

4816/2023

P-4824/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 280779

Q. NO. 2000957722/2023.

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

(Signature)

Addl. District Sub-Registrar
Chhala, South 24 Parganas

26 APR 2023

For D. D. CONSTRUCTION

Sumana Phromick
Partner

Atreya Sarkar
Partner

DEED OF CONVEYANCE

THIS INDENTURE is made on this the 26th day of April, Two Thousand and Twenty Three (2023) A.D.

B E T W E E N

Major Information of the Deed

Deed No :	I-1607-04824/2023	Date of Registration	26/04/2023
Query No / Year	1607-2000957722/2023	Office where deed is registered	
Query Date	13/04/2023 1:39:30 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Subhankar Sarkar Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8276936406, 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 : 37,00,000/-]		
Set Forth value	Market Value		
Rs. 99,80,000/-	Rs. 99,80,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,99,271/- (Article:23)	Rs. 1,36,814/- (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:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kali Pada Mukherjee Road, , Premises No: 14, , Ward No: 123 Pin Code : 700008

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	4 Katha 15 Chatak 14 Sq Ft	80,00,000/-	80,00,000/-	Property is on Road
Grand Total :				8.179Dec	80,00,000 /-	80,00,000 /-	

Structure Details :






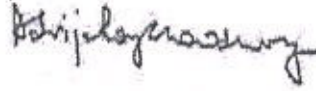
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	19,80,000/-	19,80,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2000 sq ft	19,80,000 /-	19,80,000 /-	

For D. D. CONSTRUCTION

Suman Bhonnick
Partner

Atreyo Sarkar
Partner

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mrs SUSMITA ROY CHOWDHURY Wife of Late Avijit Roy Chowdhury Executed by: Self, Date of Execution: 26/04/2023 , Admitted by: Self, Date of Admission: 26/04/2023 ,Place : Office</p>	<p>Photo</p>  <p>26/04/2023</p>	<p>Finger Print</p>  <p>LTI 26/04/2023</p>	<p>Signature</p>  <p>26/04/2023</p>
<p>187/2, Kalipada Mukherjee Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BZxxxxxx3R, Aadhaar No: 46xxxxxxxx8356, Status :Individual, Executed by: Self, Date of Execution: 26/04/2023 , Admitted by: Self, Date of Admission: 26/04/2023 ,Place : Office</p>				
2	<p>Name</p> <p>Mrs ADRIJA ROY CHOWDHURY (Presentant) Daughter of Late Avijit Roy Chowdhury Executed by: Self, Date of Execution: 26/04/2023 , Admitted by: Self, Date of Admission: 26/04/2023 ,Place : Office</p>	<p>Photo</p>  <p>26/04/2023</p>	<p>Finger Print</p>  <p>LTI 26/04/2023</p>	<p>Signature</p>  <p>26/04/2023</p>
<p>187/2, Kalipada Mukherjee Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BZxxxxxx2Q, Aadhaar No: 67xxxxxxxx1277, Status :Individual, Executed by: Self, Date of Execution: 26/04/2023 , Admitted by: Self, Date of Admission: 26/04/2023 ,Place : Office</p>				
3	<p>S B CONSTRUCTION 42/1, Raja Ram Mohan Roy Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 , PAN No.:: ACxxxxxx6N,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative</p>			

Buyer Details :



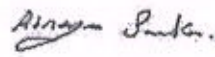


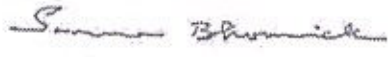


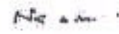



Sl No	Name,Address,Photo,Finger print and Signature
1	<p>D D CONSTRUCTION 2, Subodh Banerjee Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 , PAN No.:: AAxxxxxx5F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

For D. D. CONSTRUCTION

 Partner

 Partner

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs ATREYEE SARKAR Wife of Suvrasis Sarkar Date of Execution - 26/04/2023, , Admitted by: Self, Date of Admission: 26/04/2023, Place of Admission of Execution: Office	 Apr 26 2023 11:20AM	 LTI 26/04/2023	Signature  26/04/2023
2/A, Subodh Banerjee Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANxxxxxx3R, Aadhaar No: 42xxxxxxx7391 Status : Representative, Representative of : D D CONSTRUCTION (as partner)				
2	Name Mrs SUMANA BHOWMICK Wife of Debashis Bhowmick Date of Execution - 26/04/2023, , Admitted by: Self, Date of Admission: 26/04/2023, Place of Admission of Execution: Office	 Apr 26 2023 11:21AM	 LTI 26/04/2023	Signature  26/04/2023
26B, Motilal Gupta Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx8P, Aadhaar No: 76xxxxxxx8757 Status : Representative, Representative of : D D CONSTRUCTION (as partner)				
3	Name Mr NANDA KISHORE SAHA Son of Late Narayan Chandra Saha Date of Execution - 26/04/2023, , Admitted by: Self, Date of Admission: 26/04/2023, Place of Admission of Execution: Office	 Apr 26 2023 11:17AM	 LTI 26/04/2023	Signature  26/04/2023
20/1, Parui Kancha Road, City:- , P.O:- Sarsuna, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700061, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx9G, Aadhaar No: 86xxxxxxx0675 Status : Representative, Representative of : S B CONSTRUCTION				
4	Name Mr SUMAN PAL Son of Mr Swapan Pal Date of Execution - 26/04/2023, , Admitted by: Self, Date of Admission: 26/04/2023, Place of Admission of Execution: Office	 Apr 26 2023 11:10AM	 LTI 26/04/2023	Signature  26/04/2023




For D. D. CONSTRUCTION



 Partner Partner

42/1, Raja Ram Mohan Roy Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AQxxxxxx8K, Aadhaar No: 45xxxxxxxx3402 Status : Representative, Representative of : S B CONSTRUCTION

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Goutam Jana Son of Mr Mahitosh Jana Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027			
	26/04/2023	26/04/2023	26/04/2023
Identifier Of Mrs SUSMITA ROY CHOWDHURY, Mrs ADRIJA ROY CHOWDHURY, Mrs ATREYEE SARKAR, Mrs SUMANA BHOWMICK, Mr NANDA KISHORE SAHA, Mr SUMAN PAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs SUSMITA ROY CHOWDHURY	D D CONSTRUCTION-4.08948 Dec
2	Mrs ADRIJA ROY CHOWDHURY	D D CONSTRUCTION-4.08948 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs SUSMITA ROY CHOWDHURY	D D CONSTRUCTION-1000.00000000 Sq Ft
2	Mrs ADRIJA ROY CHOWDHURY	D D CONSTRUCTION-1000.00000000 Sq Ft

For D. D. CONSTRUCTION


Partner


Partner

On 26-04-2023

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

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

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

Presented for registration at 10:57 hrs on 26-04-2023, at the Office of the A.D.S.R. BEHALA by Mrs ADRIJA ROY CHOWDHURY , one of the Executants.

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 99,80,000/-

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

Execution is admitted on 26/04/2023 by 1. Mrs SUSMITA ROY CHOWDHURY, Wife of Late Avijit Roy Chowdhury , 187/2, Kalipada Mukherjee Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession House wife, 2. Mrs ADRIJA ROY CHOWDHURY, Daughter of Late Avijit Roy Chowdhury, 187/2, Kalipada Mukherjee Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession House wife

Indetified by Mr Goutam Jana, , , Son of Mr Mahitosh Jana, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 26-04-2023 by Mrs SUMANA BHOWMICK, partner, D D CONSTRUCTION (Partnership Firm), 2, Subodh Banerjee Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008

Indetified by Mr Goutam Jana, , , Son of Mr Mahitosh Jana, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 26-04-2023 by Mr NANDA KISHORE SAHA, partner, S B CONSTRUCTION (Partnership Firm), 42/1, Raja Ram Mohan Roy Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008

Indetified by Mr Goutam Jana, , , Son of Mr Mahitosh Jana, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 26-04-2023 by Mr SUMAN PAL, partner, S B CONSTRUCTION (Partnership Firm), 42/1, Raja Ram Mohan Roy Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008

Indetified by Mr Goutam Jana, , , Son of Mr Mahitosh Jana, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 26-04-2023 by Mrs ATREYEE SARKAR, partner, D D CONSTRUCTION (Partnership Firm), 2, Subodh Banerjee Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008

Indetified by Mr Goutam Jana, , , Son of Mr Mahitosh Jana, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

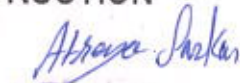
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,36,814.00/- (A(1) = Rs 99,800.00/- ,B = Rs 37,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,36,814/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/04/2023 12:00AM with Govt. Ref. No: 192023240020676992 on 20-04-2023, Amount Rs: 1,36,814/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. M85700 on 21-04-2023, Head of Account 0030-03-104-001-16

For D. D. CONSTRUCTION


Sumana Bhowmick
Partner


Atreyee Sarkar
Partner

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,99,221/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 3,99,221/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 280779, Amount: Rs.50.00/-, Date of Purchase: 25/04/2023, Vendor name: S C HALDER
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/04/2023 12:00AM with Govt. Ref. No: 192023240020676992 on 20-04-2023, Amount Rs: 3,99,221/-,
Bank: Punjab National Bank (PUNB0010000), Ref. No. M85700 on 21-04-2023, Head of Account 0030-02-103-003-02

S. D. Chakraborty

Sourav Chakrobarty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal



For D. D. CONSTRUCTION

Sumana Ghosh
Partner

Atreyee Sarkar
Partner

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2023, Page from 148205 to 148240

being No 160704824 for the year 2023.



S. D. Chakraborty

Digitally signed by SOURAV
CHAKRABORTY
Date: 2023.05.02 16:32:56 +05:30
Reason: Digital Signing of Deed.

(Sourav Chakrobarty) 2023/05/02 04:32:56 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

For D. D. CONSTRUCTION

Suman Bhosnick
Partner

Abhaya Sarkar
Partner

(This document is digitally signed.)

(1) SMT. SUSMITA ROY CHOWDHURY, (PAN: BZFPR4253R, AADHAAR NO. 4654 4927 8356) wife of Late Avijit Roy Rchowdhury, by faith-Hindu, by Occupation-Housewife, Nationality-Indian; and (2) SMT. ADRIJA ROY CHOWDHURY, (PAN: BZFPR4252Q, AADHAAR NO. 6749 1596 1277) daughter of Late Avijit Roy Chowdhury, by faith-Hindu, by Occupation-Housewife, Nationality-Indian, both residing at 187/2, Kali Pada Mukherjee Road, Post Office: Barisha, Police Station: Haridevpur, Kolkata-700008, hereinafter jointly called and referred to as the "OWNERS/VENDORS" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, legal representatives and assigns) of the FIRST PART.

A N D

M/S. D. D. CONSTRUCTION, (PAN: AAKFD0765F), a Partnership Firm, having its registered office at 2, Subodh Banerjee Road, Post Office: Barisha, Police Station: Thakurpukur, Kolkata : 700008, represented by its two Partners - (1) SMT. ATREYEE SARKAR, (PAN: ANIPM6373R, AADHAAR NO.4200 5205 7391), wife of Sri Suvrasis Sarkar, by faith - Hindu, by occupation-Business, residing at 2/A, Subodh Banerjee Road, Barisha, Post Office-Barisha, Police Station- Thakurpukur, Kolkata-700008; and (2) SMT. SUMANA BHOWMICK, (PAN : AIGPB3638P, AADHAAR NO. 7658 7121 8757), wife of Sri Debashis Bhowmick, by faith - Hindu, by Occupation - Business, residing at 26B, Motilal Gupta Road, Post Office-Barisha, Police Station- Thakurpukur now Haridevpur, Kolkata-700008, hereinafter called and referred to as the "PURCHASER" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs, executors, legal representatives and assigns) of the SECOND PART.

A N D

M/S. S. B. CONSTRUCTION, (PAN: ACJFS4936N), a Partnership Firm, having its registered office at 42/1, Raja Rammohan Roy Road, Post Office: Barisha, Police Station: Thakurpukur, Kolkata: 700008, represented by its two Partners - (1) SRI NANDA KISHORE SAHA,

For D. D. CONSTRUCTION

Sumana Bhowmick
Partner


Atreyee Sarkar
Partner

(PAN: AMAPS2149G, AADHAAR NO.8655 9194 0675), son of Late Narayan Chandra Saha, by faith - Hindu, by occupation-Business, Nationality: Indian, residing at 20/1, Parui Kancha Road, Post Office : Sarsuna, Police Station- Behala now Parnasree, Kolkata-700061; and (2) **SRI SUMAN PAL**, (PAN : AQUPP8088K, AADHAAR NO. 4506 8403 3402), son of Sri Swapan Pal, by faith - Hindu, by occupation - Business, Nationality: Indian, residing at 42/1, Raja Rammohan Roy Road, Post Office-Barisha, Police Station-Thakurpukur now Haridevpur, Kolkata-700008, hereinafter called and referred to as the "**CONFIRMING PARTY**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, legal representatives and assigns) of the **THIRD PART**.

WHEREAS one Ahi Bhusan Dutta, son of Late Prabodh Chandra Dutta and Sri Sudhir Kumar Sarkar, son of Late Keshab Lal Sarkar were the joint absolute owners and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring 3 Cottahs 8 Chittacks 39 square feet, be the same or a little more or less, lying and situated in R.S. Dag No.289 under R.S. Khatian No.635 of Mouza: Muradpur, J.L. No.13, Pargana -Magura, R.S. No.192, Touzi Nos.74, 77, 82, Police Station: Thakurpukur now Haridevpur, within the then South-Suburban Municipality, now within the territorial limits of the Kolkata Municipal Corporation District : 24 parganas, now South 24-Parganas, together with all right of easements, facilities and amenities annexed thereto.

AND WHEREAS by virtue of a registered Deed of Conveyance dated 06.05.1963, the said Ahi Bhusan Dutta and Sri Sudhir Kumar Sarkar jointly sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring 3 Cottahs 8 Chittacks 39 square feet, be the same or a little more or less, lying and situated in R.S. Dag No.289 under R.S. Khatian No.635 of Mouza: Muradpur, J.L. No.13, Pargana -Magura, R.S. No.192, Touzi Nos.74, 77, 82, Police Station: Thakurpukur now Haridevpur, within the then South-Suburban Municipality, now within the territorial limits of the Kolkata Municipal Corporation

For D. D. CONSTRUCTION


Partner


Partner

District : 24 parganas, now South 24-Parganas, together with all right of easements, facilities and amenities annexed thereto, unto and in favour of Sri Parimal Chandra Roy Chowdhury. The said Deed of Conveyance was registered at the office of Sub-Registrar at Alipore and entered in Book No. I, Volume No.95, Page Nos.141 to 145, Being No.3891 for the year 1963.

AND WHEREAS after purchasing the aforesaid Premises, the said Sri Parimal Chandra Roy was seized and possessed of the same as owner and constructed, erected and completed thereon a two storied building and residing there with the member of his family and enjoying the same without any interruption from anybody else.

AND WHEREAS subsequently the aforesaid house property has been included within the territorial limits of the Kolkata Municipal Corporation and the said Sri Parimal Chandra Roy Chowdhury got his name mutated and recorded in the records of the Kolkata Municipal Corporation and the house property has since been known as KMC Premises No.14, Kalipada Mukherjee Road, Police Station: Thakupukur now Haridevpur, Kolkata-700008, under Ward No. 123, having Assessee No.41-123-11-0014-7.

AND WHEREAS the said Parimal Chandra Roy Chowdhury died intestate on 24.09.2014 leaving behind his wife Smt. Tripti Roychowdhury, since deceased and one son Sri Avijit Roy Chowdhury , since deceased as his heir and after the demise of Parimal Chandra Roy Chowdhury his wife and son inherited the aforesaid house property according to Hindu Succession Act, 1956 each having undivided 50% share in it.

AND WHEREAS unfortunately, the said Avijit Roy Chowdhury died intestate on 07.05.2015 leaving behind his mother Tripti Roy Chowdhury, since deceased, his wife- Smt. Susmita Roy Chowdhury and one daughter - Adrija Roy Chowdhury as his heir and after the demise of Avijit Roy Chowdhury his undivided 50% share in the aforesaid Premises devolved upon his mother, wife and daughter according to Hindu Succession Act, 1956.

✓ *Sumana Bhrominick*
Partner

For D. D. CONSTRUCTION
Atbopce Sanlan
Partner

AND WHEREAS thus, by virtue of inheritance the said Tripti Roy Chowdhury, since decease, become the owner of undivided 2/3rd share, Smt. Susmita Roy Chowdhury become the owner of undivided 1/3rd share while Adrija Roy Chowdhury become the owner of undivided 1/3rd share.

AND WHEREAS by virtue of inheritance the said Smt. Tripti Roy Chowdhury, since deceased Smt. Susmita Roy Chowdhury and Adrija Roy Chowdhury became the joint absolute owners in respect of **ALL THAT** piece and parcel of land measuring 3 Cottahs 8 Chittacks 39 square feet, be the same or a little more or less, whereupon a two storied building standing thereon, lying and situated in R.S. Dag No.289 under R.S. Khatian No.635 of Mouza: Muradpur, J.L. No.13, Pargana -Magura, R.S. No.192, Touzi Nos.74, 77, 82, at and being KMC Municipal Premises No.14, Kalipada Mukherjee Road, Police Station: Thakurpukur now Haridevpur, Kolkata-700008, within the territorial limits of the Kolkata Municipal Corporation in its Ward No. 123, District : South 24 Parganas, together with all right of easements, facilities and amenities annexed thereto.

AND WHEREAS one Smt. Sudha Dutta, wife of Late Snehamoy Dutta and Sri Amal Dutta, son of Late Snehamoy Dutta were the joint absolute owners and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in respect of **ALL THAT** piece and parcel of land measuring 1 Cottah 6 Chittacks 20 square feet, be the same or a little more or less, lying and situated in R.S. Dag Nos.291, under R.S. Khatian No.125 of Mouza: Muradpur, J.L. No.13, Pargana -Magura, R.S. No.192, Touzi Nos.74, 77, 82, Police Station: Thakurpukur now Haridevpur, within the then South-Suburban Municipality, now within the territorial limits of The Kolkata Municipal Corporation, District : South 24 Parganas, together with all right of easements, facilities and amenities annexed thereto.

AND WHEREAS by virtue of a registered Deed of Sale dated 09.08.1980, the said Smt. Sudha Dutta and Sri Amal Dutta jointly sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring 1 Cottah 6 Chittacks 20 square feet, be the same or a little more or less, lying and situated in R.S. Dag Nos.291, under R.S.

For D. D. CONSTRUCTION
Suman Bhownik Partner
Atreya Sarkar Partner

Khatian No.125 of Mouza: Muradpur, J.L. No.13, Pargana -Magura, R.S. No.192, Touzi Nos.74, 77, 82, Police Station: Thakurpukur now Haridevpur, within the then South-Suburban Municipality, now within the territorial limits of the Kolkata Municipal Corporation, District : South 24 Parganas, together with all right of easements, facilities and amenities annexed thereto, unto and in favour of Smt. Tripti Roy Chowdhury, since deceased, wife of Late Parimal Chandra Roy Chowdhury. The said Deed was registered at the office of Sub-Registrar at Alipore and recorded in Book No.I, Volume No.271, Page Nos.89 to 93, Being No.6715 for the year 1980.

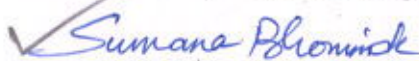
AND WHEREAS after purchasing the aforesaid Premises, the said Tripti Roychowdhury was seized and possessed of the same as owner and enjoying the same without interruption from anybody else.

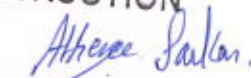
AND WHEREAS subsequently the aforesaid house property has been included within the territorial limits of the Kolkata Municipal Corporation and the said Tripti Roy Chowdhury, since deceased got her name mutated in the records of the Kolkata Municipal Corporation and the property has since been known as KMC Municipal Premises No.237/3, Kalipada Mukherjee Road, Kolkata-700008, under Assessee No.41-123-11-0324-0 and enjoying the same without interruption from anybody else.

AND WHEREAS since the said two properties being KMC Premises Nos.14, Kalipada Mukherjee Road and 237/3, Kalipada Mukherjee Road are adjacent and contiguous to each other and the present owners/vendors namely Smt. Susmita Roy Chowdhury and Adrija Chowdhury and Tripti Roy Chowdhury, since deceased jointly decided to amalgamate the said two premises into one premises after ratification of all formalities from the Kolkata Municipal Corporation and were desirous to develop the same through a Developer by raising multi storied building upon the aforesaid two property after its amalgamation after demolishing the existing structure therein.

AND WHEREAS consequently, Smt. Tripti Roychowdhury, since deceased, Smt. Susmita Roy Chowdhury and Adrija Roy Chowdhury as owners / First Party of the One Part and M/S. B. B. Construction representing its two Partners Sri Nand Kishore Saha and Suman Pal

For D. D. CONSTRUCTION


Partner


Partner

as Developer of the Other Part, executed a Development Agreement dated 03.02.2021 for the purpose of construction of a multi-storied building after amalgamation of KMC Premises Nos.14, Kalipada Mukherjee Road and 237/3, Kalipada Mukherjee Road into one premises, after ratification of all the formalities, the terms and conditions mentioned therein. The said Development Agreement was registered at the office of Additional District Sub-Registrar, Behala and entered in Book No.I, Volume No.1607-2021, Page Nos.68608 to 68658, Being No.160701548 for the year 2021 (hereinafter referred to as the "**Development Agreement**").

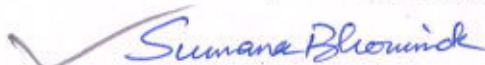
AND WHEREAS in terms of the Development Agreement, the said Smt. Tripti Roychowdhury, since deceased Smt. Susmita Roy Chowdhury and Adrija Roy Chowdhury, executed and registered a Development Power of Attorney dated 09.03.2021 in respect of KMC Premises Nos.14, Kalipada Mukherjee Road and 237/3, Kalipada Mukherjee Road in favour of Sri Nand Kishore Saha and Sri Suman Pal, two partners of M/S. B.B. Construction to do acts, deeds and things mentioned therein. The said Development Power of Attorney was registered in the Office of Additional District Sub Registrar, Behala and entered in Book No. I, Volume No. 1607-2021, Page Nos. 146264 to 146291, Being No.160703786 for the year 2021 (hereinafter referred to as the "**Development Power of Attorney**")

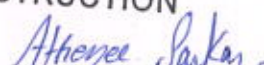
AND WHEREAS during Revisional Settlement R.S. Dag Nos.289 has been changed and transformed into L.R. Dag No. 415.

AND WHEREAS during Revisional Settlement R.S. Dag Nos.291 has been changed and transformed into L.R. Dag No. 417.

AND WHEREAS the present Owners/Vendors and Smt. Tripti Roy Chowdhury, since deceased got their names mutated and recorded in the records of B.L. & L.R.O. under L.R. Khatian Nos. 6600, 6601 & 6599 respectively in respect of land measuring 3 Cottahs 8 Chittacks 39 square feet be the same or a little more or less, in L.R. Dag No. 415; while Tripti Roy Chowdhury got her name mutated in the records of B.L. & L.R.O. under L.R. Khatian No. 458 in respect of land measuring 1 Cottah 6 Chittacks 20 square feet, be the same or a little more or less, in L.R. Dag No. 417.

For D. D. CONSTRUCTION


Partner


Partner

AND WHEREAS the present Owners/Vendors and Tripti Roy Chowdhury applied for amalgamation and mutation of the aforesaid two contiguous premises, being KMC Premises Nos. 14, Kalipada Mukherjee Road and 237/3, Kalipada Mukherjee Road before the Kolkata Municipal Corporation into one property and after ratification of all formalities, the Kolkata Municipal Corporation amalgamated and mutated the aforesaid two premises into one property and after amalgamation, two properties have since been renumbered and known as KMC Premises No. 14, Kalipada Mukherjee Road, Police Station: Thakurpukur now Haridevpur, Kolkata-700008, under Ward No.123, having Assessee No. 41-123-11-0014-7 containing land measuring 4 (four) Cottahs 15 (fifteen) Chittacks 14(fourteen) square feet, be the same or a little more or less, whereupon two storied building standing thereon.

AND WHEREAS in the meantime, the said Tripti Roy Chowdhury died intestate on 14.02.2022 leaving behind her daughter-in-law Susmita Roy Chowdhury and Granddaughter Adrija Roy Chowdhury as her heirs and after the demise of Tripti Roy Chowdhury her daughter-in-law and granddaughter inherited her share in the amalgamated house property and became the joint absolute owners and seized and possessed of the same without any interruption from anybody else.

AND WHEREAS after the demise of Tripti Roy Chowdhury, by virtue of inheritance the said Susmita Roy Chowdhury and Adrija Roy Chowdhury became the joint absolute owners in respect of Amalgamated KMC Premises No. 14, Kalipada Mukherjee Road, Police Station: Thakurpukur now Haridevpur, Kolkata-700008, within the territorial limits of the Kolkata Municipal Corporation, in its Ward No.123, under Assessee No.41-123-11-0014-7, District: South 24 Parganas, the together with all right of easements, facilities and amenities annexed thereto.

AND WHEREAS after the demise of Tripti Roy Chowdhury the said Susmita Roy Chowdhury and Adrija Roy Chowdhury got their names mutated in respect of land measuring measuring 1 Cottah 6 Chittacks 20 square feet, in the records of B.L. & L.R.O under L.R. Khatian No. 6713 and 6714 respectively.

For D. D. CONSTRUCTION
✓ *Suman Bhunia*
Partner
Aharon Sarkar
Partner

AND WHEREAS the present Vendors are the joint owners and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Bastu land measuring 4 (four) Cottahs 15 (fifteen) Chittacks 14(fourteen) square feet, be the same or a little more or less, whereupon a two-storied building standing thereon lying and situated in R.S. Dag No.289 & 291, corresponding to L.R. Dag No.415 & 417, under R.S. Khatian Nos.635 & 125, corresponding to L.R. Khatian Nos.6600, 6601, 6713 & 6714 of Mouza: Muradpur, J.L. No.13, Pargana -Magura, R.S. No.192, Touzi Nos.74, 77, 82, at and being KMC Premises No.14, Kalipada Mukherjee Road, Police Station: Haridevpur, Kolkata-700008, within the territorial limits of the Kolkata Municipal Corporation, in its Ward No.123, under Assessee No.41-123-11-0014-7, District : South 24 Parganas, together with all right of easements, facilities and amenities annexed thereto, which has been specifically described in the **SCHEDULE** hereunder and hereinafter referred to as the "**said premises**".

AND WHEREAS subsequently, the present vendors Susmita Roy Chowdhury and Adrija Roy Chowdhury executed a Fresh Development Power of Attorney dated 08.06.2022 in respect of **ALL THAT** piece and parcel of Bastu land measuring 4 (four) Cottahs 15 (fifteen) Chittacks 14(fourteen) square feet, be the same or a little more or less, whereupon a two-storied building standing thereon lying and situated in R.S. Dag No.289 & 291, corresponding to L.R. Dag No.415 & 417, under R.S. Khatian Nos.635 & 125, corresponding to L.R. Khatian Nos.6600, 6601, 6599, 6713 & 6714 of Mouza: Muradpur, J.L. No.13, Pargana -Magura, R.S. No.192, Touzi Nos.74, 77, 82, at and being KMC Premises No.14, Kalipada Mukherjee Road, Police Station: Haridevpur, Kolkata-700008, within the territorial limits of the Kolkata Municipal Corporation, in its Ward No.123, under Assessee No.41-123-11-0014-7, District : South 24 Parganas, together with all right of easements, facilities and amenities annexed thereto, unto and in favour of Sri Nand Kishore Saha and Sri Suman Pal, two partners of M/S. B.B. Construction to do acts, deeds and things mentioned therein. The said Development Power of Attorney was registered in the Office of Additional District Sub Registrar, Behala and entered in Book

For D. D. CONSTRUCTION

Atheya Sarkar
Partner

Suman Bhattacharya
Partner

No. I, Volume No. 1607-2022, Page Nos. 300995 to 301018, Being No.09550 for the year 2022 (hereinafter referred to as the "**Development Power of Attorney**").

AND WHEREAS in the meantime, the owners/vendors got their names mutated in the records of the B.L. & L.R.O. under L.R. Khatian Nos.6600 & 6601 respectively containing Bastu land measuring 4 (four) Cottahs 15 (fifteen) Chittacks 14(fourteen) square feet, be the same or a little more or less in L.R. Dag No.415 & 417 of Mouza : Muradpur.

AND WHEREAS due to non-cooperation of the owners the confirming party being the developer unable to construct the building upon the said premises in terms of the Development Agreement and Development Power of Attorney and told the Owners/Vendors that they are ready to take refund of the amount incurred for the purpose of Development as the Project and told the Owners/Vendors to negotiate with the intending Purchaser(s) who would purchase said premises on payment of the amount as consideration to be fixed on the basis of negotiation.

AND WHEREAS being aware of such intention of the Owners/Vendors, the Purchaser after inspecting the said premises, its measurement, dimensions, title deeds and other documents and preliminary satisfied with the title of the said premises have agreed and offered to purchase the said premises from the Owners/Vendors.

AND WHEREAS on negotiation between the Owners/Vendors, the Confirming Party and the Purchaser, the price for the said premises has been settled at a total sum of Rs.99,80,000/- (Rupees Ninety Nine Lac Eighty Thousand) only.

AND WHEREAS during negotiation it has been decided amongst the Owners/Vendors and the Confirming party that as the Developer has paid money to the Owners/Vendors and 'Tripti Roy Chowdhury (since deceased) for development of the said premises in terms of Development Agreement for which the Owners/Vendors requested the Purchaser to pay altogether a sum of Rs.37,00,000/- (Rupees Thirty Seven Lac) only out of total consideration of Rs.99,80,000/- (Rupees

For D. D. CONSTRUCTION

✓
Sumana Bhattacharya
Partner

Atiya Saha
Partner

Ninety Nine Lac Eighty Thousand) only to the Confirming Party and the Purchaser agreed to the proposal of the Owners/Vendors and undertake to make payment of the said amount to the Confirming Party.


AND WHEREAS in lieu of acceptance of the amount of Rs.37,00,000/- (Rupees Thirty Seven Lac) only the Confirming Party has agreed to cancel the Development Agreement and Development Power of Attorney and as a result whereof by virtue of a registered Cancellation of the Development Agreement dated 26.04.2023, the Owners/Vendors and the Developer cancelled the Development Agreement dated 03.02.2021. The said Cancellation of the Development Agreement was registered at the Office of the Additional District Sub-Registered office at Behala and entered in Book No. I, Being No. 04821 , for the year 2023.

AND WHEREAS by virtue of a registered Revocation of the Development Power of Attorney dated 26.04.2023, the Owner/Vendor and the Developer Cancelled the Development Power of Attorney dated 09.03.2021. The said Revocation of the Development was registered at the Office of the Additional District Sub-Registrar office at Behala and entered in Book No. I, Being No. 04822 , for the year 2023.

AND WHEREAS by virtue of a registered Revocation of the Development Power of Attorney dated 26.04.2023, the Owner/Vendor and the Developer cancelled the Development Power of Attorney dated 08.06.2022. The said Revocation of the Development Power of Attorney was registered at the Office of the Additional District Sub-Registered office at Behala and entered in Book No. I, Being No. 04823 , for the year 2023.

AND WHEREAS out of total consideration of Rs.99,80,000/- (Rupees Ninety Nine Lac Eighty Thousand) only, the Owners/Vendors are receiving a sum of Rs.62,80,000/- (Rupees Sixty Two Lac Eighty Thousand) only and the Confirming party is receiving a sum of Rs.37,00,000/- (Rupees Thirty Seven Lac) only.

For D. D. CONSTRUCTION


Partner


Partner

AND WHEREAS at the time of negotiation, the Owners/Vendors and the Confirming party do hereby assured, represented and covenant with the Purchaser as follows:-

- a. The Vendors are the joint owners and absolutely seized and possessed of and/or well and sufficiently entitled to the said premises mentioned in the SCHEDULE hereunder.
- b. Save and except the Owners/Vendors, nobody else have any right, title, interest, claim and demand whatsoever or howsoever in respect of the said premises.
- c. The Owners/Vendors have not sold, transferred, conveyed and/or executed any Agreement for Sale in respect of the said premises in favour of the third party save and except the Development Agreement and Development Power of Attorney as stated above.
- d. There is no legal bar or impediment restraining the Owners/Vendors from selling, transferring and/or dealing with disposing off the said premises in any manner whatsoever with the consent of the confirming party.
- e. The Owners/Vendors did not obtained loan from the Bank, Financial Institution or any person keeping the said premises as equitable mortgage.
- f. There is no case or suit pending before any competent court of law in respect of the said premises.
- g. The Development Agreement and Development Power of Attorney in respect of the said premises has been revoked and/or cancel by way of Registered Cancellation of the Development Agreement and Revocation of the Development Power of Attorney and as such there is no impediment for and on behalf of the Owners/Vendors in transferring and/or selling out the said premises to the Purchaser.
- h. The said premises is free from all encumbrances, charges, liens, lispensens, attachments, mortgage, power of attorney, trusts whatsoever or howsoever subject to Development Agreement and Development Power of attorney.

For D. D. CONSTRUCTION

✓ *Sumana Blomnick*

Partner

Attaya Sarkar

Partner

- i. The Owners/Vendors have good, clear and marketable title in respect of the said premises.

NOW THIS INDENTURE WITNESSETH as follows :-

I. That in pursuance of the negotiation and in consideration of the said sum of Rs.99,80,000/- (Rupees Ninety Nine Lac Eighty Thousand) only paid by the Purchaser out of which Rs.62,80,000/- (Rupees Sixty Two Lac Eighty Thousand) only to the Owners/Vendors and Rs.37,00,000/- (Thirty Seven Lac) only to the Confirming Party on or before the execution of this Deed, (the receipt whereof is being acknowledged by the Owners/Vendors and the Confirming Party as per memorandum of Consideration appended hereunder, the Owners/Vendors doth hereby grant, sale, convey, transfer, assign and assure unto the Purchaser and the Owners/Vendors have handover vacant possession of the said premises) the said Premises morefully and particularly described in **SCHEDULE** hereunder written **TOGETHER WITH** all homestead, trees, water-course, lights, liberties, privileges and easements whatsoever to the said Premises hereditaments or anywise apartment or normally held or enjoyed there with or reported to belong or to be apportionment thereto **OR HOWSOEVER OTHERWISE** the said land hereditaments and property now are or is at any time herein before were or was situated butted and bounded called known numbered described or distinguished **TOGETHER WITH ALL AND SINGULAR** all erections walls structures fixtures courtyards areas compounds and ground and soil thereof sewers drains ways paths passages water, water courses lights benefits or other rights liberties easements privileges profits advantages and appurtenances whatsoever thereto belonging or in anywise appertaining to or with the same or any part thereof now are or at any time heretofore were held used occupied or enjoyed therewith or reputed to belong or deemed taken or known as part and parcel or number thereof or appurtenant thereto with their and every of their appurtenances **AND THE REVERSION AND REVERSIONS REMAINDER AND**

For D. D. CONSTRUCTION

Suman
Partner

Atiya Sarker
Partner

REMAINDERS AND THE RENTS ISSUES AND PROFITS of and from the said land hereditaments and property hereby granted sold transferred conveyed assigned and assured or intended so to be AND ALSO to the production of ANY OTHERS ORIGINAL DEEDS PATAHS MUNIMENTS WRITINGS AND EVIDENCES OF TITLE whatsoever relating to or concerning the same or any part thereof, save and except already handed over to the purchaser under a separate receipt, which now are or is or at any time heretofore were or was or hereafter shall or may be in the custody or possession or power of the Vendors or of any person or persons from whom the Vendors can or procure the same without any action or suit at law and in equity to the Purchaser TO HAVE AND TO HOLD the said land hereditaments and property hereby granted sold transferred conveyed 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 impediments whatsoever to alter defeat encumber or make void the same.

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

- i. By virtue of inheritance the present Owners/Vendors become the absolute owner of the said Premises and the Vendors have the sole right, full power and absolute authority to grant, sell, convey, transfer, and assure the said Premises unto the Purchaser.
- ii. Notwithstanding any acts deeds matters assurance or thing whatsoever by the Owners/Vendors made done executed occasioned or suffered to the contrary, the Owners/Vendors are now lawfully and rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said Premises.
- iii. The Purchaser shall and may from time to time and at all times hereafter peaceably and quietly possess and enjoy the said land hereditaments and property hereby granted sold transferred conveyed assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid and

For D. D. CONSTRUCTION

Suman Phomick
Partner

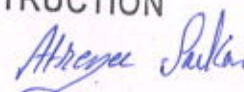
Ahaya Sarkar
Partner

receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitable claiming or to claim from through under or in trust for the Owners/Vendors.

- iv. The said Premises hereby sold, conveyed and transferred unto the Purchaser is free and discharged from and against all and all manner of former or other estates rights title leases mortgages charges trusts wakfs, debutters, attachments, lispensens, claims and demands whatsoever created or made by the Owners/Vendors or their Predecessor-in-title or any person or persons claiming through under or in trust for the Owners/Vendors or any of his predecessor-in-title.
- v. The Owners/Vendors and all persons having or lawfully claiming any estate right, title, interest whatsoever in the said land hereditaments and property hereby granted, sold, transferred, conveyed, assigned and assured or any part thereof from under or in trust for the Owners/Vendors and the Owners/Vendors shall and will from time to time and at all times hereafter at the request and cost of the Purchasers do and execute or cause to be done and executed all deeds matters assurances and things whatsoever for further better or more perfectly and effectually granting transferring conveying assigning and assuring the said land hereditaments and property hereby granted sold transferred conveyed assigned assured and confirmed and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.
- vi. Simultaneously with the execution of this Deed the Owners/Vendors have handed over possession of the said Premises in favour of the Purchaser and the Purchaser has acknowledged the receipt of the same.
- vii. The Owners/Vendors shall help and assist in mutating the name of the Purchaser in records of the Kolkata Municipal Corporation and other authorities.

For D. D. CONSTRUCTION


Partner


Partner

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

- i) The Purchaser has inspected the said Premises and has conducted due diligence and only after being fully satisfied about the title, measurements and all features and without reserving any claim in this regard in future, the Purchaser is completing the purchase hereunder.
- ii) The Purchaser shall regularly pay and discharge, all taxes, impositions and all other outgoings in connection with the said Premises.
- iii) The Purchaser has received peaceful vacant possession of the said Premises in complete satisfaction.
- iv) The Purchaser do hereby covenant with the Owners/Vendors that it has deducted TDS out of the total consideration amount of Rs.99,80,000-/ (Rupees Ninety Nine Lac Eighty Thousand) only as applicable in law for the time being in force and shown it in the Deed of Conveyance and pay the amount deducted as TDS to the Income Tax authority for and on behalf of the Owner/Vendor and the Confirming Party and make over the TDS certificate to the Owner/Vendor and the Confirming party in time.

IV. THE CONFIRMING PARTY DO HEREBY COVENANT WITH THE OWNERS/VENDORS AND THE PURCHASER AS FOLLOWS:-

- I. The Confirming Party has no objection in transferring and/or assigning the said premises by the Owners/Vendors in favour of the Purchaser and they have cancelled the Development Agreement and revoked the Development Power of Attorney and in lieu of cancellation of those Developer Agreement and Development Power of Attorney, the Confirming Party has received the consideration amount from the Purchaser and the Confirming party shall not claim any right, title and interest of the said premise in future.

✓
For D. D. CONSTRUCTION
Sumana Bhownik Partner
Atheer Sarkar Partner

THE SCHEDULE ABOVE REFERRED TO
(Description of the Said Premises)

ALL THAT piece and parcel of Bastu land measuring 4 (four) Cottahs 15 (fifteen) Chittacks 14(fourteen) square feet, be the same or a little more or less, whereupon a two storied building standing thereon, measuring covered area of 2000 square feet (on the Ground floor 1000 square feet and on the First floor 1000 square feet) lying and situated in R.S. Dag No.289 & 291, corresponding to L.R. Dag No.415 & 417, under R.S. Khatian Nos.635 & 125, corresponding to L.R. Khatian Nos.6600, 6601, 6713 & 6714 of Mouza: Muradpur, J.L. No.13, Pargana -Magura, R.S. No.192, Touzi Nos.74, 77, 82, at and being KMC Premises No.14, Kalipada Mukherjee Road, Police Station: Haridevpur, Kolkata-700008, within the territorial limits of the Kolkata Municipal Corporation, in its Ward No.123, under Assessee No.41-123-11-0014-7, District Sub-Registrar office at Alipore and Additional District Sub-Registrar at Behala, District : South 24 Parganas, together with all right of easements, facilities and amenities annexed thereto. The said premises is butted and bounded as follows.

ON THE NORTH BY :- Premises No.187/1 Kalipada Mukherjee Road ;
ON THE SOUTH BY :- 12' feet wide Common Passage;
ON THE EAST BY :- Kalipada Mukherjee Road;
ON THE WEST BY :- 16' feet wide Common Passage;

For D. D. CONSTRUCTION

Sumana Bhromick
Partner

Ahoyee Sarkar
Partner

IN WITNESS WHEREOF the PARTIES have put their respective signature on this the day, month and year first above written.

SIGNED SEALED & DELIVERED by the PARTIES at Kolkata in the Presence of :-

WITNESSES :-

1. Debasbi Bhowmik
28B, M.L. Road
KOL-8

S. Roy

Sunita Roy Chowdhury

Arijit Roy Chowdhury
Signature of the OWNERS/VENDORS

2. Goutam Jana
Alipore Judge's court
Kolkata - 700027

For D. D. CONSTRUCTION

Sumana Bhomick
Partner

Aruna Sarkar
Partner

Signature of the PURCHASER



K. Saha

Suman L.

Signature of the CONFIRMING PARTY

For D. D. CONSTRUCTION

Sumana Bhomick
Partner

Aruna Sarkar
Partner

MEMORANDUM OF CONSIDERATION

RECEIVED a sum of Rs.99,80,000/- (Rupees Ninety Nine Lac Eighty Thousand) only as full and final consideration from the above named **PURCHASER** in respect of the said premises mentioned in **SCHEDULE-"A"** hereinabove as per memo below :-

Particulars of the Consideration	Amount (Rs.)
Payment made through Cheque in favour of Confirming Party Paid to Confirming party	Rs.37, 00, 000/-
Payment made through Cheque in favour of Susmita Roy Chowdhury	Rs.30, 90, 100/-
TDS for Susmita Roy Chowdhury	Rs.49,900/-
Payment made through Cheque in favour of Adrija Roy Chowdhury	Rs.30, 90, 100/-
TDS for Adrija Roy Chowdhury	Rs.49,900/-
TOTAL AMOUNT	Rs.99, 80,000/-

(Rupees Ninety Nine Lac Eighty Thousand) only

WITNESSES:

1. *Debali Bhattacharya*

S. Roy

Susmita Roy Chowdhury.

Adrija Roy Chowdhury
Signature of the **OWNERS/VENDORS**

2. *Goutam Jana*

Nishaha
Partner

Suman
Partner

Signature of the **CONFIRMING PARTY**

Drafted by and Prepared in my Office :-

Binay Kumar Seth
Binay Kumar Seth
Advocate

Enrolment No.F/32/13/2017
Alipore Judges' Court, Kolkata : 700027.

For D. D. CONSTRUCTION

Suman Bhattacharya
Partner

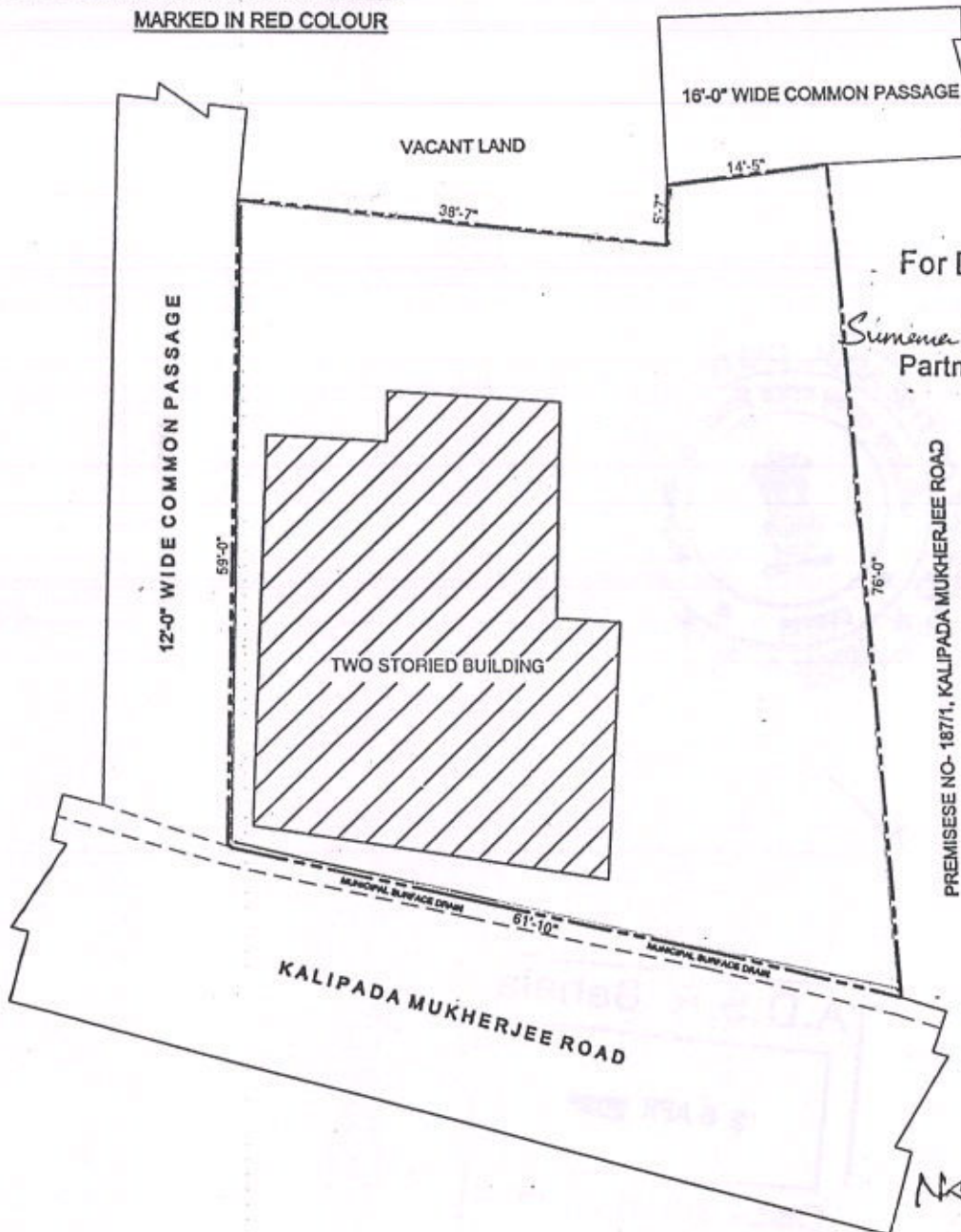
Athya Saha
Partner

SITE PLAN AT R.S. DAG NO.:- 289 & 291, CORRESPONDING TO L.R. DAG NO.:- 415 & 417,
 UNDER R.S KHATIAN NO.:- 635 & 125, L.R. KHATIAN NO.:- 6600, 6601, 6713 & 6714 OF MOUZA:-
 MURADPUR, J.L. NO.:- 13, TOUZI NO.:- 74, 77 & 82, AT AND K.M.C. PREMISES NO.:- 14,
 KALIPADA MUKHERJEE ROAD, CORRESPONDING TO MAILING ADDRESS:- 187/2, KALIPADA
 MUKHERJEE ROAD, P.S. :- HARIDVEVPUR, KOLKATA :- 700008. UNDER K.M.C. WARD NO.:- 123,
 DIST.:- SOUTH 24 PGS.



SCALE :- 1:100

AREA OF THE LAND :- 04K.15CH.14SFT.
 MARKED IN RED COLOUR



For D. D. CONSTRUCTION

Sumana Bhattacharya Partner
Abhaya Sarkar Partner

SIG. PURCHASER

S. Raha
Adrijaloy Chowdhury
 SIG. VENDOR

Neelima Saha

CONFIRMING PARTY

For D. D. CONSTRUCTION

Sumana Bhattacharya Partner
Abhaya Sarkar Partner



	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

NAME:- SMT. SUSMITA ROY CHOWDHURY

Signature : *S. Roy*



	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

NAME:- SMT. ADRIJA ROY CHOWDHURY

Signature : *Adrija Roy Chowdhury*



	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

NAME:- SMT. ATREYEE SARKAR

Signature : *Atreyee Sarkar*

For D. D. CONSTRUCTION
Sumana Bhonick Partner
Atreyee Sarkar Partner



Left Hand

Right Hand

	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

NAME:- SMT. SUMANA BHOWMICK

Signature : *Sumana Bhowmick*



Left Hand

Right Hand

	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

NAME:- SRI NANDA KISHORE SAHA

Signature : *NK Saha*



Left Hand

Right Hand

	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

NAME:- SRI SUMAN PAL

Signature : *Suman Pal*

For D. D. CONSTRUCTION

Sumana Bhowmick
Partner

Atreya Saha
Partner



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



200420232002067697

GRIPS Payment Detail

GRIPS Payment ID: 200420232002067697 Payment Init. Date: 20/04/2023 10:37:51
Total Amount: 536035 No of GRN: 1
Bank/Gateway: Punjab National Bank Payment Mode: Counter Payment
BRN: M85700 BRN Date: 21/04/2023 00:00:00
Payment Status: Successful Payment Init. From: Department Portal

Depositor Details

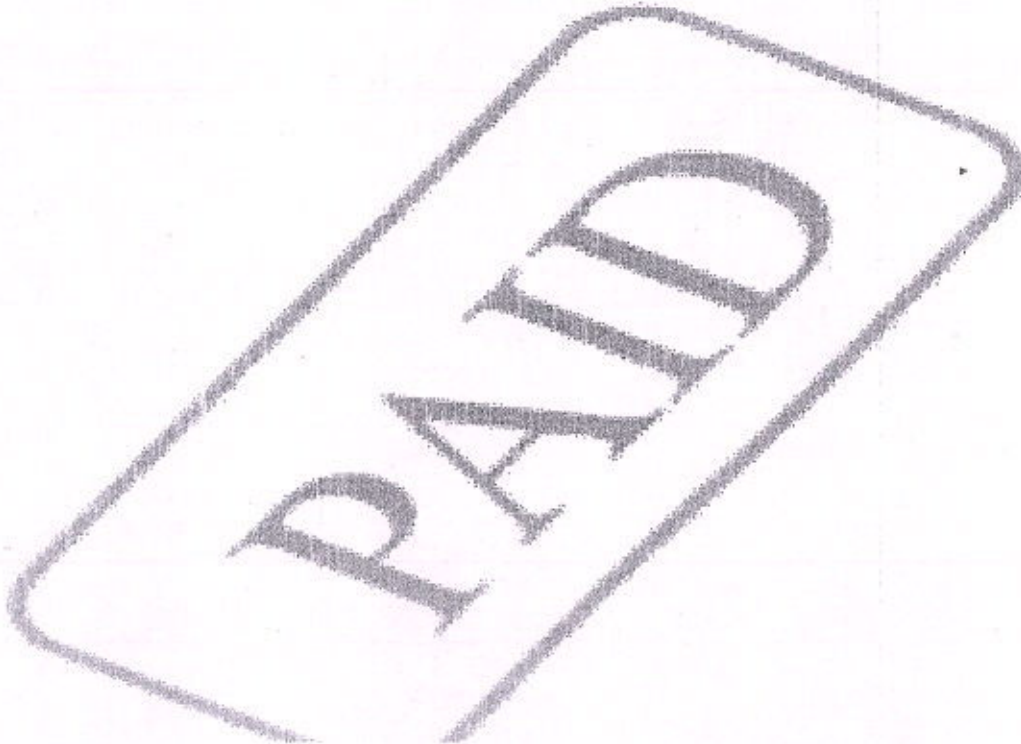
Depositor's Name: Mr DEBASHIS BHOWMICK
Mobile: 8337060038

Payment(GRN) Details

Sl No.	GRN	Department	Amount (₹)
1	192023240020676992	Directorate of Registration & Stamp Revenue	536035
Total			536035

IN WORDS: FIVE LAKH THIRTY SIX THOUSAND THIRTY FIVE ONLY.

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





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



192023240020676992

GRN Details

GRN:	192023240020676992	Payment Mode:	Counter Payment
GRN Date:	20/04/2023 10:37:51	Bank/Gateway:	Punjab National Bank
BRN :	M85700	BRN Date:	21/04/2023 00:00:00
GRIPS Payment ID:	200420232002067697	Payment Init. Date:	20/04/2023 10:37:51
Payment Status:	Successful	Payment Ref. No:	2000957722/6/2023

[Query No*/Query Year]

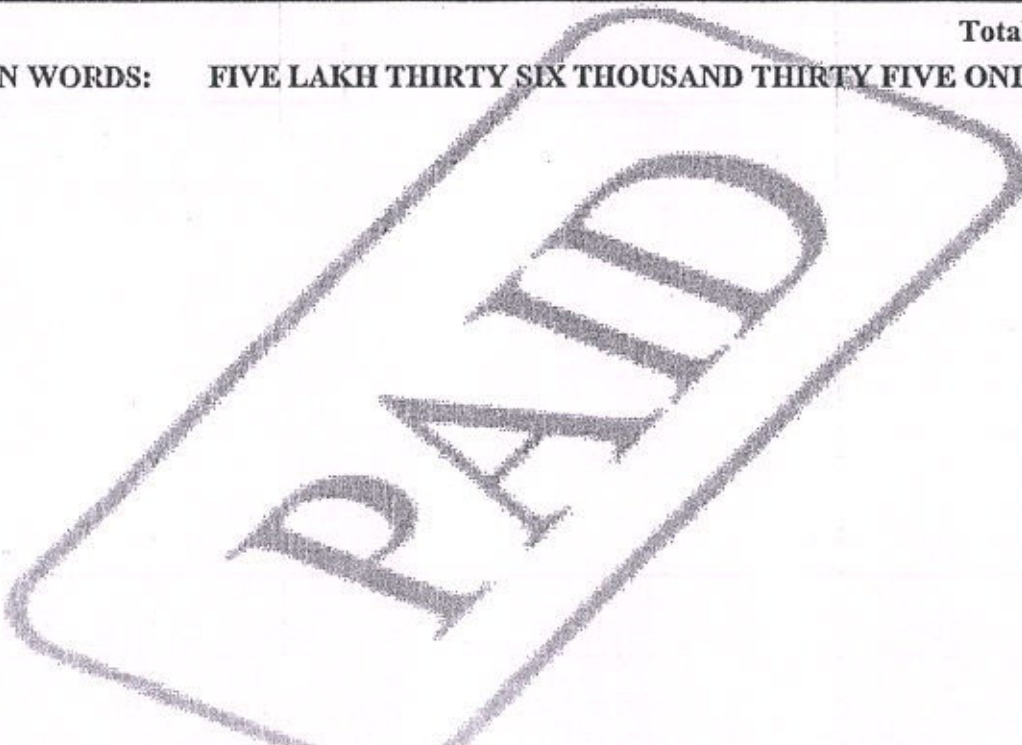
Depositor Details

Depositor's Name:	Mr DEBASHIS BHOWMICK
Address:	ML GUPTA RD,KOL-8
Mobile:	8337060038
Period From (dd/mm/yyyy):	20/04/2023
Period To (dd/mm/yyyy):	20/04/2023
Payment Ref ID:	2000957722/6/2023
Dept Ref ID/DRN:	2000957722/6/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000957722/6/2023	Property Registration- Stamp duty	0030-02-103-003-02	399221
2	2000957722/6/2023	Property Registration- Registration Fees	0030-03-104-001-16	136814
Total				536035

IN WORDS: FIVE LAKH THIRTY SIX THOUSAND THIRTY FIVE ONLY.





सत्यमेव जयते

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

Query No / Year	2000957722/2023	Office where deed will be registered
Query Date	13/04/2023 1:39:30 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Subhankar Sarkar Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8276936406, Status : Advocate	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 37,00,000/-]	
Set Forth value	Market Value	
Rs. 99,80,000/-	Rs. 99,80,000/-	
Total Stamp Duty Payable (SD)	Total Registration Fee Payable	
Rs. 3,99,221/- (Article:23)	Rs. 1,36,814/- (Article:A(1), E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

District: South 24-Parganas, Thana: Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kali Pada Mukherjee Road, , Premises No: 14, , Ward No: 123, Pin Code : 700008

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 15 Chatak 14 Sq Ft	80,00,000/-	80,00,000/-	Property is on Road
Grand Total :				8.179Dec	80,00,000 /-	80,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	19,80,000/-	19,80,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2000 sq ft	19,80,000 /-	19,80,000 /-	



Query No: 2000957722 of 2023, Printed On : Apr 25 2023 2:59PM, Generated from wbregistration.gov.in

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mrs SUSMITA ROY CHOWDHURY Wife of Late Avijit Roy Chowdhury,187/2, Kalipada Mukherjee Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BZxxxxxx3R, Aadhaar No.: 46xxxxxxxx8356,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mrs ADRIJA ROY CHOWDHURY Daughter of Late Avijit Roy Chowdhury,187/2, Kalipada Mukherjee Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BZxxxxxx2Q, Aadhaar No.: 67xxxxxxxx1277,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	S B CONSTRUCTION ,42/1, Raja Ram Mohan Roy Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 PAN No. ACxxxxxx6N, Aadhaar No Not Provided by UIDAIStatus :Organization as Confirming Party, Executed by: Representative	Organization as Confirming Party	Executed by: Representative

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	D D CONSTRUCTION (Partnership Firm) ,2, Subodh Banerjee Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 PAN No. AAxxxxxx5F, Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mrs ATREYEE SARKAR Wife of Suvrasis Sarkar2/A, Subodh Banerjee Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ANxxxxxx3R , Aadhaar No.: 42xxxxxxxx7391	D D CONSTRUCTION (as partner)
2	Mrs SUMANA BHOWMICK Wife of Debashis Bhowmick26B, Motilal Gupta Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. Alxxxxxx8P , Aadhaar No.: 76xxxxxxxx8757	D D CONSTRUCTION (as partner)
3	Mr NANDA KISHORE SAHA Son of Late Narayan Chandra Saha20/1, Parui Kancha Road, City:- , P.O:- Sarsuna, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AMxxxxxx9G , Aadhaar No.: 86xxxxxxxx0675	S B CONSTRUCTION



4	Mr SUMAN PAL Son of Mr Swapan Pal42/1, Raja Ram Mohan Roy Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AQxxxxx8K , Aadhaar No.: 45xxxxxxxx3402	S B CONSTRUCTION
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Identifier Details :

Name & address
Mr Goutam Jana Son of Mr Mahitosh Jana Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Mrs SUSMITA ROY CHOWDHURY, Mrs ADRIJA ROY CHOWDHURY, Mrs ATREYEE SARKAR, Mrs SUMANA BHOWMICK, Mr NANDA KISHORE SAHA, Mr SUMAN PAL

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs SUSMITA ROY CHOWDHURY	D D CONSTRUCTION-4.08948 Dec
2	Mrs ADRIJA ROY CHOWDHURY	D D CONSTRUCTION-4.08948 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs SUSMITA ROY CHOWDHURY	D D CONSTRUCTION-1000 Sq Ft
2	Mrs ADRIJA ROY CHOWDHURY	D D CONSTRUCTION-1000 Sq Ft

Owner and Land or Building Details as received from KMC :				
Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 411231100147 Premises No. : 14 Ward No. : 123 Street Name : KALIPADA MUKHERJEE ROAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : SUSMITA ROY CHOWDHURY, ADRIJA ROY CHOWDHURY Owner Address : 187/2, KALIPADA MUKHERJEE ROAD , KOLKATA Pin No. : 700008	Character of Premises: Constructed Building Total Area of Land: 4 Cottah, 15 Chatak, 14 SqFeet,

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 13-05-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 13-05-2023)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.



Query No: 2000957722 of 2023, Printed On : Apr 25 2023 2:59PM, Generated from wbregistration.gov.in

5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BEHALA, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA

