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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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

Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

29 SEP 2023

DEED OF CONVEYANCE

THIS INDENTURE is made on the 27th day of
September, 2023 (Two Thousand Twenty Three)
A. D.

BETWEEN

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সন ও তারিখ -

26.09.2023

ক্রয়কার নাম -

সালিকা -

Health Protection Model

স্ট্যাম্প মূল্য ৩০০/-

ভেজার -

Sh. Beel Cal

বারাসাত কোর্ট, উত্তর ২৪ পরগণা

ডেপুটি - শ্রী হারান চন্দ্র সাহু

টি.ভি. নং - 18 SEP 2023

তারিখ 5

মোট স্ট্যাম্প মূল্য ৩০০/-

ট্রেজারী অফিস - বারাসাত



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North 24 Parganas, Barasat

29 SEP 2023

MA. Jahier uddin

Sp - MA. AMZED BEI

v - Bolta, Chhatrajyotika

PS - Subreg. N 24 Parganas
Barasat

1) SRI DEORAM PATEL alias SRI DEBRAM PATEL (PAN – AEYPP4271L) (Voter ID No. – CKW4149258) (Aadhaar No. – 5197-7629-6177), son of Late Punjaram Patel, 2) SMT. DHANGOURI PATEL (PAN – AFYPP0118H) (Voter ID No. – CKW4149266) (Aadhaar No. – 6285-0879-4551), wife of Sri Deoram Patel, both are residing at Purbalaya (Jessore Road), P. O. & P. S. – Madhyamgram, District – North 24 Parganas, Kolkata – 700129, both are by faith – Hindu, by Nationality – Indian, by Occupation – No. 1 Business, No. 2 Business, hereinafter jointly called and referred to as the VENDORS/ OWNERS (which expression shall excluded by or repugnant to the subject or context be deemed to mean and include his/ her/ their legal heirs, executers, administrators, legal representatives and assigns) of the FIRST PART.

AND

JAY MATA DI CONSTRUCTION (PAN – AATFJ0145J), a partnership firm, having its registered office at Debigarh -2, (Third Sarani) PO+PS- Madhyamgram, Dist. North 24 Parganas, Kol. 700129, represented by its partners namely 1. BISWAJIT MITRA (PAN AFAPM6742G) (Adhar No. 289713502948) (EPIC No WB/13/090/0756515) S/O Lt. Nagendra Nath Mitra by faith Hindu, by-Nationality- Indian, by Occupation-Business 2. SAMPA MITRA (PAN AIFPM6863J) (Adhar No. 4862 7133 3910) (EPIC No. CKW4102877) W/O Biswajit Mitra by faith Hindu, by-Nationality- Indian, by Occupation - Business 3. SWARNENDU MITRA (PAN GFMPM6400P) (Adhar No. 7892 3405 7646) (EPIC No. YCW2168607) by faith Hindu, by-Nationality- Indian, By Occupation-Business 4) SRI ARDHENDU MITRA (PAN – HZUPM6484E) (Voter ID No. – YCW2525475) (Aadhaar No. – 2149-3026-4555), son of Sri Biswajit Mitra, By faith Hindu, By-Nationality- Indian, By Occupation-Student, all are residing at Debigarh -2, (Third Sarani) PO+PS- Madhyamgram, Dist. North 24 Parganas, Kol. 700129, hereinafter called and



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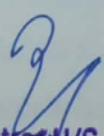
referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his/ her/ their legal heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS Smt. Sulekha Sen, wife of Sri Mantu Sen, purchased all that piece and parcel of land measuring an area of 01 Cottah 15 Chittaks 19 sq.ft., be the same a little more or less, lying and situated at Mouza – Doharia, J. L. No. – 45, Re. Sa. No. – 132, comprised in R. S. Dag No. – 716 under Khatian No. – 237, lying within the jurisdiction of local Madhyamgram Municipality, A. D. S. R. O. – Barasat, P. S. – Barasat at present Madhyamgram in the District of North 24 Parganas, by a Registered Deed of Sale, being No. – 8713, dated – 24/09/1982, executed and registered by Pabitra Sarkar & Others, and the said Deed was registered with the office of S. R. O. Barasat, copied in Book No. – I, Volume No. – 134, Pages from 63 to 66, being No. – 8713, for the year 1982.

AND WHEREAS Sri Mantu Sen, son of Sri Monmohan Sen, purchased all that piece and parcel of land measuring an area of 07 Cottah 07 Chittaks 28 sq.ft., be the same a little more or less, lying and situated at Mouza – Doharia, J. L. No. – 45, Re. Sa. No. – 132, comprised in R. S. Dag No. – 716 under Khatian No. – 237, lying within the jurisdiction of local Madhyamgram Municipality, A. D. S. R. O. – Barasat, P. S. – Barasat at present Madhyamgram in the District of North 24 Parganas, by a Registered Deed of Sale, being No. – 4132, dated – 05/05/1982, executed and registered by said Pabitra Sarkar & Others, and the said Deed was registered with the office of S. R. O. Barasat, copied in Book No. – I, Volume No. – 70, Pages from 231 to 234, being No. – 4132, for the year 1982.

AND WHEREAS thus in the manner as recited above said Smt. Sulekha Sen & Sri Mantu Sen purchased in aggregating 09 Cottah 07 Chittaks 02 sq.ft. of




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land, be the same a little more or less, lying and situated at Mouza - Doharia, J. L. No. - 45, Re. Sa. No. - 132, comprised in R. S. Dag No. - 716 under Khatian No. - 237 and while they jointly, in their respective plot each, had been possessing and enjoying the same they jointly sold transferred and conveyed all that piece and parcel of land measuring an area of 05 Cottah, more or less, out of said 09 Cottah 07 Chittaks 02 sq.ft. of land, lying and situated at Mouza - Doharia, J. L. No. - 45, Re. Sa. No. - 132, comprised in R. S. Dag No. - 716 under Khatian No. - 237 in favour of Sri Dhanji Patel, Sri Rabilal Patel & Sri Chunilal Patel, [out of the said 05 Cottah of sold land said Sri Dhanji Patel purchased 40% share i.e. 02 Cottah of land and said Sri Rabilal Patel purchased 30% share i.e. 01 Cottah 08 Chittaks of land and said Sri Chunilal Patel 30% share i.e. 01 Cottah 08 Chittaks of land], by a Registered Deed of Sale, being No. - 10512, in the year 1987, and the said Deed was registered with the office of A. D. S. R. Barasat, North 24 Parganas, copied in Book No. - I, Volume No. - 158, Pages from 188 to 195, being No. - 10512 for the year 1987.

AND WHEREAS said Sri Mantu Sen also sold, transferred and conveyed all that piece and parcel of land measuring an area of 04 Cottah 07 Chittaks 02 sq.ft., more or less, lying and situated at Mouza - Doharia, J. L. No. - 45, Re. Sa. No. - 132, comprised in R. S. Dag No. - 716 under Khatian No. - 237 in favour of Sri Vastaram Patel, Sri Rabilal Patel & Sri Chunilal Patel, [out of the said 04 Cottah 07 Chittaks 02 sq.ft. of sold land said Sri Vastaram Patel purchased 40% share i.e. 01 Cottah 12 Chittaks 36 sq.ft. of land and said Sri Rabilal Patel purchased 30% share i.e. 01 Cottah 05 Chittaks 06 sq.ft. of land and said Sri Chunilal Patel 30% share i.e. 01 Cottah 05 Chittaks 05 sq.ft. of land], by a Registered Deed of Sale, being No. - 10931 in the year 1987, and the said Deed was registered with the office of A. D. S. R. Barasat, North 24



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Parganas, copied in Book No. - I, Volume No. - 160, Pages from 363 to 370, being No. - 10931 for the year 1987.

AND WHEREAS thus by virtue of aforesaid purchased said Sri Dhanji Patel become the owner of 02 Cottah of land and said Sri Vastaram Patel become the owner of 01 Cottah 12 Chittaks 36 sq.ft. of land and said Sri Rabilal Patel become the owner of 02 Cottah 13 Chittaks 06 sq.ft. of land and said Sri Chunilal Patel become the owner of 02 Cottah 13 Chittaks 05 sq.ft. of land and while they had been possessing and enjoying the same they amicably partitioned the said property by metes and bounds amongst themselves and by virtue of purchase and amicable partition said Sri Dhanji Patel was allotted demarcated 02 Cottah of land and said Sri Rabilal Patel was allotted demarcated 02 Cottah 13 Chittaks 06 sq.ft. of land said Sri Chunilal Patel was allotted demarcated 02 Cottah 13 Chittaks 05 sq.ft. of land and said Sri Vastaram Patel was allotted demarcated 01 Cottah 12 Chittaks 36 sq.ft. of land and they had been possessing and enjoying their respective demarcated plot of land as sixteen annas owner thereof, free from all encumbrances.

AND WHEREAS by a Registered Deed of Sale, being No. - 1590 in the year 1995 said Sri Dhanji Patel & Sri Rabilal Patel jointly sold, transferred and conveyed 03 Cottah 05 Chittaks 06 sq.ft. of land with dwelling house, being Scheme Plot No. - "A" [out of which said Sri Dhanji Patel sold 02 Cottah of land and said Sri Rabilal Patel sold 01 Cottah 05 Chittaks 06 sq.ft. of land], lying and situated at Mouza - Doharia, J. L. No. - 45, Re. Sa. No. - 132, comprised in R. S. Dag No. - 716 under Khatian No. - 237 in favour of SMT. DHANAGOURI PATEL, and delivered khas possession in her favour, and the said Deed was registered with the office of A. D. S. R. Barasat, North 24 Parganas, copied in Book No. - I, Volume No. - 31, Pages from 197 to 206, being No. - 1590 for the year 1995.



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AND WHEREAS by a Registered Deed of Sale, being No. - 1591 in the year 1995 said Sri Vastaram Patel & Sri Rabilal Patel jointly sold, transferred and conveyed 03 Cottah 04 Chittaks 36 sq.ft. of land with dwelling house, being Scheme Plot No. - "B" [out of which said Sri Vastaram Patel sold 01 Cottah 12 Chittaks 36 sq.ft. of land and said Sri Rabilal Patel sold 01 Cottah 08 Chittaks of land] lying and situated at Mouza - Doharia, J. L. No. - 45, Re. Sa. No. - 132, comprised in R. S. Dag No. - 716 under Khatian No. - 237 in favour of Smt. Laxmi Patel, and delivered khas possession in her favour, and the said Deed was registered with the office of A. D. S. R. Barasat, North 24 Parganas, copied in Book No. - I, Volume No. - 31, Pages from 207 to 216, being No. - 1591 for the year 1995.

AND WHEREAS thus in the manner as depicted above said SMT. DHANAGOURI PATEL become the sole and absolute owner of all that piece and parcel of land measuring an area of 03 Cottah 05 Chittaks 06 sq.ft. with dwelling house, being Scheme Plot No. - "A", lying and situated at Mouza - Doharia, J. L. No. - 45, Re. Sa. No. - 132, comprised in R. S. Dag No. - 716 under Khatian No. - 237 and said Smt. Laxmi Patel become the sole and absolute owner of all that piece and parcel of land measuring an area of 03 Cottah 04 Chittaks 36 sq.ft. with dwelling house, being Scheme Plot No. - "B", lying and situated at Mouza - Doharia, J. L. No. - 45, Re. Sa. No. - 132, comprised in R. S. Dag No. - 716 under Khatian No. - 237 and said Sri Chunilal Patel become the sole and absolute owner of all that piece and parcel of land measuring an area of 02 Cottah 13 Chittaks 05 sq.ft. of land with dwelling house, being Scheme Plot No. - "C", lying and situated at Mouza - Doharia, J. L. No. - 45, Re. Sa. No. - 132, comprised in R. S. Dag No. - 716 under Khatian No. - 237.



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AND WHEREAS thereafter said Smt. Laxmi Patel by a Registered Deed of Gift, being No. - 6471, dated - 24/09/2012, gifted, transferred and conveyed all that the said land measuring an area of 03 Cottah 04 Chittaks 36 sq.ft. with dwelling house, being Scheme Plot No. - "B" , lying and situated at Mouza - Doharia, J. L. No. - 45, Re. Sa. No. - 132, comprised in R. S. Dag No. - 716 under Khatian No. - 237 in favour of said Sri Chunilal Patel and delivered khas possession in his favour and the said Deed of Gift was registered with the office of A. D. S. R. Barasat, North 24 Parganas, copied in Book No. - I, CD Volume No 25 Pages from 907 to 924, being No. - 6471 for the year 2012.

AND WHEREAS thus by way of Gift said Sri Chunilal Patel also become the sole and absolute owner of all that piece and parcel of land measuring an area of 03 Cottah 04 Chittaks 36 sq.ft. with dwelling house, being Scheme Plot No. - "B" , lying and situated at Mouza - Doharia, J. L. No. - 45, Re. Sa. No. - 132, comprised in R. S. Dag No. - 716 under Khatian No. - 237 and he had been possessing and enjoying the same peacefully, free from all encumbrances.

AND WHEREAS by a Registered Deed of Gift, being No. - 06480, submitted on 21/09/2012 and registered on 24/09/2012, said Sri Chunilal Patel gifted, transferred and conveyed all that the said land measuring an area of 03 Cottah 04 Chittaks 36 sq.ft. with dwelling house, being Scheme Plot No. - "B" , lying and situated at Mouza - Doharia, J. L. No. - 45, Re. Sa. No. - 132, comprised in R. S. Dag No. - 716 under Khatian No. - 237, lying within the jurisdiction of local Madhyamgram Municipality, A. D. S. R. O. - Barasat, P. S. - Barasat at present Madhyamgram in the District of North 24 Parganas, in favour of his brother SRI DEORAM PATEL alias SRI DEBRAM PATEL, son of Late Punjaram Patel, and delivered khas possession in his favour and the said Deed was registered with the office of A. D. S. R. Barasat, North 24 Parganas,



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copied in Book No. – I, CD Volume No. – 25, Pages from 1079 to 1097, being No. – 06480 for the year 2012.

AND WHEREAS thus, by way of gift, after becoming the sole and absolute owner of said 03 Cottah 04 Chittaks 36 sq.ft. of land being Scheme Plot No. – “B” said SRI DEORAM PATEL alias SRI DEBRAM PATEL, the Owner/ Vendor No. 1 herein, got his name duly recorded in the records of present L. R. Settlement Operation, under L. R. Khatian No. – 4834, R. S. & L. R. Dag No. – 716, Area of Land – 5.57 Decimals, as 90 share out of 6.19 Acres and he also converted the Nature of the said land from “BAGAN” to “BASTU” (Vide Memo No. – 195/BL&LRO/BST- II, dated – 12/06/2023) from the Office of the Block Land & Land Reforms Officer, Barasat – II, North 24 Parganas, Government of West Bengal and he also got his name duly mutated in the office of local Madhyamgram Municipality, under Ward No. – 10, Holding No. – 367, Premises at Jessore Road (South) and he has been possessing and enjoying the same peacefully without interruption of others and said SRI DEORAM PATEL alias SRI DEBRAM PATEL, the Owner/ Vendor No. 1 herein, has every right to transfer the said property by way of Sale, Gift, Lease, Mortgage or in any manner to any person or persons and the said property is free from all encumbrances, charges, liens, mortgages whatsoever.

AND WHEREAS by another Registered Deed of Gift, being No. – 06478, submitted on 21/09/2012 and registered on 24/09/2012, said Sri Chunilal Patel gifted, transferred and conveyed all that the said land measuring an area of 02 Cottah 13 Chittaks 05 sq.ft. of land with dwelling house, being Scheme Plot No. – “C” , lying and situated at Mouza – Doharia, J. L. No. – 45, Re. Sa. No. – 132, comprised in R. S. Dag No. – 716 under Khatian No. – 237, lying within the jurisdiction of local Madhyamgram Municipality, A. D. S. R. O. – Barasat, P. S. – Barasat at present Madhyamgram in the District of North 24 Parganas,



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in favour of his said brother SRI DEORAM PATEL alias SRI DEBRAM PATEL and delivered Khas possession in his favour and the said Deed was registered with the office of A. D. S. R. Barasat, North 24 Parganas, copied in Book No. – I, CD Volume No. – 25, Pages from 1048 to 1065, being No. – 06478 for the year 2012.

AND WHEREAS thus, by way of gift, after becoming the sole and absolute owner of said 02 Cottah 13 Chittaks 05 sq.ft. of land being Scheme Plot No. – “C” said SRI DEORAM PATEL alias SRI DEBRAM PATEL, the Owner/ Vendor No. 1 herein, got his name duly recorded in the records of present L. R. Settlement Operation, under L. R. Khatian No. – 4689, R. S. & L. R. Dag No. – 716, Area of Land – 4.8282 Decimals, as 78 share out of 6.19 Acres and he also converted the Nature of the said land from “BAGAN” to “BASTU” (Vide Memo No. – 197/BL&LRO/BST- II, dated – 13/06/2023) from the Office of the Block Land & Land Reforms Officer, Barasat – II, North 24 Parganas, Government of West Bengal and he also got his name duly mutated in the office of local Madhyamgram Municipality, under Ward No. – 10, Holding No. – 368, Premises at Jessore Road (South) and he has been possessing and enjoying the same peacefully without interruption of others and said SRI DEORAM PATEL alias SRI DEBRAM PATEL, the Owner/ Vendor No. 1 herein, has every right to transfer the said property by way of Sale, Gift, Lease, Mortgage or in any manner to any person or persons and the said property is free from all encumbrances, charges, liens, mortgages whatsoever.

AND WHEREAS said SMT. DHANAGOURI PATEL, the Owner/ Vendor No. 2 herein, being the owner of 03 Cottah 05 Chittaks 06 sq.ft. of land, being Scheme Plot No. – “A”, got her name duly recorded in the records of present L. R. Settlement Operation, under L. R. Khatian No. – 5853, R. S. & L. R. Dag No. – 716, Area of Land – 5.5091 Decimals, as 89 share out of 6.19 Acres and



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she also converted the Nature of the said land from "BAGAN" to "BASTU" (Vide Memo No. - 196/BL&LRO/BST- II, dated - 13/06/2023) from the Office of the Block Land & Land Reforms Officer, Barasat - II, North 24 Parganas, Government of West Bengal and she also got his name duly mutated in the office of local Madhyamgram Municipality, under Ward No. - 10, Holding No. - 366, Premises at Sodepur Road (South) and she has been possessing and enjoying the same peacefully without interruption of others and said SMT. DHANAGOURI PATEL, the Owner/ Vendor No. 2 herein, has every right to transfer the said property by way of Sale, Gift, Lease, Mortgage or in any manner to any person or persons and the said property is free from all encumbrances, charges, liens, mortgages whatsoever.

AND WHEREAS due to some unavoidable circumstances and urgent in need of money said the Owners/ Vendors herein publicized their intention to dispose of ALL THAT piece & parcel of "BASTU" land in aggregating measuring an area of 09 (Nine) Cottahs 07 (Seven) Chittaks 02 (Two) sq.ft., be the same a little more or less, out of which 03 Cottah 04 Chittaks 36 sq.ft. of land in Scheme Plot No. - "B", under L. R. Khatian No. - 4834 (Stands in the name of Deoram Patel), being Holding No. - 367 (Stands in the name of Deoram Patel) and 02 Cottah 13 Chittaks 05 sq.ft. of land in Scheme Plot No. - "C", under L. R. Khatian No. - 4689 (Stands in the name of Deoram Patel), being Holding No. - 368 (Stands in the name of Deoram Patel) and 03 Cottah 05 Chittaks 06 sq.ft. of land in Scheme Plot No. - "A", under L. R. Khatian No. - 5853 (Stands in the name of Dhana Gouri Patel), being Holding No. - 366 (Stands in the name of Dhangouri Patel), the said total land comprised in R. S. & L. R. Dag No. - 716, lying and situated at Mouza - Doharia, J. L. No. - 45, Re. Sa. No. - 132, under Khatian No. - 237 corresponding to L. R. Khatian No. - 4834, 4689 & 5853 lying within the jurisdiction of local Madhyamgram Municipality, under Ward No. - 10, Holding No. - 367, 368 & 366, Premises at



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Jessore Road (South), A. D. S. R. O. - Barasat, P. S. - Barasat at present Madhyamgram in the District of North 24 Parganas, more fully and particularly described in the Schedule hereunder written for the highest market price of Rs. 2,34,00,000/- (Two Crore thirty Four lakh) only and the Purchaser (JAY MATA DI CONSTRUCTION) having come to know the said intention of the Vendors agrees to purchase the same at the said market price. The Debram Patel & Dhana Gouri Patel had applied to the Madhyamgram Municipality for approve the site plan. The Madhyamgram Municipality had approved the site plan of the entire property vide sanction No SP/A No. 35/MM/2021-22 Dt. 27/01/2022

NOW THIS DEED OF SALE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 2,34,00,000/- (Two Crore Thirty Four Lakh) only received by the Vendors in full from the Purchaser (JAY MATA DI CONSTRUCTION) hereof and these Vendors are executing and registering this Deed of Conveyance in favour of the Purchaser (JAY MATA DI CONSTRUCTION) in respect of the land referred to above and as described in detail in the schedule hereunder written and that from this day the Vendors is totally divested of all rights, title of the land sold to the Purchaser (JAY MATA DI CONSTRUCTION) who has become the sole and absolute Owners with absolute right and title to the land sold hereby and the Purchaser (JAY MATA DI CONSTRUCTION) is entitled and empowered to mutate his/her/their/ its name with the Govt. Sheristha and also in the Local Madhyamgram Municipality and pay rents and taxes directly to them and all rights, title and possession including easement rights, right to common passage drainage whatsoever to the land with tile shed also vest to the Purchaser who will enjoy the property sold to him/her/them/it in its absolute right through his/her/their/ its heirs, successor-in-interest, executors and assigns and further the Purchaser (JAY MATA DI CONSTRUCTION) will have all right and power to transfer the said land to anyone he/she/they/it



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like/s by sell, gift, lease, mortgage or by any other lawful means and right to improve it change its nature and character and make any construction over the said land.

THIS DEED ALSO WITNESSES that the property sold hereby has not been transferred by the Vendors hereto to any one by sell, gift, lease or mortgage nor have they contracted to sell the same to anybody else for such transfer nor have they encumbered the same in any way and the property sold hereby is free from all acts and manners of encumbrance and the property has not been attached to any court or any other institution and the Purchaser is hereby put in open peaceful possession thereof and the Vendors and/or his/her/their heirs, executors, administrators and assigns shall, and will and for all times to come at the request and cost of the Purchaser do or execute or caused to be done or executed all such acts, deeds and things whatsoever for further and more perfectly assuring the right, title of the Purchaser to the said property and every part thereof and if the title to and possession in the land with tile shed sold to the Purchaser (JAY MATA DI CONSTRUCTION) be in any way hampered in consequence of any action/fraud/deed performed or done by the Vendors and if it is found that the said property hereby is not free from all encumbrances as herein before stated the Vendors, his/her/their heirs, successors, executors and assigns will be liable to the Purchaser (JAY MATA DI CONSTRUCTION) and will be bound to refund the aforesaid consideration money with interest and all costs thereon and also the property hereby sold is not Debuttar and Pirottor Property and free from all encumbrances.

PROVIDED ALWAYS the PURCHASER (JAY MATA DI CONSTRUCTION) shall have the absolute right to sell, transfer, gift, mortgage, let out, rent the said land, in any manner as he/she/they/it like/s.



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THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece & parcel of "BASTU" land in aggregating measuring an area of 09 (Nine) Cottahs 07 (Seven) Chittaks 02 (Two) sq.ft., be the same a little more or less, out of which 03 Cottah 04 Chittaks 36 sq.ft. of land in Scheme Plot No. - "B", under L. R. Khatian No. - 4834 (Stands in the name of Debram Patel), being Holding No. - 367 (Stands in the name of Deoram Patel) and 02 Cottah 13 Chittaks 05 sq.ft. of land in Scheme Plot No. - "C", under L. R. Khatian No. - 4689 (Stands in the name of Debram Patel), being Holding No. - 368 (Stands in the name of Deoram Patel) and 03 Cottah 05 Chittaks 06 sq.ft. of land in Scheme Plot No. - "A", under L. R. Khatian No. - 5853 (Stands in the name of Dhana Gouri Patel), being Holding No. - 366 (Stands in the name of Dhangouri Patel), the said total land comprised in R. S. & L. R. Dag No. - 716, lying and situated at Mouza - Doharia, J. L. No. - 45, Re. Sa. No. - 132, under Khatian No. - 237 corresponding to L. R. Khatian No. - 4834, 4689 & 5853 lying within the jurisdiction of local Madhyamgram Municipality, under Ward No. - 10, Holding No. - 367, 368 & 366, Premises at Jessore Road (South), A. D. S. R. O. - Barasat, P. S. - Barasat at present Madhyamgram in the District of North 24 Parganas, together with all easement rights, which is fully shown and delineated in the plan annexed hereto and boundary line marked by colour RED and the said plan will be treated as a part of this Deed of Conveyance, and the annual rent and taxes in respect proportionate share of land is payable to the Government of West Bengal through the collector of District North 24 Parganas. The said 09 (Nine) Cottahs 07 (Seven) Chittaks 02 (Two) sq.ft. is butted and bounded in the manner as follows:-

- ON THE NORTH : 14 feet wide Road.
ON THE SOUTH : L/O Rajesh Jadav and another's Land.
ON THE EAST : 60 feet wide Jessore Road.
ON THE WEST : H/O Ganesh Karmakar



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29 SEP 2023

Annexed Sketch Map, Finger Prints and Photographs of the Parties will be treated as a Part of this Deed of Conveyance.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

WITNESSES :-

1. Ms. Jyoti Mitra
Basant, Barasat.
2. Partha Mitra
Debigarh-2 Madhyangra
3. Sumit Banik
UDYARASPUR, MADHYAM - GRAM
4. Parashu Saha
Debigarh-2, Madhyangra

1. Deoram Patra (Deoram Sahu)
2. Sri Sita Mitra

SIGNATURE OF THE
VENDORS/OWNERS

Drafted by-

Partha Pratim Mandal
Advocate
Barasat Judges Court
Barasat, North 24 Parganas
Enrolment No - WB/108/2001

Printed:-

K.N.C. Road, Barasat
deedhome@gmail.com

JAY MATA DI CONSTRUCTION
Bhawajit Mitra
Partners

JAY MATA DI CONSTRUCTION
Sampa Mitra
Partners

JAY MATA DI CONSTRUCTION
Saswanta Mitra
Partners

JAY MATA DI CONSTRUCTION
Ardhendu Mitra
Partners

SIGNATURE OF THE PURCHASER
(PARTNERS OF JAY MATA DI
CONSTRUCTION)



Registrar U/S 7 (2)
District Sub Registrar-II
North 24 Parganas, Barasat

29 SEP 2023

MEMO OF CONSIDERATION

Received of and from the within the named Purchaser the sum of Rs. 2,34,00,000/- (Two Crore thirty Four lakh) only as total consideration by the Owners/ Vendors as per schedule below:-

Date	Cash / D. D. No.	Bank	Branch	Rupees
26/09/2023		On Line Transfer		Rs. 80,00,000/-
26/09/2023		On Line Transfer		Rs. 77,00,000/-
26/09/2023		On Line Transfer		Rs. 77,00,000/-
			Total -	Rs. 2,34,00,000/-

Received Total Rupees Two Crore Thirty Four Lakh Only.

SIGNED SEALED AND
DELIVERED

in presence of Witnesses:-

1. *[Handwritten Signature]*
2. *[Handwritten Signature]*
3. *[Handwritten Signature]*
4. *[Handwritten Signature]*

1. *[Handwritten Signature]*
2. *[Handwritten Signature]*

SIGNATURE OF THE
VENDORS/OWNERS

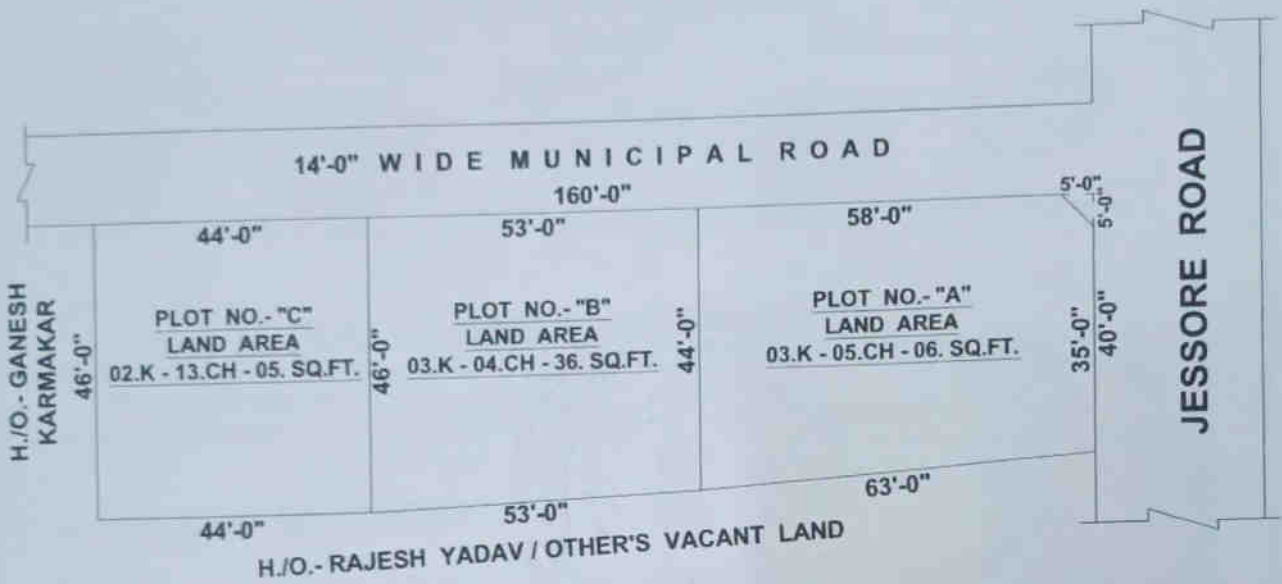


Registrar U/S 7 (2)
District Sub Registrar-II
North 24 Parganas, Barasat

29 SEP 2023

**SITE PLAN OF LAND SITUATED AT MOUZA - DOHARIA ,
 J.L. NO.- 45 , DAG NO.- 716 , L.R. KHATIAN NO.- 4834 , 5853 &
 4689 , WARD NO.- 10 , UNDER MADHYAMGRAM
 MUNICIPALITY, DIST. - NORTH 24 PARGANAS**

**NAME OF PURCHASER - "JAY MATADI CONSTRUCTION"
 (BISWAJIT MITRA , SAMPA MITRA , SWARNENDU MITRA & ARDHENDU MITRA)
 NAME OF SELLER - SRI. DEORAM PATEL & SMT. DHANGOURI PATEL**



SITE PLAN OF LAND

SCALE :- 1" = 10'-0"

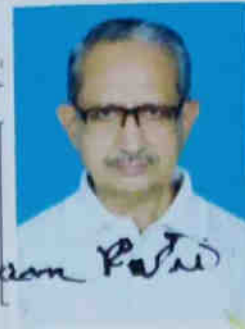
AREA STATEMENTS	SING. OF PURCHASER	DRAWN BY
PLOT NO.- "A" LAND AREA 03.K - 05.CH - 06. SQ.FT. PLOT NO.- "B" LAND AREA 03.K - 04.CH - 36. SQ.FT. PLOT NO.- "C" LAND AREA = 02.K - 13.CH - 05. SQ.FT.	1. Biswajit Mitra 2. Sampa mitra 3. Swarnendu Mitra 4. Ardhendu Mitra	Momin Ali MD. MOMIN ALI Surveyor Regn. No. 015 / 03 27-09-2023
TOTAL LAND AREA = 09.K - 07.CH - 02. SQ.FT. (AS PER DEED)	SING. OF SELLER Deoram Patel and Smt. Dhangouri	



Registrar U/S 7 (2)
District Sub Registrar-II
North 24 Parganas, Barasat

29 SEP 2023

UNDER RULE 44A OF THE I. R. ACT 1



(1) SRI DEORAM PATEL alias SRI DEBRAM PATEL

Name

Status - Presentant

Deoram Patel

LEFT HAND FINGER PRINTS				
LITTLE	RING	MIDDLE	FORE	THUMB
RIGHT HAND FINGER PRINTS				
THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person.

Deoram Patel (Deoram Patel)

Signature of the presentant



(2) SMT. DHANGOURI PATEL

Name

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/

धंगूरी पटेल

LEFT HAND FINGER PRINTS				
LITTLE	RING	MIDDLE	FORE	THUMB
RIGHT HAND FINGER PRINTS				
THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the above named person and attested by the said person.

धंगूरी पटेल

Signature of the Presentant/Executant

Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)



Registrar U/S 7 (2)
District Sub Registrar-II
North 24 Parganas, Barasat

29 SEP 2023

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

(1) **BISWAJIT MITRA**

Name BISWAJIT MITRA.

Status - Presentant



Biswajit Mitra

LEFT HAND FINGER PRINTS				
LITTLE	RING	MIDDLE	FORE	THUMB
RIGHT HAND FINGER PRINTS				
THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person.

Biswajit Mitra

Signature of the presentant

(2) **SAMPA MITRA**

Name

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Tes



Sampa Mitra

LEFT HAND FINGER PRINTS				
LITTLE	RING	MIDDLE	FORE	THUMB
RIGHT HAND FINGER PRINTS				
THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the above named person and attested by the said person.

Sampa Mitra

Signature of the Presentant/Executant

Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)



Registrar U/S 7 (2)
District Sub Registrar-II
North 24 Parganas, Barasat

29 SEP 2023

UNDER RULE 44A OF THE I. R. ACT



(1) SWARNENDU MITRA

Name

Status - Presentant

LEFT HAND FINGER PRINTS				
LITTLE	RING	MIDDLE	FORE	THUMB
				
RIGHT HAND FINGER PRINTS				
THUMB	FORE	MIDDLE	RING	LITTLE
				

All the above fingerprints are of the abovenamed person and attested by the said person.

Swarnendu Mitra

Signature of the presentant

(2) SRI ARDHENDU MITRA

Name

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/



LEFT HAND FINGER PRINTS				
LITTLE	RING	MIDDLE	FORE	THUMB
				
RIGHT HAND FINGER PRINTS				
THUMB	FORE	MIDDLE	RING	LITTLE
				

All the above fingerprints are of the above named person and attested by the said person.

Ardhendu Mitra

Signature of the Presentant/Executant

Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)



Registrar U/S 7 (2)
District Sub Registrar-II
North 24 Parganas, Barasat

29 SEP 2023



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

CKW5299185



নির্বাচকের নাম : জাহির উদ্দিন

Elector's Name : Jahir Uddin

পিতার নাম : মো আমজেদ আলি

Father's Name : Md Anjed Ali

লিঙ্গ/Sex : পুং / M

জন্ম তারিখ : 19/12/1989

Date of Birth

CKW5299185

ঠিকানা:

পেকে পাড়া, বড়া, ছোটজাগুলিয়া, বড়া, দত্তপুকুর
উত্তর ২৪ - পরগণা-743294

Address:

PEKE PARA,BORA,CHHOTOJAGULIA,
BORA, DUTTAPUKUR, NORTH 24
PARGANAS-743294

Date: 15/01/2020

119 - বারাসত নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রন
অধিকারিকের স্বাক্ষর অনুমতি

Facsimile Signature of the Electoral
Registration Officer for

119 - Barasat Constituency

টিকানা পরিবর্তন হলে নতুন ঠিকানায় জেলায় পিইসি বাত
কোলা ও এফই নম্বরের নতুন অতিরিক্ত পরিচয়পত্র পাঠানোর
জন্য নির্দিষ্ট ফর্ম এই পরিচয়পত্রের সহায়তী উল্লেখ করুন।

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

35 / 1159



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



280920232023835934

GRIPS Payment Detail

GRIPS Payment ID:	280920232023835934	Payment Init. Date:	28/09/2023 11:15:31
Total Amount:	1527632	No of GRN:	1
Bank/Gateway:	State Bank of India	Payment Mode:	Online Payment
BRN:	CKY1492916	BRN Date:	28/09/2023 11:17:24
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: JAY MATADI CONSTRUCTION
Mobile: 7044476436

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1.	192023240238359351	Directorate of Registration & Stamp Revenue	1527632
Total			1527632

IN WORDS: FIFTEEN LAKH TWENTY SEVEN THOUSAND SIX HUNDRED THIRTY TWO ONLY.

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

PAID



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



192023240238359351

GRN Details

GRN: 192023240238359351 Payment Mode: Online Payment
GRN Date: 28/09/2023 11:15:31 Bank/Gateway: State Bank of India
BRN : CKY1492916 BRN Date: 28/09/2023 11:17:24
GRIPS Payment ID: 280920232023835934 Payment Init. Date: 28/09/2023 11:15:31
Payment Status: Successful Payment Ref. No: 2002390412/4/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: JAY MATADI CONSTRUCTION
Address: 2 No Debigarh, PO & PS Madhyamgram, North 24-Parganas
Mobile: 7044476436
Contact No: 9831103324
Depositor Status: Buyer/Claimants
Query No: 2002390412
Applicant's Name: Mr Partha Pratim Mandal
Identification No: 2002390412/4/2023
Remarks: Sale, Sale Document
Period From (dd/mm/yyyy): 28/09/2023
Period To (dd/mm/yyyy): 28/09/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002390412/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	1271145
2	2002390412/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	255239
3	2002390412/4/2023	Mutation/Conversion -Receipt	0029-00-800-028-27	1248
Total				1527632

IN WORDS: FIFTEEN LAKH TWENTY SEVEN THOUSAND SIX HUNDRED THIRTY TWO ONLY.

PAYED

Major Information of the Deed



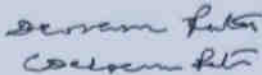



Deed No :	I-1502-07610/2023	Date of Registration	29/09/2023
Query No / Year	1502-2002390412/2023	Office where deed is registered	
Query Date	19/09/2023 8:25:54 PM	D.S.R. - II NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	Partha Pratim Mandal Barasat Court, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9831103324, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2,34,00,000/-	Rs. 2,55,22,503/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 12,76,145/- (Article:23)	Rs. 2,55,271/- (Article A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip. (Urban area)		

Land Details :

District: North 24-Parganas, P.S.- Barasat, Municipality: MADHYAMGRAM, Road: Jessore Rd., Road Zone : (Airport -- Madhyagram Crossing On Road) , Mouza: Doharia, JI No: 45, Pin Code : 700129

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-716 (RS -)	LR-5853	Bastu	Bastu	3 Katha 5 Chatak 6 Sq Ft	89,00,000/-	89,66,251/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L2	LR-716 (RS -)	LR-4834	Bastu	Bastu	3 Katha 5 Chatak	78,00,000/-	89,43,751/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L3	LR-716 (RS -)	LR-4689	Bastu	Bastu	2 Katha 13 Chatak 5 Sq Ft	67,00,000/-	76,12,501/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
TOTAL :					15.5971Dec	234,00,000 /-	255,22,503 /-	
Grand Total :					15.5971Dec	234,00,000 /-	255,22,503 /-	













Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Deoram Patel, (Alias: Mr Debram Patel) Son of Late Punjaram Patel Executed by: Self, Date of Execution: 27/09/2023 , Admitted by: Self, Date of Admission: 29/09/2023 ,Place : Office	 29/09/2023	 LTI 29/09/2023 Captured	 29/09/2023
Purbalay, City:- Madhyamgram, P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx1L, Aadhaar No: 51xxxxxxx6177, Status :Individual, Executed by: Self, Date of Execution: 27/09/2023 , Admitted by: Self, Date of Admission: 29/09/2023 ,Place : Office				
2	Name Smt Dhangouri Patel Daughter of Mr. Deoram Patel Executed by: Self, Date of Execution: 27/09/2023 , Admitted by: Self, Date of Admission: 29/09/2023 ,Place : Office	 29/09/2023	 LTI 29/09/2023 Captured	 29/09/2023
Purbalay, City:- Madhyamgram, P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AFxxxxxx8H, Aadhaar No: 62xxxxxxx4881, Status :Individual, Executed by: Self, Date of Execution: 27/09/2023 , Admitted by: Self, Date of Admission: 29/09/2023 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	JAY MATADI CONSTRUCTION 2 No Debigarh, City:- Madhyamgram, P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129 , PAN No.:: AAxxxxxx5j,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Biswajit Mitra Son of Late Nagendra Nath Mitra Date of Execution - 27/09/2023, , Admitted by: Self, Date of Admission: 29/09/2023, Place of Admission of Execution: Office		 Captured	 29/09/2023
	Sep 29 2023 2:15PM LTI 29/09/2023			
2 No Debigarh, City:- Madhyamgram, P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx2G, Aadhaar No: 28xxxxxxxx2948 Status : Representative, Representative of : JAY MATADI CONSTRUCTION (as Partner)				
2	Name Smt Sampa Mitra Wife of Mr Biswajit Mitra Date of Execution - 27/09/2023, , Admitted by: Self, Date of Admission: 29/09/2023, Place of Admission of Execution: Office		 Captured	 29/09/2023
	Sep 29 2023 2:17PM LTI 29/09/2023			
2 No Debigarh, City:- Madhyamgram, P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx3J, Aadhaar No: 28xxxxxxxx3910 Status : Representative, Representative of : JAY MATADI CONSTRUCTION (as Partner)				
3	Name Mr Swarnendu Mitra Son of Mr Biswajit Mitra Date of Execution - 27/09/2023, , Admitted by: Self, Date of Admission: 29/09/2023, Place of Admission of Execution: Office		 Captured	 29/09/2023
	Sep 29 2023 2:17PM LTI 29/09/2023			
2 No Debigarh, City:- Madhyamgram, P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: GFxxxxxx0P, Aadhaar No: 78xxxxxxxx7646 Status : Representative, Representative of : JAY MATADI CONSTRUCTION (as Partner)				
4	Name Mr Ardhendu Mitra (Presentant) Son of Mr Biswajit Mitra Date of Execution - 27/09/2023, , Admitted by: Self, Date of Admission: 29/09/2023, Place of Admission of Execution: Office		 Captured	 29/09/2023
	Sep 29 2023 2:18PM LTI 29/09/2023			

2 No Debighar, City:- Madhyamgram, P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: HZxxxxxx4E, Aadhaar No: 21xxxxxxxx4555 Status : Representative, Representative of : JAY MATADI CONSTRUCTION (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Md Jahir Uddin Son of Md Amzed Ali Barasat Court, City:- Barasat, P.O:- Barasat, P.S:-Barasat, District:-North 24- Parganas, West Bengal, India, PIN:- 700124		 Captured	
	29/09/2023	29/09/2023	29/09/2023

Identifier Of Mr Deoram Patel, Smt Dhangouri Patel, Mr Biswajit Mitra, Smt Sampa Mitra, Mr Swarnendu Mitra, Mr Ardhendu Mitra

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Deoram Patel	JAY MATADI CONSTRUCTION-2.73969 Dec
2	Smt Dhangouri Patel	JAY MATADI CONSTRUCTION-2.73969 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Deoram Patel	JAY MATADI CONSTRUCTION-2.73281 Dec
2	Smt Dhangouri Patel	JAY MATADI CONSTRUCTION-2.73281 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr Deoram Patel	JAY MATADI CONSTRUCTION-2.32604 Dec
2	Smt Dhangouri Patel	JAY MATADI CONSTRUCTION-2.32604 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Jessore Rd, Road Zone : (Airport – Madhyagram Crossing On Road) , Mouza: Doharia, JI No: 45, Pin Code: 700129

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 716, LR Khatian No:- 5853	Owner:শন লৌরী প্যাটেল, Gurdian:দেওরাম , Address:সিঙ্গ , Classification:ঝগান, Area:0.05530000 Acre,	Smt Dhangouri Patel
L2	LR Plot No:- 716, LR Khatian No:- 4834	Owner:দেওরাম প্যাটেল, Gurdian:ব্রত কুমারদাস প্যাটেল, Address:সিঙ্গ , Classification:ঝগান, Area:0.05450000 Acre,	Mr Deoram Patel

L3	LR Plot No:- 716, LR Khatian No:- 4689	Owner: देवराज पाटील, Gurdian: पुनकाशम पाटील, Address: मिरा . Classification: बाधान, Area: 0.04650000 Acre,	Mr Deoram Patel
----	--	--	-----------------

Endorsement For Deed Number : I - 150207610 / 2023

On 29-09-2023

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 12:50 hrs on 29-09-2023, at the Office of the D.S.R. - II NORTH 24-PARGANAS by Mr Ardhendu Mitra ,,

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,55,22,503/-

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

Execution is admitted on 29/09/2023 by 1. Mr Deoram Patel, Alias Mr Debram Patel, Son of Late Punjaram Patel, Purbalay, P.O: Madhyamgram, Thana: Madhyamgram, , City/Town: MADHYAMGRAM, North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by Profession Business, 2. Smt Dhangouri Patel, Daughter of Mr Deoram Patel, Purbalay, P.O: Madhyamgram, Thana: Madhyamgram, , City/Town: MADHYAMGRAM, North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by Profession House wife

Indetified by Md Jahir Uddin, , , Son of Md Amzed Ali, Barasat Court, P.O: Barasat, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 29-09-2023 by Mr Biswajit Mitra, Partner, JAY MATADI CONSTRUCTION (Partnership Firm), 2 No Debigarh, City:- Madhyamgram, P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129

Indetified by Md Jahir Uddin, , , Son of Md Amzed Ali, Barasat Court, P.O: Barasat, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Execution is admitted on 29-09-2023 by Smt Sampa Mitra, Partner, JAY MATADI CONSTRUCTION (Partnership Firm), 2 No Debigarh, City:- Madhyamgram, P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129

Indetified by Md Jahir Uddin, , , Son of Md Amzed Ali, Barasat Court, P.O: Barasat, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Execution is admitted on 29-09-2023 by Mr Swamendu Mitra, Partner, JAY MATADI CONSTRUCTION (Partnership Firm), 2 No Debigarh, City:- Madhyamgram, P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129

Indetified by Md Jahir Uddin, , , Son of Md Amzed Ali, Barasat Court, P.O: Barasat, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Execution is admitted on 29-09-2023 by Mr Ardhendu Mitra, Partner, JAY MATADI CONSTRUCTION (Partnership Firm), 2 No Debigarh, City:- Madhyamgram, P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129

Indetified by Md Jahir Uddin, , , Son of Md Amzed Ali, Barasat Court, P.O: Barasat, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,55,271.00/- (A(1) = Rs 2,55,225.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 2,55,239/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/09/2023 11:17AM with Govt. Ref. No: 192023240238359351 on 28-09-2023, Amount Rs: 2,55,239/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKY1492916 on 28-09-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 12,76,145/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 12,71,145/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: impressed, Serial no 6841, Amount: Rs.5,000.00/-, Date of Purchase: 26/09/2023, Vendor name: Haran Chandra Sadhu

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/09/2023 11:17AM with Govt. Ref. No: 192023240238359351 on 28-09-2023, Amount Rs: 12,71,145/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKY1492916 on 28-09-2023, Head of Account 0030-02-103-003-02



Rita Lepcha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1502-2023, Page from 201977 to 202009

being No 150207610 for the year 2023.



[Handwritten mark]

Digitally signed by RITA LEPCHA
Date: 2023.10.04 15:04:50 +05:30
Reason: Digital Signing of Deed.

(Rita Lepcha) 04/10/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS
West Bengal.