herein above and communicate the said desire of the developer to the Land owners/ Vendors herein and upon consider and accept of the aforesaid wish or desire of the developer, the land owners and the confirming party as developer are jointly executed and registered the cancellation of the development agreement dated 02.08.2018 and 14.11.2018 in respect of those separate Premises being Nos. 18/1A, Pitambar Ghatak Lane and 18/1B, Pitambar Ghatak Lane which are subsequently amalgamated and renumbered into one municipal premises No. 18/1A, Pitambar Ghatak Lane, thereby cancelled those Development Agreement on 20.04.2021 and those two cancellation of the Development Agreements have been duly registered at the office of the A.D.S.R. Alipore and recorded in

Book No.I, being No.1259 for the year 2021 AND Book No.I, being No.1251 for the year 2021 respectively.

AND WHEREAS the Vendors herein as land owners of the said respective premises and the confirming party herein as developer have also executed and registered two Revocation of Development Power of Attorney on 20.04.2021 and both were duly registered at the office of the A.D.S.R. Alipore and recorded in Book No.IV, being No.166 for the year 2021 AND Book No.IV, being No. 165 for the year 2021 respectively in respect of those separate Premises Nos. 18/1A, Pitambar Ghatak Lane and 18/1B, Pitambar Ghatak Lane thereby revoked those two registered development Power of attorney both are registered on 02.08.2018 and 14.11.2018.

AND WHEREAS the land owners herein as joint owners of the said amalgamated Premises being No. 18/1A, Pitambar Ghatak Lane, P.S. Chetla, Kolkata - 700027 and the confirming party herein as developer have also jointly executed and registered Revocation of General Power of Attorney on 20.04.2021 which has duly registered at the office of the A.D.S.R. Alipore and recorded in Book No.IV, being No.167 for the year 2021 thereby revoke the said General Power of attorney registered on 02.01.2020.

AND WHEREAS in the manner aforesaid the land owners herein have jointly released and encumbered free of the "said premises" i.e. **ALL THAT** piece and parcel of land measuring 5 (five) Cottahs, 2 (two) Chittacks, 27 (twenty seven) square feet, be the same or a little more or less, together with 100 (one hundred) square feet, more or less structure standing thereon, lying and situate at and being K.M.C Premises No.18/1A, Pitambar Ghatak Lane, Post office-Alipore, Police Station: Chetla, Kolkata-700027, within the territorial limits of the Kolkata Municipal Corporation in its Ward No.82, Assessee No. 11-082-13-0056-3, District-South 24 Parganas, which has more fully and specifically been described in the **SCHEDULE** hereunder and hereinafter referred to as the "**SAID PREMISES**".

AND WHEREAS the land Owners/Vendors herein are in peaceful khas possession and enjoyment of the said premises without any interruption and free from all encumbrances and attachments whatsoever, on paying the rates and taxes to the authority concern.

AND WHEREAS for urgent need and/or other lawful reasons the land Owners/Vendors herein with the concurrence and demand or claim of the Confirming Party be intended and/or openly and publicly offered to sell, transfer and conveyed **ALL THAT** piece and parcel of land measuring 5 (five) Cottahs, 2 (two) Chittacks, 27 (twenty seven) square feet, be the same or a little more or less, together with 100 (one hundred) square feet, more or less structure standing thereon standing thereon, lying and situate at and being K.M.C Premises No.18/1A, Pitambar Ghatak Lane, Post office-Alipore, Police Station: Chetla, Kolkata-700027, within the territorial limits of the Kolkata Municipal Corporation in its Ward No.82, Assessee No. 11-082-13-0056-3, District-South 24 Parganas, which has more fully and specifically mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as the "**said Premises**" at or for the total consideration of **Rs.1,98,00,000/- (Rupees one crore ninety eight lakhs) only** and the Purchaser herein got the information of the land Owners/Vendors' desire as well as the developer/ confirming party's desire and has accepted and agreed with the land Owners/Vendors and the Developer/ Confirming Party herein for absolute purchase of the "said Premises" at or for the above mentioned total consideration which is the highest marketable price as available in according to the parties herein free from all encumbrances and attachments in any manner whatsoever or howsoever.

AND WHEREAS accordingly, the land Owners/Vendors have agreed to grant this Deed of Conveyance in respect of the "said premises" as hereinafter appearing in favour of the Purchaser with the confirmation and concurrence of the confirming party/ second part herein and the Confirming Party have joined as party to these presents to confirm that the Confirming Party do not have any right title interest a authority in respect of the "Said Premises" been described in the **SCHEDULE** hereunder and also do not have any claim or demand whatsoever against the land Owners/Vendors or the Purchaser or any other person/s concerning the "said premises" as the Confirming Party/ Second Par herein has received and/or acknowledging the amounts which has already expenses from its own funds for marketable of those now the said premises for the purpose of proper development in respect of those now the said premises and which have amalgamated into one premises which is more particularly described in the **SCHEDULE** hereunder and hereinafter referred to as the "**said premises**" as per memo of consideration mentioned herein below.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid verbal conversation and in consideration of the said total sum of **Rs.1,98,00,000/- (Rupees one crore ninety eight lakhs) only** paid by the Purchaser herein as per memos written hereunder to the Land Owners/Vendors/First Part and the

Confirming Party/ Second Part on or before the execution of these presents (the receipt whereof the Land Owners/Vendors/First Part and the Confirming Party/Second Part do hereby admit and acknowledge and of and from the same and every part thereof acquit release and discharge the "**said Premises**" and every part thereof as also unto the Purchaser), the Land Owners/Vendors do hereby sell, grant, convey, transfer by way of sale, assign, assure and indemnify unto and in favour of the Purchaser herein and the Confirming Party/ Second Part herein has also confirm the same by relinquish its right, interest, claim, demand, whatsoever or howsoever about or in respect of the "**said premises**" being ALL THAT piece and parcel of land measuring 5 (five) Cottahs, 2 (two) Chittacks, 27 (twenty seven) square feet, be the same or a little more or less, together with 100 (one hundred) square feet, more or less structure standing thereon, lying and situate at and being K.M.C Premises No.18/1A, Pitambar Ghatak Lane, Post office-Alipore, Police Station: Chetla, Kolkata-700027, within the territorial limits of the Kolkata Municipal Corporation in its Ward No.82, Assessee No. 11-082-13-0056-3, District-South 24 Parganas, which has morefully and specifically been described in the "**SCHEDULE**" hereunder written and hereinafter referred to as the "**said Premises**" and the "**said premises**" delineated in the Map and Plan hereto annexed and bordered thereon in "**RED**" colour hereinafter called the "**said Premises**" **TOGETHER WITH** all

homestead, trees, hedges, ditches, ways, boundary wall, fences, lights, water, water courses, sewers, rights thereon and all liberties, privileges, easements, advantages and appurtenances whatsoever thereunto belonging or held used or enjoyed or reputed as part thereof or appurtenant thereto **AND ALL** estate, right, title, interest, use, enjoyment, possession, benefit, claim and demand whatsoever of the Land Owners/Vendors into or upon or in respect of the **"said premises"** and land messuages tenements. hereditaments and every part thereof and All deeds pattahs writings muniments evidences of title relating thereto or any or every part thereof which now are or may hereafter in the possession or custody of the Land Owners/Vendors or any person or persons from whom the Owners/Vendors may procure the same without any action either at law or in equity **TO ENTER UPON AND TO HAVE AND TO HOLD OWN AND POSSESS** the same and the inheritance thereof in fee simple in possession and in regard to the right, title, interest and authority which is/are free from all encumbrances whatsoever or howsoever unto and to the use of the Purchaser herein absolutely and forever and the Confirming Party / Second Part herein has relinquish, release, discharge, waive as well as any such claim or demand whatsoever or howsoever in respect of the "said premises" or part of it and also confirm this Deed of Conveyance in respect of the "said premises" unto and in favour of the Purchaser/ Third Part herein absolutely and forever.

THE LAND OWNERS/VENDORS DO HEREBY COVENANT WITH THE PURCHASER as follows :-

- a) **THAT NOTWITHSTANDING** any acts deeds, matters or things done hereto before executed or knowingly suffered to the contrary the Land Owners/Vendors now lawfully seized and possessed of the **"said Premises"** together with 100 (one hundred) square feet, more or less, structure, standing thereon surrounding by the boundary wall, free from all encumbrances attachments or defect in title whatsoever or howsoever and the Land Owners/Vendors have good right, full power and absolute authority to sell, grant, convey, transfer, assign and assure the **"said Premises"** unto and to use of the Purchaser in the manner aforesaid.
- b) **THAT** the Purchaser shall and may at all times hereafter peaceably and quietly hold possess and enjoy the **"said Premises"** in khas possession and receive the rents, issues and profits thereof without any lawful eviction, interruption claim or demand whatsoever from or by the Land Owners/Vendors or any person or persons having or lawfully claiming from under or in trust for the Land Owners/Vendors or their respective predecessors-in-title.

- c) **THAT** the Purchaser shall hold the **“said Premises”** together with 3' feet boundary wall free and clear and freely and clearly and absolutely exonerated and forever released and discharged otherwise by the Land Owners/Vendors and well and sufficiently saved and defended kept harmless and indemnified of from and against all former and other estates, title, charge and encumbrances whatsoever and howsoever and made executed occasioned and suffered by the Land Owners/Vendors or their respective predecessors-in-title or any person or persons having or lawfully claiming as aforesaid.
- d) **THAT** the Land Owners/Vendors and all persons having or lawfully claiming any estate or interest in the **“said Premises”** or any or every part thereof from under or in trust for the Land Owners/Vendors or from or under any of their respective predecessors-in-title shall and will at all times hereafter at the request and costs of the Purchaser herein to execute or cause to be done and executed all such acts deeds matters, writings and things whatsoever for further and more perfectly assuring the **“said Premises”** or every part thereof unto and to the use and enjoyment of the Purchaser as may be reasonably required;

- e) **THAT** the Land Owners/Vendors do hereby further covenant and assure the Purchaser that no part of the **"said Premises"** being conveyed under these presents is vested with the Government or any Semi-Government Authority or any other authority in any manner whatsoever or howsoever.
- f) **THAT** the Land Owners/Vendors do hereby declare that there are no encumbrances, lien, trust, liabilities, mortgage, attachment, claim, charges, agreement for sale or any Power of Attorney whatsoever now subsisting on the **"said Premises"** or part of it and that the **"said Premises"** or part of it is not the subject matter of any litigation or proceeding and is not charged in favour of any court, public revenue or other authorities and the Land Owner hereby agree to keep the Purchaser saved and harmless against any loss or damage that may be incurred by the Purchaser in defending any suit, action or proceeding by any person or persons at any time in any manner.
- g) **THAT** the Land Owners/Vendors have good right, full power and absolute authority to sell transfer or convey the **"said Premises"** in the manner aforesaid and if for any reasons due to defect in title of the Land Owners/Vendors herein in respect of the said premises or part of it, if the

Purchaser to be dispossessed or deprived of full enjoyment of the **“said Premises”** or any part thereof then in that event the Owners/Vendors hereby agree to indemnify and keep the Purchaser fully indemnified against all losses, damages, costs, charges, claims and demands occasioned or arising out of these presents in respect of the **“said Premises”** hereby sold to the Purchaser.

h) **THAT** the Land Owners/Vendors do hereby undertake to pay on demand all outstanding Municipal Corporation rates and taxes, Government revenue and all other impositions whatsoever due and payable by the Land Owner or any of their respective predecessors-in-title in respect of the **“said Premises”** or part of it up to the date of execution of these presents.

i) **THAT** the Land Owners/Vendors shall and will at all times hereafter at the request and costs of the Purchaser produce to the Purchaser or as the Purchaser shall direct the deeds and writings for evidencing the title in respect of the **“said Premises”** and also furnish to the Purchaser copies of or extracts from the said Deeds and writings and shall and will in the meanwhile keep the same safe unobliterated, damage by fire or other accident excepted.

- j) **THAT** the Land Owners/Vendors shall and will sign all papers, affidavit declaration or prescribed forms for the purpose of mutation of the name of the Purchaser in respect of the "**said Premises**" in the appropriate records of the Government authority or Municipal Corporation and/or any other concerned department/s.
- k) **THAT** the Land Owners/Vendors hereby declares that the Land Owners/Vendors have been in absolute possession in respect of the "**said Premises**" and none else have any right, title and interest and/or possession therein in any manner whatsoever or howsoever.
- l) **THAT** the Land Owners/Vendors do hereby irrevocably nominate constitute and appoint and order in their place and stead and depute the Purchaser as their true and lawful Attorney forever and on behalf and in the name of the Land Owners/Vendors but at the expense of the Purchaser to appear before the appropriate authorities for the purpose of mutation of the name of the purchaser herein in respect of the "**said Premises**" and for that purpose to sign and execute all documents applications papers in respect thereof and the Land Owners/Vendors do hereby ratify and confirm the same.

- m. That the Land Owners/Vendors hereby jointly declares and confirms that they have already delivered vacant, khas, peaceful possession of the **“said premises”** and all the original documents, papers, deeds, writings and things, muniments, receipts, bills in respect of the “said premises” to the purchaser forever before execution of these presents and accordingly the purchaser is in full and absolute possession of the same as to be sole and absolute owner in respect of the “said Premises” been described in the Schedule hereunder.

THE CONFIRMING PARTY/ THE SECOND PART HEREBY COVENANT WITH THE PURCHASER herein as follows:-

1. **AND THAT** the Confirming Party/ Second Part herein shall not do anything or make any grant or term, whereby the right/s of the Purchaser hereunder may be prejudicially affected and shall do all act/s as be necessary to ensure the right/s, title, interest, possession and authority available to the Purchaser in respect of the “said premises” as sole and absolute Owner hereunder and the Confirming Party confirm the same.
2. **AND THAT** the **“said premises”** hereby sold, conveyed and transferred unto and in favour of the Purchaser are free and discharged from or otherwise by the Confirming Party sufficiently

indemnified against all and all manners of encumbrance/s, claim/s, demand/s whatsoever created or made by the Confirming Party or its Successors-in-Office or Successors-in-Chair or any person or persons claiming through under or in trust of the Confirming Party or any of its successors-in-Chair or Successors-in-Office.

3. **AND THAT** the confirming party doth hereby assure and confirm that the confirming party shall help and assist the Purchaser towards enjoying "the said premises" without any kind of hindrances or obstructions whatsoever created or made by the Confirming Party or any person or persons claiming through under or in trust of the Confirming Party or any of its predecessor-in-chair or office.

4. **THAT** the Confirming Party doth hereby assure, confirm, indemnity that they or their Successors-in-Chair or Successors-in-Office shall not be created or made any kind of hindrances or obstructions whatsoever or howsoever or shall not be entitled any kind of demands or claims or encumbrances towards enjoying the "said premises" by the purchaser forever.

THE SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE SAID PREMISES)

ALL THAT piece and parcel of land measuring 5 (five) Cottahs, 2 (two) Chittacks, 27 (twenty seven) square feet, be the same or a little more or less, together with 100 (one hundred) square feet, more or less, RTS structure standing thereon, having cemented floor, surrounding by the boundary wall, lying and situate at and being Municipal Premises No.18/1A, Pitambar Ghatak Lane, Post Office-Alipore, Police Station: Chetla, Kolkata-700027, within the territorial limits of the Kolkata Municipal Corporation in its Ward No.82, Assessee No. 11-082-13-0056-3, District-South 24 Parganas and together with all sorts of easements rights over the said land along with 10' feet wide common passage and/or road and the said premises herein is shown and delineated in the **Plan** annexed hereto and bordered in **RED** thereon and butted and bounded as follows:

| | | |
|--------------|---|--|
| ON THE NORTH | : | By Premises No. 18/1D, Pitamber Ghatak Lane. |
| ON THE SOUTH | : | By 10' feet wide KMC Road. |
| ON THE EAST | : | By 7' feet wide common Road. |
| ON THE WEST | : | By 35E, Alipore Road. |

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

SIGNED SEALED AND DELIVERED

at Kolkata in presence of:

1. Debarshi Mandal.
Advocate.
2/3F, Deb Lane,
Kolkata - 700014.

✓ Basu

✓ Rishi Basu

✓ Arun Basu

✓ Swajit Chattopadhyay

✓ Shubhra Chattopadhyay.

**SIGNATURE OF THE
VENDORS/OWNERS**

2.
Debabrata Halder
Plaza housing plot-25
Jagannathpur
Pin-700141

MEGHA CONSTRUCTION

Hirany Kumar Basu

Proprietor

**SIGNATURE OF THE CONFIRMING
PARTY**

Drafted by :

Tarit Sikder

(F-988/02)

Advocate

Alipore Judges Court,
Kolkata-700027.

Computer print at :

S. Pradhan

Alipore Judges Court,
Kolkata-700027.

For Shubhankash Private Limited

Authorised Sign-

SIGNATURE OF THE PURCHASER

Received of and from the within named Purchaser the within mentioned the sum of **Rs.20,00,000/- (Rupees twenty lakhs) only** being within mentioned total consideration money as per memo given below:

MEMO OF CONSIDERATION

By Demand Draft No. 500481 dated
19.04.2021, drawn on ICICI Bank,
Ganesh Chandra Avenue Branch in
favour of Developer/ Confirming Party Rs. 20,00,000/-

Total Rs.20,00,000/-

(RUPEES TWENTY LAKHS) ONLY

WITNESSES:-

1. *Debarshi Mondal.*

MEGHA CONSTRUCTION
Arun Kumar Bhowmik
Proprietor
SIGNATURE OF THE
CONFIRMING PARTY/THIRD
PART

2.

Debabrata Halder

Received of and from the within named Purchaser the within mentioned the sum of **Rs.1,78,00,000/- (Rupees one crore seventy eight lakhs) only** being within mentioned total consideration money as per memo given below:

MEMO OF CONSIDERATION

- | | |
|---|-----------------|
| 1. By Demand Draft No. 500489 dated 19.04.2021, drawn on ICICI Bank, Ganesh Chandra Avenue Branch in favour of Vendor No.1. | Rs. 65,00,000/- |
| 2. By Demand Draft No. 500482 dated 19.04.2021, drawn on ICICI Bank, Ganesh Chandra Avenue Branch in favour of Vendor No.2 | Rs. 32,50,000/- |
| 3. By Demand Draft No. 500487 dated 19.04.2021, drawn on ICICI Bank, Ganesh Chandra Avenue Branch in favour of Vendor No.3 | Rs. 32,50,000/- |
| 4. By Demand Draft No. 500488 dated 19.04.2021, drawn on ICICI Bank, Ganesh Chandra Avenue Branch in favour of Vendor Nos. 4 & 5. | Rs. 48,00,000/- |

Total Rs.1,78,00,000/-

(Rupees one crore seventy eight lakhs) only

WITNESSES:-

1. *Debarshi Mandal*,

Barak

Rishi Barak

Arken Barak

2.

Debabrata Halder

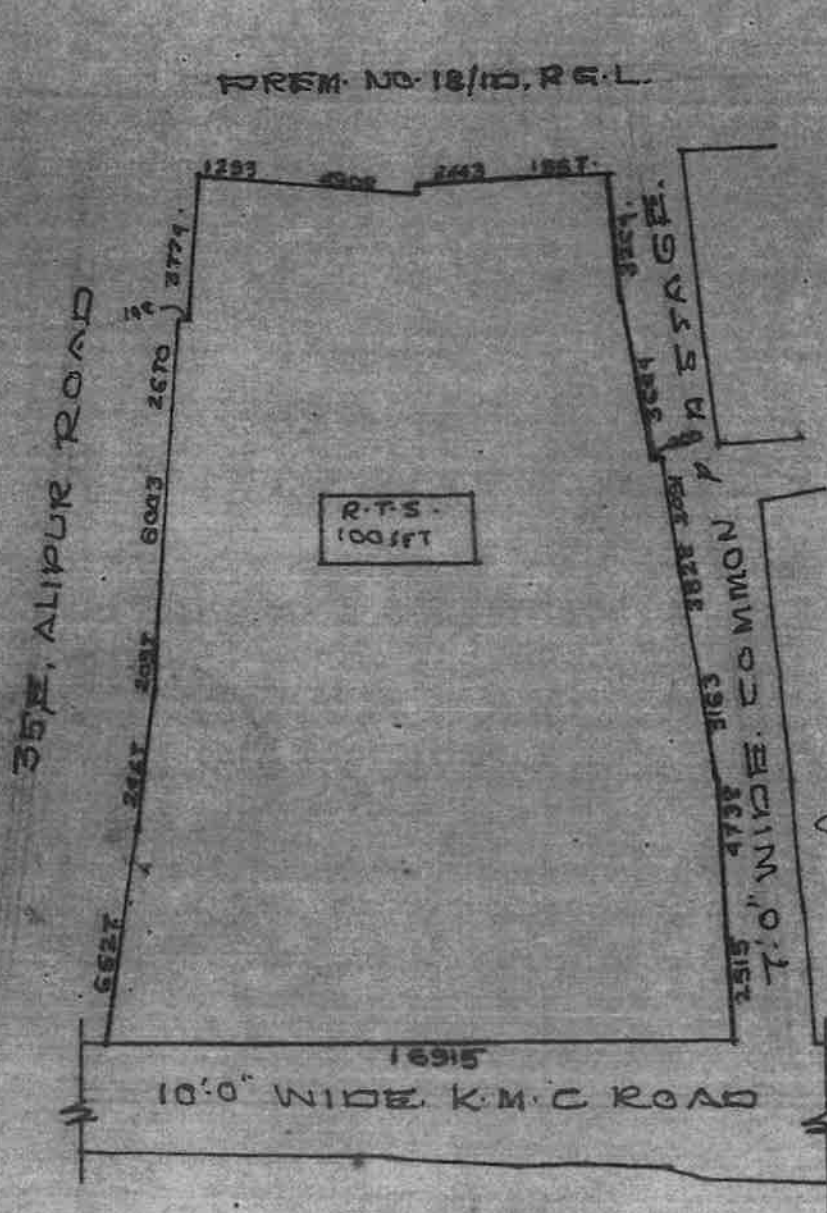
Surajit Chattopadhyay
Shubhra Chattopadhyay

**SIGNATURE OF THE
VENDORS/OWNERS**

SITE PLAN OF LAND AT PREMISES NO-18/11A,
 PITAMBAR GHATAK LANE, KOLKATA-700027, P.S.
 CHETLA, UNDER K.M.C. WARD NO-82,

AREA OF LAND- 5K-2CH-27 SFT (M²) SHOWN IN RED
 BORDER

SCALE: 1:100'0"



PREM. NO-18/11A, P.G.L.




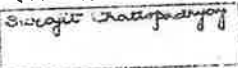
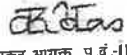
Subrata Basak
 Rishi Basak
 Anu Basak
 Sweajit Chattopadhyay
 Shubhra Chattopadhyay

MEGHA CONSTRUCTION

Arin Kumar Basak
 Proprietor

For Shubhankash Private Limited
[Signature]
 Authorized Signatory

[Signature]
 B. BANERJEE
 CIVIL DRAFT MAN SURVEYOR
 Alipur Police Court
 Reg. No.-0741/09
 TWCCE 14

| | | |
|--|---|---|
| स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER | ABWPC7581K |  |
| नाम /NAME | SURAJIT CHATTOPADHYAY | |
| पिता का नाम /FATHER'S NAME | BANAMALI CHATTOPADHYAY | |
| जन्म तिथि /DATE OF BIRTH | 01-10-1949 | |
| हस्ताक्षर /SIGNATURE |  |  |
| | | आयकर आयुक्त, प.व.-II COMMISSIONER OF INCOME-TAX, W.B. - II |

Surajit Chattopadhyay



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHUBHRA CHATTOPADHYAY
BIPRA NATH CHAKRABORTY

06/02/1956
Permanent Account Number
AMDPC3279L

Shubhra Chattopadhyay
Signature



06/02/2008


Shubhra Chattopadhyay.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

HIRON KUMAR BAIDYA
HARIPADA BAIDYA
12/10/1969
Permanent Account Number
AICPB5681L

Signature



Hiron Kumar Baidya

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AEAPB6180J

नाम/ Name
SUBRATA BASAK

पिता का नाम/ Father's Name
PRAFULLA KUMAR BASAK

जन्म की तारीख/ Date of Birth
12/05/1959


हस्ताक्षर/ Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ARKA BASAK
JAYANTA BASAK
31/07/1986

Permanent Account Number

AKGPB8537K

Arka Basak
Signature



70
1
KOL-10403

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RITA BASAK

GOBINDA SARKAR

23/01/1963

Permanent Account Number

BATPB8749K

Rita Basak
Signature



29112010

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER



ACTPA2130J

नाम /NAME

BINOD KUMAR AGARWAL

पिता का नाम /FATHER'S NAME

PHOOL CHAND AGARWAL

जन्म तिथि /DATE OF BIRTH

17-02-1962

हस्ताक्षर /SIGNATURE

आयकर जाचुक, प.वं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI



ভারত সরকার
Government of India



দেবব্রত হালদার
Debabrata Halder
জন্মতারিখ/ DOB: 15/04/1988
পুরুষ / MALE



9920 9733 1924

আমার আধার, আমার পরিচয়



ভারতের যুক্তি পদ্ধতি প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
S/O: জয়দেব হালদার, পি 25, মাজা
হাউজিং, জগন্নাথপুর, দক্ষিণ ২৪
পারগনা,
পশ্চিম বঙ্গপশ্চিম বঙ্গ - 700141

Address:
S/O: Jaydeb Halder, p 25,
PLAZA HOUSING,
Jagannathpur, South 24
Parganas,
West Bengal - 700141

9920 9733 1924



1947



help@uidai.gov.in



www.uidai.gov.in

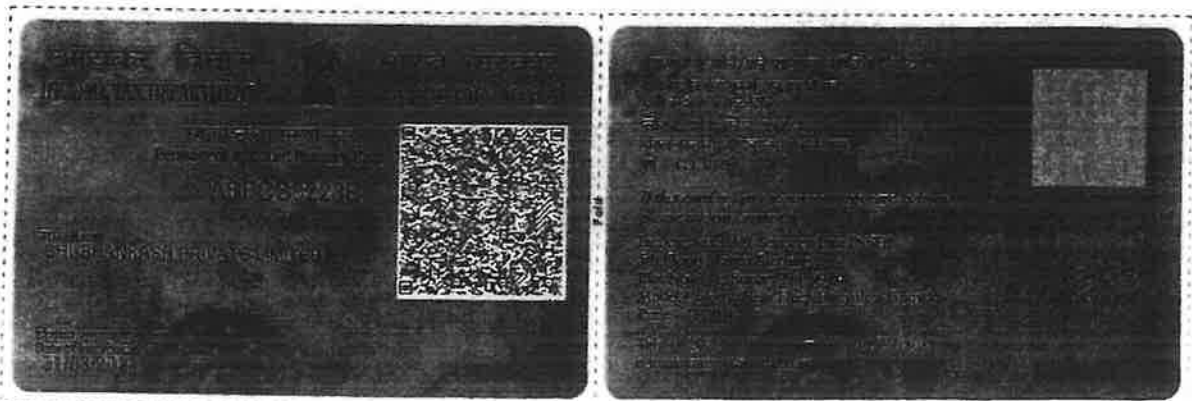


ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
ABFCS8223E

| | | | |
|---|-----------------------------|---|--|
| नाम / Name | SHUBHANKASH PRIVATE LIMITED | | |
| गठना / पंजीयन की तारीख / Date of Incorporation / Registration | 31/03/2021 | | |
| | |  | <p>Signature valid</p> <p>Digitally signed by Shubhankash Private Limited, Tax PAN Services Unit, Govt. of India Date: 2021.03.31 15:58:28 GMT+05:30 Reason: I am the PAN Sign Location: India</p> |

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card". संलग्न पैन कार्ड में एनहान्स क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Get



Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (3) of Section 139A of Income Tax Act, 1961 and sub-rule (8) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)



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

GRN Details

GRN: 192021220005145621 **Payment Mode:** Online Payment
GRN Date: 19/04/2021 19:03:09 **Bank/Gateway:** Punjab National Bank
BRN : 5055026470 **BRN Date:** 19/04/2021 07:04:16
Payment Status: Successful **Payment Ref. No:** 2000756894/4/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: SHUBHANKASH PRIVATE LIMITED
Address: 157C LENIN SARANI 4TH FLOOR DELUXE CENTRE
Mobile: 9830229889
Email: beekay.agarwal@rediffmail.com
Depositor Status: Buyer/Claimants
Query No: 2000756894
Applicant's Name: Mr S DAS
Identification No: 2000756894/4/2021
Remarks: Sale, Sale Document

Payment Details

| Sl. No. | Payment ID | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|------------|
| 1 | 2000756894/4/2021 | Property Registration- Stamp duty | 0030-02-103-003-02 | 1385971 |
| 2 | 2000756894/4/2021 | Property Registration- Registration Fees | 0030-03-104-001-16 | 218014 |

Total 1603985

IN WORDS: SIXTEEN LAKH THREE THOUSAND NINE HUNDRED EIGHTY FIVE ONLY.

Major Information of the Deed

| | | | |
|---|---|---------------------------------|------------|
| Deed No : | I-1602-03942/2021 | Date of Registration | 20/04/2021 |
| Query No / Year | 1602-2000756894/2021 | Office where deed is registered | |
| Query Date | 11/04/2021 3:20:19 PM | 1602-2000756894/2021 | |
| Applicant Name, Address & Other Details | S DAS ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7003983258, Status : Advocate | | |
| Transaction | Additional Transaction | | |
| [0101] Sale, Sale Document | [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 20,00,000/-] | | |
| Set Forth value | Market Value | | |
| Rs. 1,98,00,000/- | Rs. 1,98,00,000/- | | |
| Stamp duty Paid(SD) | Registration Fee Paid | | |
| Rs. 13,86,071/- (Article:23) | Rs. 2,18,046/- (Article:A(1), E,) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :









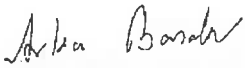
District: South 24-Parganas, P.S:- Alipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Pitambar Ghatak Lane, , Premises No: 18/1A, , Ward No: 082 Pin Code : 700027







| 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 2 Chatak 27 Sq Ft | 1,97,70,000/- | 1,97,70,000/- | Width of Approach Road: 10 Ft., |
| Grand Total : | | | | 8.5181Dec | 197,70,000 /- | 197,70,000 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 100 Sq Ft. | 30,000/- | 30,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete | | | | | |
| Total : | | 100 sq ft | 30,000 /- | 30,000 /- | |

Seller Details :






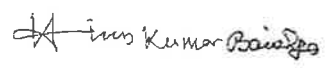
| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|-------|---|---|--|---|
| 1 | Name Mr Subrata Basak Son of Late Prafulla Kumar Basak Executed by: Self, Date of Execution: 20/04/2021 , Admitted by: Self, Date of Admission: 20/04/2021 ,Place : Office |  20/04/2021 |  LTI 20/04/2021 |  20/04/2021 |
| | 18/1A, Pitambar Ghatak Lane,, P.O:- Alipore, P.S:- Chetla, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AExxxxxx0J, Aadhaar No: 95xxxxxxxx3512, Status :Individual, Executed by: Self, Date of Execution: 20/04/2021 , Admitted by: Self, Date of Admission: 20/04/2021 ,Place : Office | | | |
| 2 | Name Mrs Rita Basak Wife of Late Jayanta Basak Executed by: Self, Date of Execution: 20/04/2021 , Admitted by: Self, Date of Admission: 20/04/2021 ,Place : Office |  20/04/2021 |  LTI 20/04/2021 |  20/04/2021 |
| | 18/1A, Pitambar Ghatak Lane,, P.O:- Alipore, P.S:- Chetla, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: Bxxxxxxx9K, Aadhaar No: 94xxxxxxxx0863, Status :Individual, Executed by: Self, Date of Execution: 20/04/2021 , Admitted by: Self, Date of Admission: 20/04/2021 ,Place : Office | | | |
| 3 | Name Mr Arka Basak Son of Late Jayanta Basak Executed by: Self, Date of Execution: 20/04/2021 , Admitted by: Self, Date of Admission: 20/04/2021 ,Place : Office |  20/04/2021 |  LTI 20/04/2021 |  20/04/2021 |
| | 18/1A, Pitambar Ghatak Lane,, P.O:- Alipore, P.S:- Chetla, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AKxxxxxxx7K, Aadhaar No: 41xxxxxxxx8056, Status :Individual, Executed by: Self, Date of Execution: 20/04/2021 , Admitted by: Self, Date of Admission: 20/04/2021 ,Place : Office | | | |

| 4 | Name | Photo | Finger Print | Signature |
|--|---|---|---|---|
| | Mr Surajit Chattopadhyay Son of Late Banamali Chattopadhyay Executed by: Self, Date of Execution: 20/04/2021 , Admitted by: Self, Date of Admission: 20/04/2021 ,Place : Office |  |  |  |
| | 20/04/2021 | LTI 20/04/2021 | 20/04/2021 | |
| 18/1B, Pitambar Ghatak Lane,, P.O:- Alipore, P.S:- Chetla, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ABxxxxxx1K, Aadhaar No: 59xxxxxxxx5537, Status :Individual, Executed by: Self, Date of Execution: 20/04/2021 , Admitted by: Self, Date of Admission: 20/04/2021 ,Place : Office | | | | |
| 5 | Name | Photo | Finger Print | Signature |
| | Mrs Shubhra Chattopadhyay Wife of Mr Surajit Chattopadhyay Executed by: Self, Date of Execution: 20/04/2021 , Admitted by: Self, Date of Admission: 20/04/2021 ,Place : Office |  |  |  |
| | 20/04/2021 | LTI 20/04/2021 | 20/04/2021 | |
| 18/1B, Pitambar Ghatak Lane,, P.O:- Alipore, P.S:- Chetla, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AMxxxxxx9L, Aadhaar No: 69xxxxxxxx7447, Status :Individual, Executed by: Self, Date of Execution: 20/04/2021 , Admitted by: Self, Date of Admission: 20/04/2021 ,Place : Office | | | | |
| 6 | MEGHA CONSTRUCTION 47B, B. B. Chatterjee Road,, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 , PAN No.:: Alxxxxxx1L,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative | | | |

Buyer Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | Shubhankash Private Limited 157C, Lenin Sarani, Deluxe Center, 4th Floor,, P.O:- Dharmatala, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013 , PAN No.:: ABxxxxxx3E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|---|--|---|---|
| 1 | <p>Name</p> <p>Mr Binod Kumar Agarwal (Presentant) Son of Phool Chand Agarwal Date of Execution - 20/04/2021, , Admitted by: Self, Date of Admission: 20/04/2021, Place of Admission of Execution: Office</p> | <p>Photo</p>  <p>Apr 20 2021 2:25PM</p> | <p>Finger Print</p>  <p>LTI 20/04/2021</p> | <p>Signature</p>  <p>20/04/2021</p> |
| <p>28, Rai Bahadur Road, Flat No. C3N Sneha Garden,jora Shiv Mandir, Behala East,, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACxxxxxx0J, Aadhaar No: 55xxxxxxxx1329 Status : Representative, Representative of : Shubhankash Private Limited (as director)</p> | | | | |
| 2 | <p>Name</p> <p>Mr Hiron Kumar Baidya Son of Mr Haripada Baidya Date of Execution - 20/04/2021, , Admitted by: Self, Date of Admission: 20/04/2021, Place of Admission of Execution: Office</p> | <p>Photo</p>  <p>Apr 20 2021 2:25PM</p> | <p>Finger Print</p>  <p>LTI 20/04/2021</p> | <p>Signature</p>  <p>20/04/2021</p> |
| <p>47B, B. B. Chatterjee Road,, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: Axxxxxx1L, Aadhaar No: 90xxxxxxxx3836 Status : Representative, Representative of : MEGHA CONSTRUCTION</p> | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|---|---|---|
| <p>Mr Debabrata Halder Son of Jaydeb Halder P-25, Plaza Housing, Jaganathpur,, P.O:- Batanagar, P.S:- Maheshtala, District:- South 24-Parganas, West Bengal, India, PIN - 700141</p> |  <p>20/04/2021</p> |  <p>20/04/2021</p> |  <p>20/04/2021</p> |
| <p>Identifier Of Mr Subrata Basak, Mrs Rita Basak, Mr Arka Basak, Mr Surajit Chattopadhyay, Mrs Shubhra Chattopadhyay, Mr Binod Kumar Agarwal, Mr Hiron Kumar Baidya</p> | | | |

| Transfer of property for L1 | | |
|-----------------------------|------------------------------|---|
| SI.No | From | To. with area (Name-Area) |
| 1 | Mr Subrata Basak | Shubhankash Private Limited-1.70362 Dec |
| 2 | Mrs Rita Basak | Shubhankash Private Limited-1.70362 Dec |
| 3 | Mr Arka Basak | Shubhankash Private Limited-1.70362 Dec |
| 4 | Mr Surajit Chattopadhyay | Shubhankash Private Limited-1.70362 Dec |
| 5 | Mrs Shubhra Chattopadhyay | Shubhankash Private Limited-1.70362 Dec |
| Transfer of property for S1 | | |
| SI.No | From | To. with area (Name-Area) |
| 1 | Mr Subrata Basak | Shubhankash Private Limited-20.00000000 Sq Ft |
| 2 | Mrs Rita Basak | Shubhankash Private Limited-20.00000000 Sq Ft |
| 3 | Mr Arka Basak | Shubhankash Private Limited-20.00000000 Sq Ft |
| 4 | Mr Surajit Chattopadhyay | Shubhankash Private Limited-20.00000000 Sq Ft |
| 5 | Mrs Shubhra Chattopadhyay | Shubhankash Private Limited-20.00000000 Sq Ft |

Endorsement For Deed Number : I - 160203942 / 2021

On 20-04-2021

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 14:08 hrs on 20-04-2021, at the Office of the D.S.R. - I | SOUTH 24-PARGANAS by Mr Binod Kumar Agarwal .

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 1,98,00,000/-

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

Execution is admitted on 20/04/2021 by 1. Mr Subrata Basak, Son of Late Prafulla Kumar Basak, 18/1A, Pitambar Ghatak Lane,, P.O: Alipore, Thana: Chetla, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Retired Person, 2. Mrs Rita Basak, Wife of Late Jayanta Basak, 18/1A, Pitambar Ghatak Lane,, P.O: Alipore, Thana: Chetla, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession House wife, 3. Mr Arka Basak, Son of Late Jayanta Basak, 18/1A, Pitambar Ghatak Lane,, P.O: Alipore, Thana: Chetla, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Service, 4. Mr Surajit Chattopadhyay, Son of Late Banamali Chattopadhyay, 18/1B, Pitambar Ghatak Lane,, P.O: Alipore, Thana: Chetla, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Retired Person, 5. Mrs Shubhra Chattopadhyay, Wife of Mr Surajit Chattopadhyay, 18/1B, Pitambar Ghatak Lane,, P.O: Alipore, Thana: Chetla, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession House wife
Indetified by Mr Debabrata Halder, , , Son of Jaydeb Halder, P-25, Plaza Housing, Jaganathpur,, P.O: Batanagar, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700141, by caste Hindu, by profession Service

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

Execution is admitted on 20-04-2021 by Mr Binod Kumar Agarwal, director, Shubhankash Private Limited (Private Limited Company), 157C, Lenin Sarani, Deluxe Center, 4th Floor,, P.O:- Dharmatala, P.S:- Bowbazar, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700013

Indetified by Mr Debabrata Halder, , , Son of Jaydeb Halder, P-25, Plaza Housing, Jaganathpur,, P.O: Batanagar, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700141, by caste Hindu, by profession Service

Execution is admitted on 20-04-2021 by Mr Hiron Kumar Baidya, proprietor, MEGHA CONSTRUCTION (Sole Proprietorship), 47B, B. B. Chatterjee Road,, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042

Indetified by Mr Debabrata Halder, , , Son of Jaydeb Halder, P-25, Plaza Housing, Jaganathpur,, P.O: Batanagar, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700141, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,18,046/- (A(1) = Rs 1,98,000/- ,B = Rs 20,000/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 2,18,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/04/2021 7:09AM with Govt. Ref. No: 192021220005145621 on 19-04-2021, Amount Rs: 2,18,014/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. 5055026470 on 19-04-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 13,86,021/- and Stamp Duty paid by Stamp Rs 13,85,971/-, by online = Rs 13,85,971/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 276540, Amount: Rs.100/-, Date of Purchase: 19/04/2021, Vendor name: Tanmoy Kar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/04/2021 7:09AM with Govt. Ref. No: 192021220005145621 on 19-04-2021, Amount Rs: 13,85,971/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. 5055026470 on 19-04-2021, Head of Account 0030-02-103-003-02



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

