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

District Sub-Registrar-V
Alipore, South 24 Parganas

07 JAN 2022

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this the 5th day of January,
Two Thousand Twenty-two (2022)

BETWEEN

[Signature]
Advocate

(1) **SRI SWAPAN MAJUMDER**, (PAN - AMMPM2838C), (Aadhaar No. 566432332771), son of Amulya Majumder, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 1361, Bikash Guha Colony, Mukundapur, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata - 700 099 and (2) **SRI BIVAS DAS**, (PAN - BHWPD8006M), (Aadhaar No. 586835618293), son Gosta Dulal Das, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 16A, Purba Diganta, 3rd Floor, P.O. Santoshpur, P.S. Survey Park, Kolkata - 700 075, hereinafter jointly called and referred to as the "VENDORS" (which expression shall unless excluded by or repugnant to the context be deemed to include their legal heir/heirs, administrators, legal representative/representatives, successor/successors, executor/ executors and assign/ assigns) of the **ONE PART**

AND

SMT. RINKU NANDY, (PAN - ARCPN8260G), (Aadhaar No. 810529639621), wife of Sri Mrinmoy Nandy, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, presently residing at Flat No. 06, 2nd Floor, 1380, Nayabad, P.O. Mukundapur, P.S. Panchasayar, Kolkata - 700 099, permanently residing at Mandir Bakul Tala, Village - Gurap, District - Hooghly, Thana - Gurap, Pin - 712303, West Bengal, hereinafter called and referred to as the **PURCHASER** (which terms or expression unless excluded by or repugnant to the subject or context shall deem to mean and include her legal heir/heirs, representative/ representatives, executor/ executors, administrator/ administrators and assigns) of the **OTHER PART**.

WHEREAS the VENDORS herein namely **SRI SWAPAN MAJUMDER** and **SRI BIVAS DAS**, are the absolute joint Owners of a demarcated Plot of land measuring an area of **5 (Five) Cottahs 6 (Six) Chittacks 7.86 (Seven point eight six) Sq.ft. more or less** as per present physical measurement togetherwith one tile shed measuring an area of **200 (Two hundred) Sq.ft. situated in Mouza - Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana - Khaspur, comprising in R.S. Dag No.204, under R.S. Khatian No.113, within the Jurisdiction of The Kolkata Municipal Corporation Ward No.109, being K.M.C. Premises No.69/1, Nayabad, Assessee No.31-109-08-8666-0, P.S. Panchasayar, Kolkata - 700 094 as described in the SCHEDULE below.**

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AND WHEREAS one Sukumar Mondal, since deceased, son of Late Promode Krishna Mondal alongwith other persons, as being Defendants as per the Title Suit No. 16 of 1941 in the Court of the Ld. 3rd Court of the Subordinate Judge at Alipore, 24 Parganas and its Final Decree, the said Sukumar Mondal, since deceased, as being the only legal heir and/or successor of the deceased Promode Krishna Mondal got his absolute ownership, possession over and upon the land measuring more or less 6.66 Acres lying and situated at Mouza - Nayabad, P.S. Sadar Tollygunge then Jadavpur thereafter Kasba then Purba Jadavpur now Panchasayar, within the limits of The Kolkata Municipal Corporation Ward No. 109, under the jurisdiction of A.D.S.R at Sealdah, D.S.R.III at Alipore, in the District South 24 Parganas.

AND WHEREAS during peaceful enjoyment, occupation and possession over the said property, the said Sukumar Mondal, since decease, duly recorded his name in the Revisional Survey Settlement Record Operation comprising in the R.S. Khatian No.113, within Mouza - Nayabad, J.L. No. 25, comprised in the total land measuring more or less 6.75 Acres appertaining in R.S. Dag Nos. 201, 202, 203, 204 & 205 alongwith many other lands in various dags therein and R.S. Parcha had duly been published in his name.

AND WHEREAS thereafter the said Sukumar Mondal during his life time disposed, conveyed and assigned and assured some portions of the landed property and remaining portion of the said landed property measuring more or less 6 Acres while he was peacefully seized and possessed of the same he died intestate on 14.09.2001 leaving behind him surviving his three sons namely Indra Nath Mondal, since deceased, Chandra Nath Mondal, since deceased and Debnath Mondal, as his only legal heirs and successors to inherit the said landed property with the provisions of the Hindu Succession Act, 1956 and each having got 2 (Two) Bighas of demarcated land and each of the party had been enjoying their respected and individual demarcated property without any interruptions and hindrances from other co-sharers as the other co-sharers had also been enjoying their demarcated share of property without any interruptions from other co-sharers.

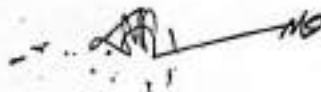
AND WHEREAS thus the said Sri Debnath Mondal, son of Late Sukumar Mondal, had been seizing and possessing his demarcated individual landed property lying and situated at Mouza - Nayabad, P.S. Sadar Tollygunge then Jadavpur thereafter Kasba

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then Purba Jadavpur now Panchasayar, Pargana - Khaspur, J.L. No. 25, R.S. No.3, Touzi No.56, under R.S. Khatian No. 113, comprised in R.S. Dag Nos. 201, 202, 203, 204 & 205, within the limits of the Kolkata Municipal Corporation Ward No. 109, under the jurisdiction of A.D.S.R at Sealdah, D.S.R. III at Alipore, in the District South 24 Parganas without any claim, demand, attachments, encumbrances whatsoever from any corner.

AND WHEREAS while seized and possessed of the aforesaid property, the said Sri Debnath Mondal, as the Donor gifted and transferred a plot of land measuring more or less 5 (Five) Cottahs 10 (Ten) Chittacks lying and situated at Mouza- Nayabad, P.S. Sadar Tollygunge then Jadavpur thereafter Kasba then Purba Jadavpur now P.S. Panchasayar, Pargana - Khaspur, J.L. No. 25, R.S. No.3, Touzi No.56, under R.S. Khatian No. 113, comprised in R.S. Dag Nos. 204, within the limits of the Kolkata Municipal Corporation Ward No. 109, under the jurisdiction of A.D.S.R at Sealdah, D.S.R.III at Alipore, in the District South 24 Parganas, by virtue of a registered Deed of Gift dated 13.04.2015 which was duly registered in the Office of the D.S.R.III at Alipore, recorded in Book No.1, CD Volume No.7, Pages 2089 to 2103, Being No. 02799, for the year 2015 unto and in favour of his wife Smt. Ruma Mandal, as the Donee. But at the time of registration of the aforesaid Deed of Gift, the Dag Number had been erroneously mentioned as '205' in lieu of Dag No.204 which was needed to be recorded as R.S. Dag No. 204 and for which the said Debnath Mondal as the Donor again executed and registered the Deed of Gift unto and in favour of his wife.

AND WHEREAS by virtue of a registered Deed of Gift dated 22.06.2015, registered in the Office of District Sub-Registrar - III, Alipore, South 24 Parganas and entered into Book No.1, Deed No.4179 for the year 2015, said Sri Debnath Mondal donated the said plot of land measuring an area of 5 (Five) Cottahs 10 (Ten) Chittacks togetherwith one tile shed measuring an area of 200 (Two hundred) Sq.ft. situated in Mouza - Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana - Khaspur, comprising in R.S. Dag No.204, under R.S. Khatian No.113, within the Jurisdiction of The Kolkata Municipal Corporation Ward No.109, in favour of his wife Smt. Ruma Mandal, as the Donee mentioned therein.

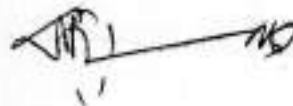


AND WHEREAS thereafter the said Smt. Ruma Mondal recorded her name in the record of The Kolkata Municipal Corporation in respect of her aforesaid property known and numbered as **K.M.C. Premises No. 69/1, Nayabad, being Assessee No.31-109-08-8666-0, P.S. Panchasayar, Kolkata - 700 094** and she has been paying the taxes in favour of The Kolkata Municipal Corporation in respect of the said land and property.

AND WHEREAS by virtue of a registered Deed of Sale dated 23.09.2019, registered in the Office of District Sub-Registrar - V, Alipore, South 24 Parganas and entered into Book No.1, Volume No.1630-2019, at Pages 94560 to 94591, Deed No. 163002383 for the year 2019, said Smt. Ruma Mondal, sold, conveyed, transferred, assigned and granted her aforesaid plot of land measuring net land area of 5 (Five) Cottahs 6 (Six) Chittacks 7.86 (Seven point eight six) Sq.ft. more or less as per physical measurement togetherwith one tile shed measuring an area of 200 (Two hundred) Sq.ft. standing thereon situated in Mouza - Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana - Khaspur, comprising in R.S. Dag No.204, under R.S. Khatian No.113, within the Jurisdiction of The Kolkata Municipal Corporation Ward No.109, known as **K.M.C. Premises No.69/1, Nayabad, Assessee No.31-109-08-8666-0, P.S. Panchasayar, Kolkata - 700 094, District - South 24-Parganas** in favour of the present OWNERS herein namely **SRI SWAPAN MAJUMDER and SRI BIVAS DAS** for a valuable consideration as mentioned therein.

AND WHEREAS after purchase the present OWNERS herein mutated and recorded their names jointly in respect of their entire purchased land and property in the record of The Kolkata Municipal Corporation, Ward No.109, known as **K.M.C. Premises No.69/1, Nayabad, Assessee No.31-109-08-8666-0, under P.S. Panchasayar, Kolkata - 700 094** in the District of South 24-Parganas and have been enjoying the said property without any interruption and hindrances by anybody else and also paying the regular taxes thereof to the K.M.C. authority in respect of the said property.

AND WHEREAS subsequently the present OWNERS filed two separate applications before the Ld. B.L. & L.R.O. Office for necessary Mutation and the concerned B.L. & L.R.O. department after physical inspection and also after verifying all the papers and documents mutated their above mentioned land in the L.R. Record of Right comprising in L.R. Dag No. 204, under L.R. Khatian No. 2575, in the name of OWNER No. 1 herein



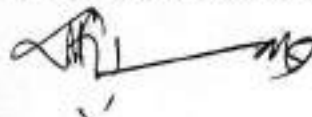
namely SRI SWAPAN MAJUMDER having land area 0.0446 Acres (land share - 0.637) and under L.R. Khatian No. 2576, in the name of OWNER No. 2 herein namely SRI BIVAS DAS having land area 0.0446 Acres (land share - 0.637).

AND WHEREAS thus the present OWNERS herein become the absolute joint owners of the said plot of land measuring net land area of 5 (Five) Cottahs 6 (Six) Chittacks 7.86 (Seven point eight six) Sq.ft. more or less as per present physical measurement togetherwith one tile shed measuring an area of 200 (Two hundred) Sq.ft. more or less situated in Mouza - Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana - Khaspur, comprising in R.S. Dag No.204, under R.S. Khatian No.113, corresponding to L.R. Dag No. 204, under L.R. Khatian Nos. 2575 & 2576, within the Jurisdiction of The Kolkata Municipal Corporation Ward No. 109, known as K.M.C. Premises No. 69/1, Nayabad, Assessee No.31-109-08-8666-0, P.S. Panchasayar, Kolkata - 700 094 and the entire property as described in the SCHEDULE below.

AND WHEREAS due to urgent necessities of cash money, the VENDORS herein have offered absolute sale of the said piece and parcel of the total land area which has been morefully mentioned, written and described in the SCHEDULE hereunder and also morefully shown, delineated and depicted with the coloured RED border lines in the map or plan annexed herewith, for the total consideration sum of Rs.31,00,000/- (Rupees Thirty-one Lac) only and the above PURCHASER has hereby agreed to purchase the said property as described in the SCHEDULE below landed property as shown, delineated and depicted with the coloured RED border lines in the annexed map or plan, from the above VENDOR for the such total consideration money, considering the said price be the highest market price for these presents.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said offer and acceptance and in consideration of the said total sum Rs.31,00,000/- (Rupees Thirty-one Lac) only to the VENDORS herein paid by the PURCHASER on or before the execution of these present the receipt whereof as per memo of consideration hereunder written the VENDORS doth hereby admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the said PURCHASER, her heirs, executors, administrators, representatives and assigns and every one of them and also the said property, she the VENDORS herein as beneficiary owners do hereby these presents

indefeasibly grant, sell, convey, and transfer assign and assure unto the above PURCHASER and her heirs, executors, administrators, representatives and assignees in free from all encumbrances, attachments and defects in title **ALL THAT** the said plot of land measuring net land area of 5 (Five) Cottahs 6 (Six) Chittacks 7.86 (Seven point eight six) Sq.ft. more or less as per present physical measurement togetherwith one tile shed measuring an area of 200 (Two hundred) Sq.ft. situated in Mouza - Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana - Khaspur, comprising in R.S. Dag No.204, under R.S. Khatian No.113, corresponding to L.R. Dag No. 204, under L.R. Khatian Nos. 2575 & 2576, within the Jurisdiction of The Kolkata Municipal Corporation Ward No.109, known as K.M.C. Premises No.69/1, Nayabad, Assessee No.31-109-08-8666-0, P.S. Panchasayar, Kolkata - 700 094, under A.D.S.R. Sealdah, in the District of South 24-Parganas, as morefully described in the SCHEDULE hereunder written **OR HOWSOEVER OTHERWISE** the said property now or hereto before were or was situated, butted, called, known, numbered described and distinguished and benefit and advantages of ancient and other lights, liberties, easement, privileges, appendages and appurtenances whatsoever to the said property or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant, thereto **AND THE** reversion and reversions, remainder and remainders, rents, issues and profits thereof and or every part thereof together with further more all the estate, right, title, interest, inheritances, interest, use, trust, property claim, demands whatsoever both at law and in equity of the VENDORS into the said property or every part thereof known as K.M.C. Premises No.69/1, Nayabad **AND** all deeds, pattahs, muniments, writings and evidences of title which in any wise relate to the said property or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the VENDORS, their heirs, executors, administrators, representatives and assign and/or any person or persons from whom she can or may procure the same without any action or suit at law or in equity **TO ENTER INTO AND HAVE TO HOLD OWN POSSESS AND ENJOY** the said property and every part thereof known as K.M.C. Premises No.69/1, Nayabad, hereby granted, sold, conveyed, transferred or expressed and intended so to be with their heirs, executors, members and appurtenances unto and to the use of the PURCHASER and her heirs, executors, administrators, legal representative and assigns for ever freed and discharged from or against or otherwise by the VENDORS well and sufficiently entitled



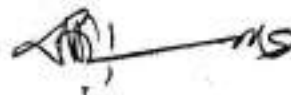
indefeasible of and against all encumbrances, claims, etc. whatsoever created or suffered by the VENDORS free from or these presents. AND the VENDORS do hereby for themselves and their heirs, executors, administrators, representatives and assigns THAT NOTWITHSTANDING any act, deed or thing whatsoever by the VENDORS or by any of their predecessors and ancestors in title done or executed or knowingly suffered to the contrary, the VENDORS had at all material times here to before and now have good right, full power, absolute authority and indefeasible title to grant, sell, transfer, convey, assign and assure the said property hereby granted, sold, conveyed, expressed or transferred or intended so to be unto and to the use of the PURCHASER, her heirs, executors, administrators, legal representatives, administrators, and assigns in the manner aforesaid AND THAT the PURCHASER and her heirs, executors, administrators, legal representatives, administrators, and assigns shall and may at all times hereafter peaceably and quietly hold, enter into possess and enjoy the said property and every part thereof and receive the rents, issues and profits thereof without any lawful eviction, hinder, interruption, disturbances, claims or demands whatsoever from or by the VENDORS or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for them or from or and under any of her ancestors or predecessor in title AND THAT free and clear and freely and clearly absolutely acquitted, exonerated and related released or otherwise by and at the costs and expenses of the VENDORS well and sufficiently save indemnified of from and against all encumbrances in manner of claims, charges, liens, debts whatsoever attachments and encumbrances whatsoever made or suffered by the VENDORS or any of their ancestors or predecessors in title or any person or persons lawfully or equitable claiming as aforesaid forever AND FURTHER THAT the VENDORS and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof under from or under in trust for her the VENDORS or from or under any of her predecessors or ancestors in title shall and costs and of the PURCHASER and her heirs, executors, administrators, legal representatives, administrators, and assigns do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the PURCHASER, her heirs, executors, administrators, legal representatives, administrators, and assigns according to the true intent and meaning of these presents as shall or may be reasonably required AND FURTHER MORE THAT the VENDORS and all their heirs,

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executors, administrators, legal representatives, administrators, and assigns declare and confirm that they shall at all times hereafter indemnify and keep indemnified the **PURCHASER** and her heirs, executors, administrators, legal representatives, administrators, and assigns against any losses, damages, costs, charges, expenses, if the **PURCHASER** suffers in future any defect in the title of the property of the **VENDORS** or any breach of the covenants hereunder contained.

THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS :

- 1) All right title and interest as sole **VENDORS** of the said land and hereditament as held or enjoyed by the **VENDORS** and conveyed herein subsists and the **VENDORS** have good right as lawful owners with full and absolute power and authority to convey transfer assure and assign the said land and hereditament hereby sold and transferred every part thereof unto and to the **PURCHASER** in the manner as aforesaid and the **VENDORS** further declare that they have not dealt with the said land and hereditament in any manner whatsoever with any person whatsoever till date with any one else in respect of their said land and hereditament save and except with the **PURCHASER** herein.
- 2) The **PURCHASER** shall have the right to mutate her name in the Settlement record of right and in the record of The Kolkata Municipal Corporation and any other public bodies or offices as the absolute Owner of the said land and hereditament hereby conveyed and transferred to her by necessary proceedings or otherwise without any objection from the **VENDORS**.
- 3) It shall be lawful for the **PURCHASER** at all times hereafter to quietly and peaceably hold, possess and enjoy and enter into and upon the said land and hereditament hereby sold conveyed and transferred unto the **PURCHASER** and every part thereof and receive the rents issues and profits therefrom as to be fetched without any interruption claim or demand whatsoever by the **VENDORS** or any person claiming through under or in trust arising through or for her.
- 4) The said land and hereditament hereby conveyed and transferred is freed, exonerated and discharged from all encumbrances charges, lispendences, debts liabilities and the **VENDORS** fully or otherwise and sufficiently and clearly and absolutely discharge, saved

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harmless and keep indemnified and/or have agreed to indemnify for consequences against all manner of encumbrances, charges, liens and demands claims and other defects in title whatsoever created and/or occasion so arises directly or indirectly existing or made by the VENDORS or any of their predecessors in title or any person claiming or entitled to claim in any manner through under or in trust for the VENDORS or any of her predecessor in title.

5) That the VENDORS and every person or persons claiming any estate right title or interest through the VENDORS shall and will at all times hereafter upon every reasonable request and at the costs of the PURCHASER makes do acknowledge execute register all deeds documents and papers to make more perfect and assuring the said land hereditament in favour of the PURCHASER and to do and perform all such further or other acts deeds matters and things whatsoever for further better and more perfectly assuring their full rights of ownership free from all encumbrances upon the said land and hereditament in favour of the PURCHASER.

6. The PURCHASER shall and may at all times hereafter peaceably and quietly even possess and enjoy the said homestead land measuring net land area of 5 (Five) Cottahs 6 (Six) Chittacks 7.86 (Seven point eight six) Sq.ft. more or less as per present physical measurement togetherwith one tile shed measuring an area of 200 (Two hundred) Sq.ft. situated in Mouza - Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana - Khaspur, comprising in R.S. Dag No.204, under R.S. Khatian No.113, corresponding to L.R. Dag No. 204, under L.R. Khatian Nos. 2575 & 2576, within the Jurisdiction of The Kolkata Municipal Corporation Ward No.109, known as K.M.C. Premises No.69/1, Nayabad, Assessee No.31-109-08-8666-0, P.S. Panchasayar, Kolkata - 700 094 as morefully described in the SCHEDULE hereunder written and receive the rent 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 equitably claiming any estate or interest from under or in trust for the VENDORS.

7. The VENDORS shall keep the PURCHASER freely and clearly and absolutely acquitted, exonerated, discharged and released and to save harmless and to keep indemnified the PURCHASER against all estates, claim, demands, charges, mortgages, liens, lispendents, debts, hypothecation, attachments and encumbrances whatsoever

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suffered by the **VENDORS** or any person lawfully or equitably claiming from under or in trust for the **VENDORS**.

8. The **VENDORS** and all persons having lawfully or claiming equitably any estate or interest whatsoever in the said piece or parcel of land with a tile shed hereditaments and premises hereby conveyed, granted or any part thereof from under or in trust for the **VENDORS** shall and will from time to time at all times hereafter at the request and cost of the **PURCHASER** do and execute or cause to be done and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly and effectually assuring the said property unto and to the use of the **PURCHASER** accordingly to the nature, interest and meaning of these presents as shall or may reasonably required.

9. The **VENDORS** declare that the said land togetherwith tile shed standing thereon known as **K.M.C. Premises No.69/1, Nayabad**, hereby sold has not been previously leased, mortgaged, sold nor in any way transferred and there is no charge, lien or any attachments in connection with the said property. The **VENDORS** sold the entire plot of land togetherwith tile shed which is not the subject matter of any case, suit or proceedings pending before any Court of Law and it has not been vested nor requisitioned by any notice nor acquisitioned by the Government body or Public body. The **VENDORS** sold the said land with tile shed while having good and marketable title and free from all encumbrances and delivered khas and peaceful vacant possession of the said land to the **PURCHASER**. The **VENDORS** declare that if any of the statement of this Deed is found false, the **VENDORS** shall refund the entire paid up consideration togetherwith the all other damages and compensation to the **PURCHASER** on demand.

10. The said **VENDORS** made a Plan or Map of the entire land which is being conveyed and this Map/Plan has been annexed herewith and this map shall be treated as the part and parcel of this Deed.

11. The **VENDORS** also declare that they shall give full co-operation for necessary mutation under the concerned authorities in future in favour of the **PURCHASER**.

12. The **VENDORS** also declare herein that the **PURCHASER** shall have every right of transfer the "said property" as described in the **SCHEDULE** hereunder written such as

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by gift, sell, lease, mortgage to any Third Party or parties or as and when necessary or making construction or erecting the building thereon and enjoy the same without any interruption and hindrances.

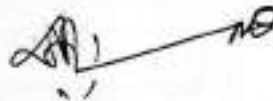
13. The PURCHASER shall use the adjacent passages situated adjacent to the property and also enjoy its full easement rights and the PURCHASER shall have right to bring electric, telephone, drainage and sewerage connection through it.

BE IT NOTED THAT the VENDORS have delivered the Original Title Deed, Link Deeds, B.L. & L.R.O. Mutation Certificates, K.M.C. Mutation Certificate and all necessary Original papers relating to the said land and Property as mentioned in the SCHEDULE hereunder written to the PURCHASER herein at the time of execution of these presents.

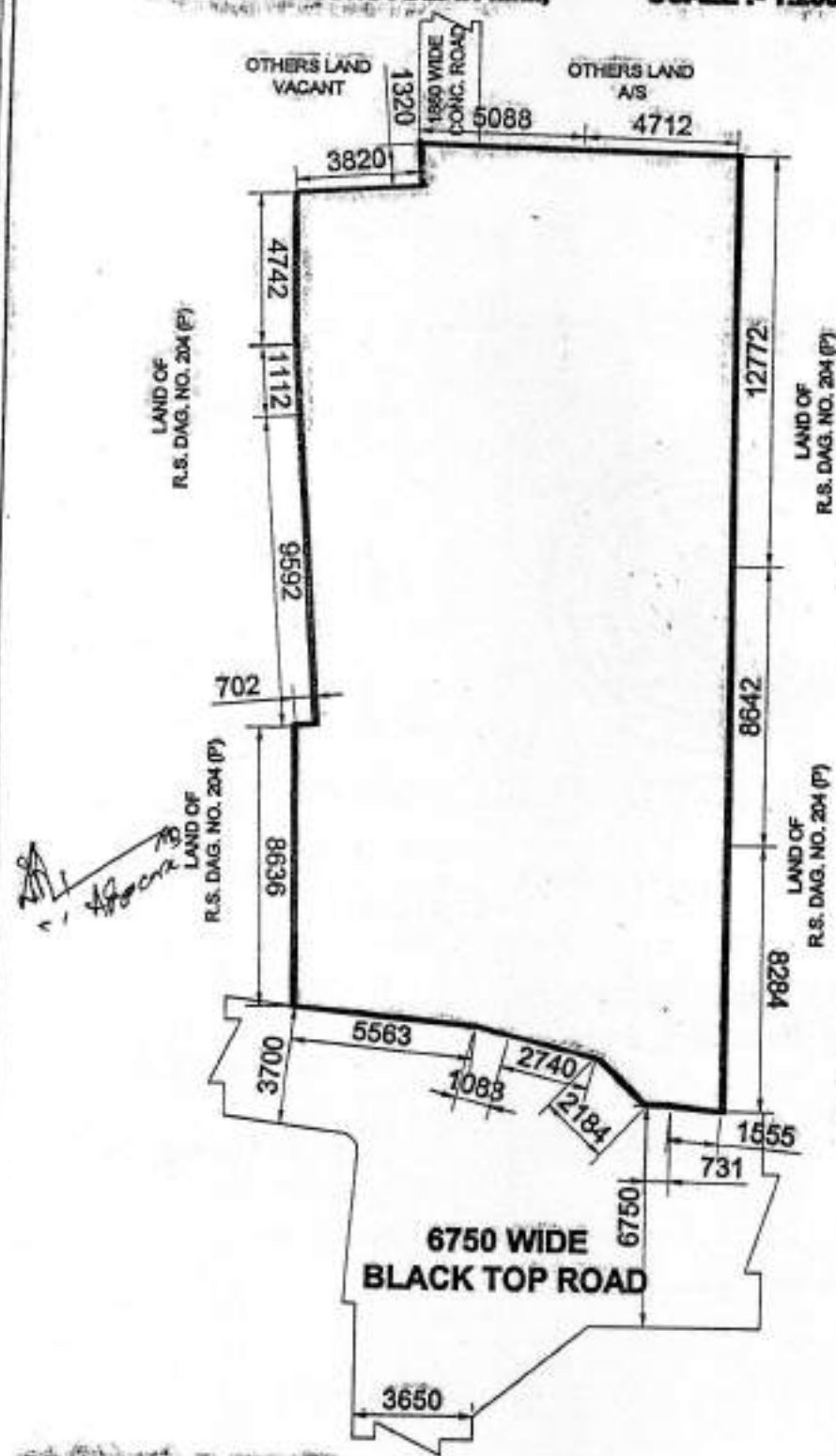
SCHEDULE OF THE PROPERTY REFERRED TO ABOVE
(DESCRIPTION OF THE SOLD PROPERTY)

ALL THAT the piece and parcel of a plot of homestead land measuring net land area of 5 (Five) Cottahs 6 (Six) Chittacks 7.86 (Seven point eight six) Sq.ft. more or less as per present physical measurement togetherwith one residential tile shed measuring an area of 200 (Two hundred) Sq.ft. more or less having cemented flooring situated in Mouza - Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana - Khaspur, comprising in R.S. Dag No.204, under R.S. Khatian No.113, corresponding to L.R. Dag No. 204, under L.R. Khatian Nos. 2575 & 2576, within the Jurisdiction of The Kolkata Municipal Corporation Ward No.109, known as K.M.C. Premises No.69/1, Nayabad, being Assessee No.31-109-08-8666-0, P.S. Panchasayar, Kolkata - 700 094, District - South 24-Parganas and the sold property is shown in the annexed plan by RED border line and it is butted and bounded by :-

<u>ON THE NORTH</u>	:	6750 MM wide K.M.C. Black Top Road;
<u>ON THE SOUTH</u>	:	Others Land;
<u>ON THE EAST</u>	:	Land of R.S. Dag No.204(Part);
<u>ON THE WEST</u>	:	Land of R.S. Dag No.204(Part).



**SITE PLAN AT PREMISES NO. 69/1, NAYABAD, KOLKATA:- 700 094,
 SHOWING BOUNDARY MEASUREMENT UNDER K.M.C. WARD NO. 109,
 BOROUGH NO. XII, R. S. DAG NO. 204 (P), R. S. KHATAN NOS. 113,
 J. L. NO.-25, UNDER MOUZA :- NAYABAD, P. S. - PANCHASAYAR.
 AREA OF LAND = 360.262 SQ.M. (05 K. - 06 CH. - 7.86 SFT.)
 SHOWN IN RED BORDER
 ALL DIMENSIONS ARE IN MM., SCALE :- 1:200**



Rinkee Nandy.
SIGN. OF PURCHASER'S

Prasanna Kumar
Prasanna Kumar
SIGN. OF VENDOR'S

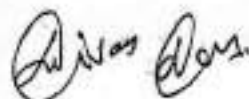
DRAWN BY:- P. SARKER

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

WITNESSES :

1. Sanjay Kumar Roy
7, Rupanjali Park
Kalikapur
Kolkata-700039

1. 31/01/2022 3/10

2. 

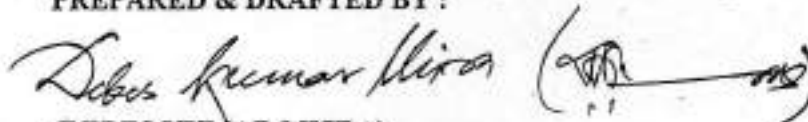
SIGNATURE OF THE VENDORS

2. Tapesh Mishra
Advocate
High Court, Calcutta

Rinoo Sandy.

SIGNATURE OF THE PURCHASER

PREPARED & DRAFTED BY :



(DEBESH KUMAR MISRA)
ADVOCATE [Enrolment No. F/364/329/1989]
HIGH COURT, CALCUTTA
Resi-cum-Chamber :69/1, Baghajatin
Place, Kolkata-86

PH-9830236148(D.K.M.),
Email:debeskumarmisra@gmail.com
9051446430(Somesh),
Email:mishrasomesh08@gmail.com
9836115120(Tapesh),
Email:tapesh.mishra85@gmail.com

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named PURCHASER for the within mentioned sum of Rs.31,00,000/- (Rupees Thirty-one Lac) only as full and final settlement of entire consideration sum in respect of the within mentioned land as described in the SCHEDULE above in the manner followings :

Sl. No.	Date	Pay Order No.	Name of the Bank & Branch	Paid in favour of	Amount (Rs.)
1.	04.01.2022	502896	ICICI Bank Ltd., Kolkata Anandapur Branch.	Sri Swapan Majumder	Rs. 15,50,000.00
2.	04.01.2022	502895	-Do-	Sri Bivas Das	Rs. 15,50,000.00

TOTAL : Rs. 31,00,000.00

(Total Rupees Thirty-one Lac) only

WITNESSES :

1. *Soujeet Kumar Roy*
7, Rupanjali Park
Kalikapur
Kolkata - 700033

1. *[Signature]*

2. *[Signature]*

2. *Tapan Mishra*
Advocate
High Court, Calcutta.

SIGNATURE OF THE VENDORS

[Signature]
Advocate

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name SWAPAN MAJUMDER

Signature

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name BIVAS DAS

Signature

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name RINKU NANDY

Signature

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name

Signature



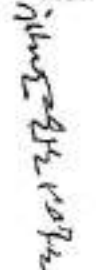





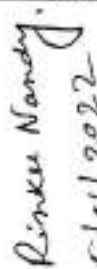






Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16302000023621/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Swapan Majumder 1361, Bikash Guha Colony, Mukundapur,, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District-South 24-Parganas, West Bengal, India, PIN:- 700086	Seller			 05/01/2022
2	Mr Bivas Das 16A, Purba Diganta, 3rd Floor,, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District-South 24-Parganas, West Bengal, India, PIN:- 700075	Seller			 05/01/2022
3	Mrs Rinku Nandy 1380, Nayabad, Flat No: 06, 2nd Floor, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District-South 24-Parganas, West Bengal, India, PIN:- 700099	Buyer			 05/01/2022

Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Sanjeet Kumar Roy Son of Mr Rabindra Prasad Roy 7, Rupanjali Park, Kalikapur., City:- P.O:- Mukundapur, P.S:-Kasba, District:- South 24-Parganas, West Bengal, India, PIN:- 700099	Mr Swapan Majumder, Mr Bivas Das, Mrs Rinku Nandy			Sanjeet Kumar Roy 05/01/2022

(Rita Lecha)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
V SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal



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

GRN Details

GRN: 192021220155465251 Payment Mode: Online Payment
GRN Date: 05/01/2022 14:58:01 Bank/Gateway: HDFC Bank
BRN : 1673708460 BRN Date: 05/01/2022 14:01:39
Payment Status: Successful Payment Ref. No: 2000023621/4/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: TAPESH MISHRA
Address: H C CALCUTTA
Mobile: 9836115120
Contact No: 09836115120
Depositor Status: Advocate
Query No: 2000023621
Applicant's Name: Mr Tapes Mishra
Address: D.S.R. - V SOUTH 24-PARGANAS
Office Name: D.S.R. - V SOUTH 24-PARGANAS
Identification No: 2000023621/4/2022
Remarks: Sale, Sale Document Payment No 4

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/c	Amount (₹)
1	2000023621/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	385103
2	2000023621/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	96342
			Total	481445

IN WORDS: FOUR LAKH EIGHTY ONE THOUSAND FOUR HUNDRED FORTY FIVE ONLY.



 भारत सरकार
 GOVERNMENT OF INDIA









5664 3233 2771

সাক্ষারণ মানসম্বের অধিকার


 भारतीय विशिष्ट परिचय प्राधिकरण
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

<p>ঠিকানা: ১৩৬, বিকাশ গুহা কলোনি, মুকুন্দপুর, মুকুন্দপুর, মুকুন্দপুর, দক্ষিণবঙ্গ, পশ্চিমবঙ্গ, ৭০০০৯৯</p>	<p>Address: 136 1, BIEKASH GUHA COLONY, MUKHUNDAPUR, Mukundapur, Mukundapur, South Twenty Four Parganas, West Bengal, 700099</p>
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1947 1800 190 1947	help@uidai.gov.in	www.uidai.gov.in	P.O. Box No. 1947 Bengaluru

স্বাক্ষরিত



Handwritten signature or initials, possibly 'D. N. S.' or similar.


সংসদীয় কার্যালয়
সংসদীয় কার্যালয়

ঠিকানা:
 কক্ষ: ১০৭, পূর্বাঙ্গ, ৩য় তলা,
 ১৫০, পূর্বাঙ্গ, কলকাতা,
 মহানগর, কলকাতা, কলকাতা,
 পিন কোড - ৭০০০৭১

Address:
 R/o Ganga Dasgupta, 3RD
 FLOOR, 150A, PURBA ANGE
 SANTOSH PUR, SANTOSH PUR,
 Santoshpur, KOLKATA,
 West Bengal - 700071

5868 3561 8293





1847 help@wb.gov.in www.wb.gov.in

Bivas Das


সংসদীয় কার্যালয়
সংসদীয় কার্যালয়

নাম:
 BIVAS DAS
 তারিখ: 09/16/03/1983
 পূর্ণনাম:

5868 3561 8293

আমার আধার, আমার পরিচয়



Rinku Nandy

भारत सरकार
GOVERNMENT OF INDIA

चित्र नमूना
Rinku Nandy
जन्मदिन / DOB: 11/11/1979
पलिंग / GENDER: FEMALE



8105 2963 9621

आधार आधार, आनंद पहिचान

Rinku Nandy

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना: Address:
कमरे/3, मुख्य नदी, नर्मदा
W/O: Animesh Nandy,
नामकुलना, ठाण, हुगली, West Bengal - 712303
पश्चिम बंगाल - 712303

8105 2963 9621

MERA AADHAAR, MERI PEHACHAN



সংসদ সদস্যের কার্যালয়
সংসদ ভবন, লক্ষ্মী নগর, কলকাতা-৭০০০৩২



সঞ্জীত কুমার রায়
Sanjeet Kumar Roy
জন্মতারিখ / DOB : 10/01/1977
পুরুষ / MALE

6944 8719 1024



আধার - সাধারণ মানুষের অধিকার



সংসদ সদস্যের কার্যালয়
সংসদ ভবন, লক্ষ্মী নগর, কলকাতা-৭০০০৩২

ঠিকানা:
7, রূপঞ্জলি পার্ক, কালিকাপুর,
আনন্দা সাংঘা ক্লাবের বিকটে,
মুকুন্দপুর, পশ্চিম ২৪ পরগনা,
পশ্চিম বঙ্গ, 700099

Address:
C/O., 7., Rupanjali Park,
Kalkapur, Near Ananda Sangha
Club, Mukundapur, South 24
Parganas, West Bengal, 700099



1947
1800 300 1947

help@ujde.gov.in

www.ujde.gov.in

P.O. Box No 1947,
Bengaluru-560 001

Sanjeet Kumar Roy

Major Information of the Deed

Deed No.	I-1630-00146/2022	Date of Registration	07/01/2022
Query No./Year	1630-2000023621/2022	Office where deed is registered	
Query Date	04/01/2022 11:05:13 AM	1630-2000023621/2022	
Applicant Name, Address & Other Details	Tapeshe Mishra H C Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9838115120, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market value		
Rs. 31,00,000/-	Rs. 96,29,587/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 3,85,203/- (Article:23)	Rs. 98,342/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip. (Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 69/1, , Ward No: 109 Pin Code : 700094

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 6 Chatak 7.86 Sq Ft	30,40,000/-	95,69,587/-	Width of Approach Road: 23 Ft.,
Grand Total :				8.8868Dec	30,40,000 /-	95,69,587 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	60,000/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 3 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	60,000 /-	60,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Swapan Majumder Son of Amulya Majumder 1361, Bikash Guha Colony, Mukundapur,, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AMxxxxxx8C, Aadhaar No: 56xxxxxxxx2771, Status :Individual, Executed by: Self, Date of Execution: 05/01/2022 . Admitted by: Self, Date of Admission: 05/01/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/01/2022 . Admitted by: Self, Date of Admission: 05/01/2022 ,Place : Pvt. Residence
2	Mr Bivas Das Son of Gosta Dulal Das 16A, Purba Diganta, 3rd Floor,, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BHxxxxxx6M, Aadhaar No: 58xxxxxxxx8293, Status :Individual, Executed by: Self, Date of Execution: 05/01/2022 . Admitted by: Self, Date of Admission: 05/01/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/01/2022 . Admitted by: Self, Date of Admission: 05/01/2022 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs Rinku Nandy (Presentant) Wife of Mr Mrinmoy Nandy 1380, Nayabad, Flat No: 06, 2nd Floor, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ARxxxxxx0G, Aadhaar No: 81xxxxxxxx9621, Status :Individual, Executed by: Self, Date of Execution: 05/01/2022 . Admitted by: Self, Date of Admission: 05/01/2022 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sanjeet Kumar Roy Son of Mr Rabinra Prasad Roy 7, Rupanjali Park, Kalikapur,, City:- , P.O:- Mukundapur, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700099			
Identifier Of Mr Swapan Majumder, Mr Bivas Das, Mrs Rinku Nandy			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Swapan Majumder	Mrs Rinku Nandy-4.44338 Dec
2	Mr Bivas Das	Mrs Rinku Nandy-4.44338 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Swapan Majumder	Mrs Rinku Nandy-100.00000000 Sq Ft
2	Mr Bivas Das	Mrs Rinku Nandy-100.00000000 Sq Ft

Endorsement For Deed Number : I - 163000146 / 2022

On 05-01-2022

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

Presented for registration at 18:05 hrs on 05-01-2022, at the Private residence by Mrs Rinku Nandy ,Claimant.

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 96,29,587/-

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

Execution is admitted on 05/01/2022 by 1. Mr Swapan Majumder, Son of Amulya Majumder, 1361, Bikash Guha Colony, Mukundapur, P.O: Mukundapur, Thana: Purba Jadabpur, South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession Business, 2. Mr Bivas Das, Son of Gosta Dulal Das, 16A, Purba Diganta, 3rd Floor, P.O: Santoshpur, Thana: Purba Jadabpur, South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business, 3. Mrs Rinku Nandy, Wife of Mr Mrinmoy Nandy, 1380, Nayabad, Flat No: 06, 2nd Floor, P.O: Mukundapur, Thana: Purba Jadabpur, South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Business

Identified by Mr Sanjeet Kumar Roy, Son of Mr Rabindra Prasad Roy, 7, Rupanjali Park, Kalikapur, P.O: Mukundapur, Thana: Kasba, South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by profession Business

Rita Lepcha

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

On 07-01-2022

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 96,342/- (A(1) = Rs 96,296/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 96,342/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/01/2022 2:59PM with Govt. Ref. No: 192021220155465251 on 05-01-2022, Amount Rs: 96,342/-, Bank: HDFC Bank (HOF0000014), Ref. No. 1673708460 on 05-01-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

- Certified that required Stamp Duty payable for this document is Rs. 3,85,203/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 3,85,103/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 69165, Amount: Rs.100/-, Date of Purchase: 28/12/2021, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/01/2022 2:59PM with Govt. Ref. No: 192021220155465251 on 05-01-2022, Amount Rs: 3,85,103/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1673708460 on 05-01-2022, Head of Account 0030-02-103-003-02



Rita Lepcha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

u

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2022, Page from 16539 to 16572

being No 163000146 for the year 2022.



Digitally signed by RITA LEPCHA DAS
Date: 2022.01.18 15:06:59 +05:30
Reason: Digital Signing of Deed.

(Rita Lepcha) 2022/01/18 03:06:59 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)