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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certify that the document is submitted to registration. The signature sheet and the endorsement sheets attached with this document are the same as this document.

  
Asst. District Sub-Registrar  
Bighannagar, (Sole Lake City)

26 SEP 2022

Convey/30811

DEED OF CONVEYANCE

THIS INDENTURE made on this 26<sup>th</sup> day of SEPTEMBER Two Thousand and Twenty Two BETWEEN (1) MR. BHAGWATI PRASAD CHOUDHARY having Income Tax Permanent Account No. (PAN) "ACHPC3685N", Aadhaar No. 7127-2771-1680, (2) MR. BHAWANI SHANKAR CHOWDHARY having Income Tax Permanent Account No. (PAN) "ABXPC9873F", Aadhaar No. 8571-9548-4738, (3) MR. LAXMI NIWAS CHOUDHARY having Income Tax Permanent Account No. (PAN) "ACHPC3068P", Aadhaar No. 8450-1155-6181, (4) MR. RAMESH KUMAR CHOWDHARY having Income Tax Permanent Account No. (PAN) "ACKPC5146M", Aadhaar No. 8298-0227-2707, all sons of Late Radhe Shyam Chowdhury, all are by faith - Hindu, by occupation - Business, all



residing at 181/34, Dakshin Dhari Road, Sreebhumi, Post Office – Sreebhumi, Police Station – Lake Town, Kolkata – 700 048 now residing at 443, Dum Dum Park, Post Office – Bangur Avenue, Police Station – Lake Town, Kolkata – 700 055, all are Indian Citizen, hereinafter called the **VENDORS**, (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrator, representatives and assigns) of the **ONE PART**.

**AND**

**D.S. CONSTRUCTION** proprietorship firm, having its office at 237, Gorakshabasi Road, Post Office – Dum Dum, Police Station – Dum Dum, Kolkata – 700 028, in the District of North-24-Parganas, represented by its Proprietor **MR. SIBIR ROY** son of Late Prabir Kumar Roy, having Income Tax Permanent Account No. (PAN) "**ACRPR4815M**", Aadhar No. **3890-1348-0349**, by faith – Hindu, by Occupation – Business, residing at 237, Gorakshabasi Road, Post Office – Dum Dum, Police Station – Dum Dum, Kolkata – 700 028, Indian Citizen, hereinafter called the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor or successors and assigns) of the **SECOND PART**.

WHEREAS One The Krishnapur Refugee Co-operative Colony Limited, a registered Society having being registration No. 69/24 Parganas 1949 and have its Registered Office at Dum Dum Park, 24-Parganas had acquired a plot of land being Plot No. 443 as described in "Kaa" Schedule property and other properties of different Dag Numbers including the property as described in "Kha" Schedule property mentioned therein as per own plan of the Society affiliated by the Government of West Bengal by virtue of a Deed of Agreement entered into by

and between the Government of West Bengal and the said Society executed on 21<sup>st</sup> day of November, 1951.

AND WHEREAS after obtaining the said plot of land the said Society formulated a scheme for allotment of land to the member of the Society including Refugee and homeless employees of the Government of West Bengal for the purpose of their rehabilitation and spent huge amount towards acquisition of land and thereafter for development of land and for making Road etc. as per approved plan and development programme of the Government of West Bengal.

AND WHEREAS the Development of the said land having been completed by the Society, the Government of West Bengal transferred the said "Kas" and "Kas" Schedule properties including other properties as mentioned therein to the Krishnapur Refugee Co-operative Colony Limited by virtue of a Deed of Conveyance executed and registered in the Office of the Addl. District Sub-Registrar Cossipur, Dum Dum on 27.11.1975 recorded in Book No. 1, Volume No. 175, Pages 193 to 201, Being No. 9871 for the year 1975.

AND WHEREAS since such purchase as aforesaid the said Society by its meeting held on 11.01.1978 had decided to start transferring of land by way of registration to the members of the Society including Saibal Dasgupta, since deceased the member of the Society who was residing and occupying the said "Kas" Schedule property as mentioned in the said Deed of Agreement after constructing dwelling house.

AND WHEREAS by an Indenture of Conveyance bearing dated 07.10.1988 and registered in the Office of the Addl. District Sub-Registrar Bidhan Nagar, Salt Lake City and



recorded in Book No. I, Volume No. 145, Pages 223 to 232, Being No. 7593 for the year 1986 the said Krishnapur Refugee Co-operative Colony Limited represented by its Secretary Sri Binoy Bhusan Nandi Mazumdar son of late Sachindra Nandi Mazumdar of 453, Dum Dum Park, Police Station – Lake Town, Calcutta – 700 055 and Sri Lakkendra Nath Basu son of Late Ragendra Nath Basu of 159, Dum Dum Park, Police Station – Lake Town, Calcutta – 700 055 sold, conveyed and transferred the said "Kha" Schedule property mentioned therein to the said Saibal Dasgupta son of late Bimal Kanti Dasgupta of 213, Sri Aurobindo Sarani, in the town of Calcutta for a consolidated consideration as mentioned therein.

AND WHEREAS the said Saibal Dasgupta while in possession, occupation and enjoyment of the premises died on 15.05.1993 leaving his Last Will and Testament dated 15.01.1993 whereby he devised and bequeathed all his moveable and immovable properties including the plot of land bearing No. 443 now Known as Holding No. 463 in ward No. 21, Dum Dum Park, Calcutta – 700 055, within the jurisdiction of South Dum Dum Municipality to his father Bimal Kanti Dasgupta and for ever and after his death to his legal heirs if any.

AND WHEREAS after the death of the said Saibal Dasgupta his father Bimal Kanti Dasgupta had filed a petition being probate Case No. 28/95 before the Learned Chief Judge, City Civil Court, Calcutta and the said Will was duly proved and the Probate thereof was duly granted to him and thus he became absolute owner of the properties left by his son. He duly mutated his name in the records of the South Dum Dum Municipality and Panihati Municipality in respect of the said properties left by his son.

AND WHEREAS the said Bimal Kanti Dasgupta while in possession, occupation and enjoyment of the properties including the property as mentioned and described in the Schedule hereunder written died intestate on 21.11.1998 leaving behind him surviving his only son Sri Probal Dasgupta, son's wife Smt. Kaberi Dasgupta and grand son Master Pratik Dasgupta and prior to his death the said Bimal Kanti Dasgupta executed and published his last Will and Testament dated July 14, 1998 whereby and where under he the said Bimal Kanti Dasgupta deceased bequeath and devised all his various moveable and immovable assets and properties in favour of Kaberi Dasgupta, his daughter-in-law or his grandson Master Pratik Dasgupta the son of Probal Dasgupta born out of the womb of his wife Smt. Kaberi Dasgupta and he appointed Smt. Kaberi Dasgupta and Tapas Biswas as Executrix and executor respectively to his Last Will and Testament.

AND WHEREAS after the death of the said Bimal Kanti Dasgupta the said Executrix and Executor published the Last Will of Bimal Kanti Dasgupta and filed an application before the Learned Chief Judge, City Civil Court at Calcutta for the grant of probate of the said Last Will and Testament dated July 14, 1998 being Probate Case No. 31 of 1999.

AND WHEREAS the said Last Will was duly proved and the Probate thereof was granted in favour of Smt. Kaberi Dasgupta and Sri Tapas Biswas on July 29, 1999 by the Learned Chief Judge, City Civil Court at Calcutta.

AND WHEREAS after obtaining the said Probate of the said will the said Smt. Kaberi Dasgupta became an absolute beneficiary in respect of the property maintained in the Schedule below beside other properties, and thus the Smt. Kaberi Dasgupta has become the absolute owner in respect of the house property being plot No. 443 now known as Holding No.



483 in Ward No. 21, Dum Dum Park, Calcutta - 700 055 particularly described in the Schedule hereunder written and hereinafter referred to as the said property beside other properties left by her father-in-law Bimal Kanti Dasgupta since deceased.

AND WHEREAS by suppressing the fact of the said Last Will and the Probate granted vide Probate Case No. 31 of 1999 from the Learned Court of Chief Judge, City Civil Court, Calcutta, Probal Dasgupta husband of Smt. Kaberi Dasgupta made an application before the Hon'ble High Court, Calcutta for grant of letters of Administration for Administering the estate of the deceased Bimal Kanti Dasgupta in his favour being P.L.A. No. 216 of 1999.

AND WHEREAS on 27.08.1999, by the said application being P.L.A. No. 216 of 1999 letters of Administration in respect of the properties of the said deceased was obtained from the Hon'ble High Court at Calcutta in favour of Sri Probal Das Gupta.

AND WHEREAS after obtaining the said letters of Administration as aforesaid the said Probal Dasgupta applied for mutation of the property mentioned in the Schedule below in his name in the records of South Dum Dum Municipality but same it had been objected to by the said Smt. Kaberi Dasgupta.

AND WHEREAS by virtue of letters of Administration Sri Probal Dasgupta, entered into and Agreement for Sale of the house property mentioned in the Schedule hereunder written with Sri Arun Malik the vendor herein on 02.11.2000 for a consolidated consideration mentioned therein and also received a part payment of consideration.

AND WHEREAS thereafter upon publication made in daily newspaper by the vendor's Advocate regarding proposed purchase of the said house property from Sri Probal Dasgupta requiring to know if there is any claimant of the said property and on basis of that publication the vendor's Advocate has received a letter dated 19.12.2000 from the Advocate of Smt. Kaberi Dasgupta through which it came to light that the said Smt. Kaberi Dasgupta had already obtained a Probate of the Last Will and Testament of Late Bimal Kanti Dasgupta on July 29, 1999 from the City Civil Court, Calcutta vide Probate Case No. 31 of 1999 and by virtue of the said probate she has become the absolute owner of the said property particularly mentioned in the Schedule below beside other properties.

AND WHEREAS after coming to know of the aforesaid grant of letters of Administration in favour of the said Sri Probal Das Gupta, Smt. Kaberi Dasgupta made an application on 22.09.1999 inter-alia for revocation of the said letters of Administration granted to Sri Probal Das Gupta by the Hon'ble High Court, Calcutta.

AND WHEREAS the said Sri Probal Dasgupta also made an application on 24.11.1999 before the Ld. Chief Judge, City Civil Court at Calcutta for revocation of Probate granted in favour of Smt. Kaberi Dasgupta and another being Revocation Case No. 134 of 1999 arising out of the Probate Case No. 31 of 1999.

AND WHEREAS above dispute between Smt. Kaberi Dasgupta and Sri Probal Dasgupta has been amicably settled that Sri Probal Dasgupta agreed not to press/proceed with the application made by him before the Ld. Chief Judge, City Civil Court, Calcutta for revocation of the grant of Probate being Revocation Case No. 134 of 1999 and also not to oppose the application being G.A. No. 4080 of 1999 in P.L.A. No. 216 of 1999.



AND WHEREAS Sri Probal Dasgupta admits that his deceased father Bimal Kanti Dasgupta died intestate leaving behind his Last Will and Testament dated 14<sup>th</sup> July, 1998 whereby and where under he bequeathed and devised all his various moveable and immoveable properties and assets either in favour of Smt. Kaberi Dasgupta his grand son Master Pratik Dasgupta and also admits validity and genuines of the said Last Will.

AND WHEREAS the said Sri Probal Dasgupta also confirmed and assure that he has no claim or right, title or interest over any of the properties moveable and immoveable or any portion thereof bequeathed and devised by the owner Late Bimal Kanti Dasgupta by his Last Will and Testament dated 14<sup>th</sup> July 1998 and the said will has been duly Probated by an order dated 29.07.1999 passed by the Ld. Chief City Civil Court at Calcutta in Probate Case No. 31 of 1999 in favour of Smt. Kaberi Dasgupta and Another.

AND WHEREAS Sri Probal Dasgupta agreed with Smt. Kaberi Dasgupta that the application being G.A. No. 4080 of 1999 in P.L.A. No. 216 of 1999 filed by Smt. Kaberi Dasgupta for revocation of the grant of letters of Administration in respect of the properties and credits of Bimal Kanti Dasgupta, since deceased granted by this Hon'ble Court on 27<sup>th</sup> August, 1999 shall stand allowed and the interim order dated 6<sup>th</sup> October, 1999 passed by this Hon'ble Court therein so far as it restrained the Vendor herein from alienating and/or disposing of any of the assets and properties of the deceased be recalled and/or stand vacated and the order dated 27<sup>th</sup> August, 1999 granting letters of Administration in respect of the properties and credits of Bimal Kanti Dasgupta, since deceased in favour of the Confirming Party herein G.A. Case No. 4080 of 1999 in P.L.A. No. 216 of 1999 hereby stand revoked.



AND WHEREAS the said Probal Das Gupta undertakes that he shall not press for or proceed with the application made by him before the learned City Civil Court at Calcutta for revocation of the grant of probate being Revocation Case No. 134 of 1999 arising out of the Probate Case No. 31 of 1999 and accordingly the said application for revocation of probate stands withdrawn dismissed by him upon honoring the probate as to be validly granted to Smt. Kaberi Dasgupta along with one Tapas Biswas.

AND WHEREAS the said Tapas Biswas has expressed in inability to act as an executor and has relinquished.

AND WHEREAS according to the mutual understanding as stated above, the letter of Administration having been revoked and/or cancelled by the Honorable High Court, Calcutta and the revocation case having been withdrawn dismissed by the Probal Das Gupta and accordingly the said Smt. Kaberi Dasgupta as the sole and absolute owner of Premises No. 443, Dum Dum Park, Police Station – Lake Town, Calcutta – 700 055 along with three storied brick built building standing on the land thereon has agreed to sale the said property particularly described in the Schedule written hereunder to Sri Arun Malik the vendor herein at a total consideration of Rs. 13,00,000/- (Rupees Thirteen Lakhs) only free from all encumbrances.

AND WHEREAS by a Registered Deed of Conveyance dated 9<sup>th</sup> March 2002 duly registered with the Additional District Sub-Registrar, Bidhannagar (Salt Lake City), Calcutta, under Book No. I, Volume No. 182, Pages No. 102 to 128, Being No. 03187 for the year 2003, Smt. Kaberi Dasgupta wife of Sri Probal Dasgupta and Sri Probal Dasgupta son of Late Bimal Kanti Dasgupta, described therein as the Vendors, sold, transferred and conveyed to Sri Arun Malik, described therein as the Purchaser, ALL THAT piece and parcel of plot of land being Plot

No. 443, in Ward No. 21, now known as Municipal Holding No. 463, Dum Dum Park, Circule No. VII, Police Station – Lake Town, Kolkata – 700 055, under South Dum Dum Municipality, measuring about 4 Cottahs, 8 Chittacks, together with three storied (ground plus two) brick built building constructed on the land thereon then lying and situated at Mouza – Krishnapur, Police Station – Lake Town, District – 24 Parganas (North), now comes under Mouza – Shyamnagar, Sub-Registry Office at Cossipore, Dum Dum at present Addl. District Sub-Registrar Bidhannagar, Salt Lake, appertaining to J.L. No. 17, C.S. Dag No. 2461 and 2462 now paying therefore quarterly Municipal Tax Rs. 162.50p to the South Dum Dum Municipality which is more fully and particularly described in the Schedule given below. The said Probal Das Gupta also joined in the said Deed of Conveyance as Confirming Party approving the sale.

AND WHEREAS by a Deed of Conveyance dated 12.07.2004, registered at the office of Registrar of Assurances Kolkata, copied in Book No. I, Volume No. 01, Pages 01 to 35, Being No. 03474 for the year 2004, Sri Arun Malik, described therein as the Vendor, sold, transferred and conveyed to Mr. Bhagwati Prasad Choudhary, Mr. Bhawani Sankar Chowdhary, Mr. Laxmi Niwas Choudhary and Mr. Ramesh Kumar Chowdhary, described therein as the Purchasers, ALL THAT piece or parcel of Plot of land admeasuring an area **04 (Four) Cottahs 08 (Eight) Chittacks more or less** together with three storied (ground plus two) brick built building constructed on the land comprised in being Plot No. 443, C.S. Dag Nos. 2461 and 2462, Municipal Holding No. 463, Dum Dum Park, Circule No. VII, at Mouza – Krishnapur now Shyamnagar, Police Station – Lake Town, Kolkata – 700 055, in Ward No. 21, J.L. No. 17, within the local limits of South Dum Dum Municipality, under jurisdiction of Addl. District Sub-Registrar Bidhannagar, Salt Lake City, in the district of North 24-Parganas.



AND WHEREAS Mr. Bhagwati Prasad Choudhary, Mr. Bhawani Sankar Chowdhary, Mr. Laxmi Niwas Choudhary and Mr. Ramesh Kumar Chowdhary are thus well seized and possessed of or otherwise well and sufficiently entitled to land measuring an area **ALL THAT** piece or parcel of Plot of land admeasuring an area **04 (Four) Cottahs 08 (Eight) Chittacks more or less** together with three storied (ground plus two) brick built building constructed on the land comprised in being Plot No. 443, Dum Dum Park, C.S. Dag Nos. 2461 and 2462, Municipal Holding No. 463 now 723 (After Mutation), Dum Dum Park, Circule No. VII, at Mouza – Krishnapur now Shyamnagar, Police Station – Lake Town, Kolkata – 700 055, in Ward No. 28, J.L. No. 17, within the local limits of South Dum Dum Municipality, under jurisdiction of Addl. District Sub-Registrar Bidhannagar, Salt Lake City, in the district of North 24-Parganas.

AND WHEREAS the Vendors have agreed to sell and the Purchasers have agreed to purchase **ALL THAT** the piece or parcel of "Bastu" land measuring an area **04 (Four) Cottahs 08 (Eight) Chittacks more or less** together with three storied (ground plus two) brick built building constructed on the land comprised in being Plot No. 443, Dum Dum Park, C.S. Dag Nos. 2461 and 2462, Municipal Holding No. 463 now 723, Dum Dum Park, Circule No. VII, at Mouza – Krishnapur now Shyamnagar, Police Station – Lake Town, Kolkata – 700 055, in Ward No. 28, J.L. No. 17, within the local limits of South Dum Dum Municipality, under jurisdiction of Addl. District Sub-Registrar Bidhannagar, Salt Lake City, in the district of North 24-Parganas, more fully and particularly described in the schedule hereunder written and delineated in the map or plan annexed hereto at or for the price of **Rs. 1,80,00,000/-** (Rupees One Crore Eighty Thousand) only.

**NOW THIS INDENTURE WITNESSETH THAT :-**

I. In pursuance of the said agreement and in consideration of the said sum of Rs. 1,80,00,000/- (Rupees One Crore Eighty Thousand) only paid by the Purchasers to the Vendors at or before the execution of these presents (receipts whereof the Vendors doth hereby as well as by the Receipt and Memo hereunder written, admit and acknowledge and of and from the payment of the same and every part thereof forever release, discharge and acquit the Purchasers and the said plot of Land), the Vendors doth hereby grant, sale, transfer, convey, assign and assure unto the Purchasers the said plot of land i.e. ALL THAT piece or parcel of "Bastu" land measuring an area 04 (Four) Cottahs 08 (Eight) Chittacks more or less together with three storied (ground plus two) brick built building constructed on the land comprised in being Plot No. 443, Dum Dum Park, C.S. Dag Nos. 2461 and 2462, Municipal Holding No. 463 now 723, Dum Dum Park, Circule No. VII, at Mouza – Krishnapur now Shyamnagar, Police Station – Lake Town, Kolkata – 700 055, in Ward No. 28, J.L. No. 17, within the local limits of South Dum Dum Municipality, under jurisdiction of Addl. District Sub-Registrar Bidhannagar, Salt Lake City, in the district of North 24-Parganas, more fully described in the schedule hereto and delineated and demarcated on the Map or Plan annexed hereto and bordered "RED" thereon and hereinbefore as well as hereafter called "the said plot of land" OR **HOWSOEVER OTHERWISE** they said plot of land now is or at any time hereto before were or was situate, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** all areas, fences, passages, sewers, drains, water, water courses, trees, bushes, hedges, fixtures, benefits, advantages and all manner of former or other rights, liberties, easements, privileges, appendages and appurtenances whatsoever belonging to the said plot of land or in anywise appertaining thereto or any part thereof, usually held, used, occupied, accepted, enjoyed, reputed or known as part or parcel or member thereof or



appurtenant thereto **AND** the reversion or reversions, remainder or remainders and all rents, issues and profits thereof and all and every part thereof, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be **AND** all the estate, right, title, interest, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendors into, upon or in respect of the said plot of land or any part thereof which now are or were or hereafter shall or may be in the custody, power or possession of the Vendors or any person or persons from whom the Vendors can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said plot of land all and singular, the lands hereditaments, messuages, benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and each and every part thereof unto and to the use of the Purchasers absolutely and forever, free from all encumbrances, trusts, liens, lispendens, charges, attachments, claimants, bargadars (share-croppers), requisitions, acquisitions, vestings and alignments whatsoever;

**II. THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASERS AS FOLLOWS :-**

- i) That notwithstanding any act, deed, matter or thing whatsoever by the Vendors or any of their predecessors or ancestors-in-title done or executed or knowingly suffered to the contrary, the Vendors is now lawfully and rightfully seized and possessed of and/or otherwise well and sufficiently entitled to the said plot of land and all other properties, benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchasers in the manner aforesaid;
- ii) **AND THAT** notwithstanding any act, deed, matter, or thing done as aforesaid, the Vendors now have good right, full power, absolute authority and indefeasible title to grant, sell,

convey, transfer, assign and assure the said plot of land and all properties, rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, in the manner aforesaid, according to the true intent and meaning of these presents;

iii) AND THAT the said plot of land and all other properties, rights and benefits hereby granted, sold, conveyed, assigned and assured or expressed or intended so to be and each of their is now free from all encumbrances, demands, claims, bargas, charges, liens, attachments, vesting's, leases, lispensens, uses, debutters or trusts made or suffered by the Vendors or any person or persons having or lawfully claiming any estate or interest in the said plot of land from under or in trust for the Vendors;

iv) AND THAT the Vendors have, at or before the execution of this conveyance, delivered vacant and peaceful possession of the entirety of the said plot of land to the Purchasers and the Vendors have no claim of any nature whatsoever against the Purchasers;

v) AND THAT the Purchasers shall and may from time to time and at all times hereafter, peacefully and quietly, enter into, hold, possess, use and enjoy the said plot of land and every part thereof and receive the rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be, unto and to the Purchasers, without any lawful hindrance, eviction, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors;



vi) AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by and at the costs and expenses of the Vendors, well and sufficiently entitled saved and indemnified of, from and against all charges, liens, debts, attachments and encumbrances whatsoever suffered or created by the Vendors or any of their predecessors-in-title or any person lawfully or equitably claiming as aforesaid;

vii) AND THAT the Vendors shall indemnify and keep the Purchasers absolutely discharged, saved, harmless and kept indemnified against all encumbrances, liens, bargas, vesting, attachments, lispensens, uses, debutters, trusts, claims and demands or any and every nature whatsoever by or against the Vendors or any person lawfully or equitably or rightfully claiming as aforesaid in respect of the said plot of land or any part thereof;

viii) AND ALSO THAT the Vendors and all persons having or lawfully, rightfully or equitably claiming any estate or interest in the said plot of land or any part thereof from under or in trust for the Vendors shall and will from time to time and at all times hereafter, at the request and costs of the Purchasers, do and execute and cause to be done and executed all such acts, deeds, matters or things whatsoever for further better or more perfectly assuring the said plot of land and every part thereof and other benefits and rights, hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchasers in the manner aforesaid, as shall or may be reasonably required;

ix) AND ALSO THAT the Vendors have not at any time heretofore done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the said plot of land and other benefits and rights, hereby granted, sold, conveyed, transferred, assigned

and assured or expressed or intended so to be or any part thereof can or may be impeached, encumbered or affected in title;

**SCHEDULE OF THE PROPERTY**

(The said plot of land)

**ALL THAT** piece or parcel of Plot of "BASTU" land admeasuring an area **04 (Four) Cottahs 08 (Eight) Chittacks more or less** together with three storied (ground plus two) brick built building measuring Super Built up area **1000 Sq.ft. each floor i.e., 3000 Sq.ft. more or less** constructed on the land comprised in being Plot No. 443, Dum Dum Park, C.S./R.S. Dag Nos. 2461 and 2462, Municipal Holding No. 463 now 723, Dum Dum Park, Circule No. VII, at Mouza – Krishnapur now Shyamnagar, Police Station – Lake Town, Kolkata – 700 055, in Ward No. 28, J.L. No. 17, within the local limits of South Dum Dum Municipality, under jurisdiction of Addl. District Sub-Registrar Bidhannagar, Salt Lake City, in the district of North 24-Parganas. The floor of the Building is finished by **Cemented**.

**The said plot of land is butted and bounded as follows: -**

ON THE NORTH	:	By 30' ft wide Municipal Road.
ON THE SOUTH	:	By Dam.
ON THE EAST	:	By Plot No. 442.
ON THE WEST	:	By Plot No. 444.



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

SIGNED, SEALED AND DELIVERED by the parties at Kolkata in presence of: -


1. Amit An.  
36, Briandaban Basak Street,  
Kolkata - 700005

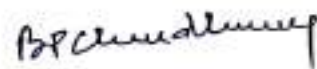
2. ASHOK SENAPATI

Ashok Senapati;

Sauri Lakebar  
Belda mendpur  
Pin 721445

Drafted by :-

  
MR. ARUN KUMAR BHAUMIK (ADVOCATE)  
Calcutta High Court, Reg. No. WB-905/1983  
63/21, Dum Dum Road, Surer Math,  
P.O. - Motijheel, P.S. - Dum Dum,  
Kolkata - 700 074, Dial - 9830038790,  
e-mail ID - arun\_bhoumik@yahoo.com



MR. BHAGWATI PRASAD CHOUHARY

B. S. Chowdhary

MR. BHAWANI SHANKAR CHOWDHARY

L. N. Choudhary

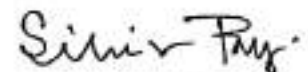
MR. LAXMI NIWAS CHOUHARY

R. K. Choudhary

MR. RAMESH KUMAR CHOWDHARY

\_\_\_\_\_  
SIGNATURE OF THE VENDORS

D.S. CONSTRUCTION



Proprietor

\_\_\_\_\_  
SIGNATURE OF THE PURCHASERS

**MEMO OF CONSIDERATION**

- |                                                                                                                                                   |                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| 1) Paid by Cheque No. 571238 dated 08.07.2022 on Indian Bank, Lake Town Branch, Kolkata, in favour of Mr. Bhagwati Prasad Choudhary.              | Rs. 25,00,000.00 |
| 2) Paid by RTGS No. IDIBR52022092330198480 dated 23.09.2022 on Indian Bank, Lake Town Branch, Kolkata in favour of Mr. Bhagwati Prasad Choudhary. | Rs. 19,55,000.00 |
| 3) TDS @ 1% under Section 194/A                                                                                                                   | Rs. 45,000.00    |
| 4) Paid by Cheque No. 571239 dated 08.07.2022 on Indian Bank, Lake Town Branch, Kolkata, in favour of Mr. Bhawani Shankar Chowdhary.              | Rs. 25,00,000.00 |
| 5) Paid by RTGS No. IDIBR52022092330198288 dated 23.09.2022 on Indian Bank, Lake Town Branch, Kolkata in favour of Mr. Bhawani Shankar Chowdhary. | Rs. 19,55,000.00 |
| 6) TDS @ 1% under Section 194/A                                                                                                                   | Rs. 45,000.00    |
| 7) Paid by Cheque No. 571240 dated 08.07.2022 on Indian Bank, Lake Town Branch, Kolkata, in favour of Mr. Laxmi Niwas Choudhary.                  | Rs. 25,00,000.00 |
| 8) Paid by RTGS No. IDIBR52022092330198799 dated 23.09.2022 on Indian Bank, Lake Town Branch, Kolkata in favour of Mr. Laxmi Niwas Choudhary.     | Rs. 19,55,000.00 |
| 9) TDS @ 1% under Section 194/A                                                                                                                   | Rs. 45,000.00    |
| 10) Paid by Cheque No. 571241 dated 08.07.2022 on Indian Bank, Lake Town Branch, Kolkata, in favour of Mr. Ramesh Kumar Chowdhary.                | Rs. 25,00,000.00 |



11) Paid by RTGS No. IDIBR52022092330198626 dated 23.09.2022 on  
Indian Bank, Lake Town Branch, Kolkata in favour of  
Mr. Ramesh Kumar Chowdhary. Rs. 19,55,000.00

12) TDS @ 1% under Section 194/A Rs. 45,000.00  
Total : Rs. 1,80,00,000.00

(Rupees One Crore Eighty Thousand only)

Witness: -

1. Amit Sen.  
36, Brindaban Basak Street.  
Kolkata - 700005

*Pr. Choudhary*

MR. BHAGWATI PRASAD CHOUDHARY

*B.S. Choudhary*

MR. BHAWANI SHANKAR CHOWDHARY

*L.N. Choudhary*

MR. LAXMI NIWAS CHOUDHARY

*R.K. Choudhary*

MR. RAMESH KUMAR CHOWDHARY

SIGNATURE OF THE VENDORS

2. ASHOK SENAPATI  
Ashok Senapati,  
Sauri Lakebair  
Belda mendapour (w)  
Pin - 721445



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

GRN Details

GRN: 192022230127646638 Payment Mode: Online Payment (SBI Epay)  
GRN Date: 23/09/2022 17:43:33 Bank/Gateway: SBIPay Payment Gateway  
BRN : 3077832167938 BRN Date: 23/09/2022 17:44:41  
Gateway Ref ID: 908048338 Method: Axis Bank-Retail NB  
Payment Status: Successful Payment Ref. No: 2002859065/2/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr AKB AND ASSOCIATES  
Address: 36, BRINDABAN BASAK STREET, KOLKATA - 700005  
Mobile: 6291762790  
Period From (dd/mm/yyyy): 23/09/2022  
Period To (dd/mm/yyyy): 23/09/2022  
Payment ID: 2002859065/2/2022  
Dept Ref ID/DRN: 2002859065/2/2022

4080/2022

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002859065/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	899020
2	2002859065/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	180014
			<b>Total</b>	<b>1079034</b>

IN WORDS: TEN LAKH SEVENTY NINE THOUSAND THIRTY FOUR ONLY.





ALL THAT PIECE OR PARCEL OF PLOT OF "BASTU" LAND ADMEASURING AN AREA 04(FOUR) COTTAHS 08(EIGHT) CHITTACKS MORE OR LESS TOGETHER WITH THREE STORIED(GROUND PLUS TWO) BRICK BUILT BUILDING MEASURING SUPER BUILT UP AREA 1000 SQ. FT. EACH FLOOR i.e., 3000 SQ. FT. MORE OR LESS CONSTRUCTED ON THE LAND COMPRISED IN BEING PLOT NO. 443, C.S./R.S. DAG NOS. 2461 AND 2462, MUNICIPAL HOLDING NO. 463 NOW 723, DUM DUM PARK, CIRCULE NO. VII, AT MOUZA- KRISHNAPUR NOW SHYAMNAGAR, POLICE STATION- LAKE TOWN, KOLKATA-700 055, IN WARD NO. 21, J.L. NO. 17, WITHIN THE LOCAL LIMITS OF SOUTH DUM DUM MUNICIPALITY, UNDER JURISDICTION OF ADDL. DISTRICT SUB- REGISTRAR BIDHANNAGAR, SALT LAKE CITY, IN THE DISTRICT OF NORTH 24 PARGANAS. THE FLOOR OF THE BUILDING IS FINISHED BY CEMENTED.

THE SAID PLOT OF LAND IS BUTTED AND BOUNDED AS FOLLOWS:- ON THE NORTH : BY 30' FT WIDE MUNICIPAL ROAD. ON THE SOUTH : BY DAM. ON THE EAST : BY PLOT NO 442. ON THE WEST : BY PLOT NO 444.

ALL DIMENSIONS ARE IN MM.

PROPOSED PORTION SHOWN IN RED. ■



*B.P. Choudhary*  
 (BHAGWATI PRASAD CHOUDHARY)  
*R. S. Choudhary*  
 (BHAWANI SHANKAR CHOUDHARY)  
*L. N. Choudhary*  
 (LAXMI NIVAS CHOUDHARY)  
*R. K. Choudhary*  
 (RAMESH KUMAR CHOUDHARY)

SIGNATURE OF VENDORS

D. S. CONSTRUCTION

*Siriraj*  
 Proprietor












SIGNATURE OF PURCHASER

SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/SELLER/  
BUYER/CAIMENT  
WITH PHOTO

# UNDER RULE 44A OF THE I.R. ACT 1908

N. B. - LH BOX - SMALL TO THUMB PRINTS

R.H. BOX - THUMB TO SMALL PRINTS

 B.P. Choudhary	LH.					
	RH.					

ATTESTED:

B.P. Choudhary

(BHAGWATI PRASAD CHOUDHARY)

 B.S. Choudhary	LH.					
	RH.					

ATTESTED:

B.S. Choudhary

(BHAWANI SHANKAR CHOUDHARY)

 L.N. Choudhary	LH.					
	RH.					

ATTESTED:

L.N. Choudhary












(LAXMI NIVAS CHOUDHARY)



SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/SELLER/  
BUYER/CAJMENT  
WITH PHOTO

# UNDER RULE 44A OF THE I.R. ACT 1908

N. B. - LH BOX - SMALL TO THUMB PRINTS  
R.H. BOX - THUMB TO SMALL PRINTS

 R.K. Choudhary	LH.					
	RH.					

ATTESTED:

R.K. Choudhary  
(RAMESH KUMAR CHOUDHARY)

 Sini Prasad	LH.					
	RH.					

ATTESTED:

Sini Prasad

PHOTO	LH.					
	RH.					

ATTESTED:

## Major Information of the Deed

Deed No :	I-1504-04080/2022	Date of Registration	26/09/2022
Query No / Year	1504-2002859065/2022	Office where deed is registered	
Query Date	22/09/2022 6:32:25 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	ARUN KUMAR BHAUMIK 63/21, DUM DUM ROAD, SURERMATH, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700074, Mobile No. : 9830356023, 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. 1,80,00,000/-	Rs. 1,80,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 9,00,020/- (Article:23)	Rs. 1,80,014/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Dum Dum Park., Mouza: ShyamNagar, Premises No: 443, , Ward No: 028, Holding No:723 JI No: 32, Pin Code : 700055



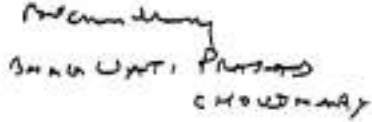


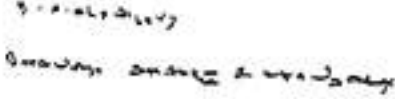


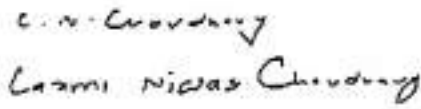
Sch No	Plot Number	Khatlan Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2461		Bastu	Bastu	2 Katha 4 Chatak	78,00,000/-	78,00,000/-	Width of Approach Road: 30 Ft.,
L2	RS-2462		Bastu	Bastu	2 Katha 4 Chatak	78,00,000/-	78,00,000/-	Width of Approach Road: 30 Ft.,
		<b>TOTAL :</b>			<b>7.425Dec</b>	<b>156,00,000 /-</b>	<b>156,00,000 /-</b>	
		<b>Grand Total :</b>			<b>7.425Dec</b>	<b>156,00,000 /-</b>	<b>156,00,000 /-</b>	

### Structure Details :



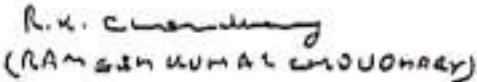
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	3000 Sq Ft.	24,00,000/-	24,00,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
	<b>Total :</b>	<b>3000 sq ft</b>	<b>24,00,000 /-</b>	<b>24,00,000 /-</b>	



**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr BHAGWATI PRASAD CHOUHARY</b> Son of Late Radhe Shyam Chowdhury Executed by: Self, Date of Execution: 26/09/2022 , Admitted by: Self, Date of Admission: 26/09/2022 ,Place : Office			
	26/09/2022	LTI 26/09/2022	26/09/2022	
181/34, Dakshin Dhari Road, Sreebhumi, City:- Not Specified, P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ACxxxxxx5N, Aadhaar No: 71xxxxxxxx1680, Status :Individual, Executed by: Self, Date of Execution: 26/09/2022 , Admitted by: Self, Date of Admission: 26/09/2022 ,Place : Office				
2	<b>Name</b> <b>Mr BHAWANI SHANKAR CHOWDHARY</b> Son of Late Radhe Shyam Chowdhury Executed by: Self, Date of Execution: 26/09/2022 , Admitted by: Self, Date of Admission: 26/09/2022 ,Place : Office			
	26/09/2022	LTI 26/09/2022	26/09/2022	
181/34, Dakshin Dhari Road, Sreebhumi, City:- Not Specified, P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ABxxxxxx3F, Aadhaar No: 85xxxxxxxx4738, Status :Individual, Executed by: Self, Date of Execution: 26/09/2022 , Admitted by: Self, Date of Admission: 26/09/2022 ,Place : Office				
3	<b>Name</b> <b>Mr LAXMI NIWAS CHOUHARY</b> Son of Late Radhe Shyam Chowdhury Executed by: Self, Date of Execution: 26/09/2022 , Admitted by: Self, Date of Admission: 26/09/2022 ,Place : Office			
	26/09/2022	LTI 26/09/2022	26/09/2022	
181/34, Dakshin Dhari Road, Sreebhumi, City:- Not Specified, P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ACxxxxxx8P, Aadhaar No: 84xxxxxxxx6181, Status :Individual, Executed by: Self, Date of Execution: 26/09/2022 , Admitted by: Self, Date of Admission: 26/09/2022 ,Place : Office				












Name	Photo	Finger Print	Signature
<b>Mr RAMESH KUMAR CHOWDHARY</b> Son of Late Radhe Shyam Chowdhury Executed by: Self, Date of Execution: 26/09/2022 , Admitted by: Self, Date of Admission: 26/09/2022 ,Place : Office			
26/09/2022	LTI 26/09/2022	26/09/2022	
181/34, Dakshin Dhari Road, Sreebhumi, City:- Not Specified, P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx6M, Aadhaar No: 82xxxxxxxxx2707, Status :Individual, Executed by: Self, Date of Execution: 26/09/2022 , Admitted by: Self, Date of Admission: 26/09/2022 ,Place : Office			

## Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>D. S. CONSTRUCTION</b> 237, Gorakshabasi Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 , PAN No.:: ACxxxxxx5M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

## Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr SIBIR ROY (Presentant )</b>            Son of Late Prabir Kumar Roy            Date of Execution - 26/09/2022, , Admitted by: Self, Date of Admission: 26/09/2022, Place of Admission of Execution: Office         </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Sep 26 2022 10:47AM</td> <td>LTI 26/09/2022</td> <td>26/09/2022</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr SIBIR ROY (Presentant )</b> Son of Late Prabir Kumar Roy Date of Execution - 26/09/2022, , Admitted by: Self, Date of Admission: 26/09/2022, Place of Admission of Execution: Office				Sep 26 2022 10:47AM	LTI 26/09/2022	26/09/2022	
Name	Photo	Finger Print	Signature										
<b>Mr SIBIR ROY (Presentant )</b> Son of Late Prabir Kumar Roy Date of Execution - 26/09/2022, , Admitted by: Self, Date of Admission: 26/09/2022, Place of Admission of Execution: Office													
Sep 26 2022 10:47AM	LTI 26/09/2022	26/09/2022											
237, Gorakshabasi Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx5M, Aadhaar No: 38xxxxxxxxx0349 Status : Representative, Representative of : D. S. CONSTRUCTION (as Proprietor)													

## Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Amit Das</b> Son of Late Debabrata Das 36, Brindaban Basak Street, City:- Not Specified, P.O:- Hatkhola, P.S:-Jorabagan, District:-Kolkata, West Bengal, India, PIN:- 700005			
26/09/2022	26/09/2022	26/09/2022	



Identifier Of Mr BHAGWATI PRASAD CHOUDHARY, Mr BHAWANI SHANKAR CHOWDHARY, Mr LAXMI NIWAS CHOUDHARY, Mr RAMESH KUMAR CHOWDHARY, Mr SIBIR ROY

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr BHAGWATI PRASAD CHOUDHARY	D. S. CONSTRUCTION-0.928125 Dec
2	Mr BHAWANI SHANKAR CHOWDHARY	D. S. CONSTRUCTION-0.928125 Dec
3	Mr LAXMI NIWAS CHOUDHARY	D. S. CONSTRUCTION-0.928125 Dec
4	Mr RAMESH KUMAR CHOWDHARY	D. S. CONSTRUCTION-0.928125 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr BHAGWATI PRASAD CHOUDHARY	D. S. CONSTRUCTION-0.928125 Dec
2	Mr BHAWANI SHANKAR CHOWDHARY	D. S. CONSTRUCTION-0.928125 Dec
3	Mr LAXMI NIWAS CHOUDHARY	D. S. CONSTRUCTION-0.928125 Dec
4	Mr RAMESH KUMAR CHOWDHARY	D. S. CONSTRUCTION-0.928125 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr BHAGWATI PRASAD CHOUDHARY	D. S. CONSTRUCTION-750.00000000 Sq Ft
2	Mr BHAWANI SHANKAR CHOWDHARY	D. S. CONSTRUCTION-750.00000000 Sq Ft
3	Mr LAXMI NIWAS CHOUDHARY	D. S. CONSTRUCTION-750.00000000 Sq Ft
4	Mr RAMESH KUMAR CHOWDHARY	D. S. CONSTRUCTION-750.00000000 Sq Ft



Endorsoment For Dood Number : I - 150404080 / 2022

On 26-09-2022

**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.

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

Presented for registration at 10:36 hrs on 26-09-2022, at the Office of the A.D.S.R. BIDHAN NAGAR by Mr SIBIR ROY ,.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,80,00,000/-

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

Execution is admitted on 26/09/2022 by 1. Mr BHAGWATI PRASAD CHOUDHARY, Son of Late Radhe Shyam Chowdhury, 181/34, Dakshin Dhari Road, Sreebhumi, P.O: Sreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Business, 2. Mr BHAWANI SHANKAR CHOWDHARY, Son of Late Radhe Shyam Chowdhury, 181/34, Dakshin Dhari Road, Sreebhumi, P.O: Sreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Business, 3. Mr LAXMI NIWAS CHOUDHARY, Son of Late Radhe Shyam Chowdhury, 181/34, Dakshin Dhari Road, Sreebhumi, P.O: Sreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Business, 4. Mr RAMESH KUMAR CHOUDHARY, Son of Late Radhe Shyam Chowdhury, 181/34, Dakshin Dhari Road, Sreebhumi, P.O: Sreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Business

Identified by Mr Amit Das, , Son of Late Debabrata Das, 36, Brindaban Basak Street, P.O: Hatkhola, Thana: Jorabagan, , Kolkata, WEST BENGAL, India, PIN - 700005, by caste Hindu, by profession Service

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

Execution is admitted on 26-09-2022 by Mr SIBIR ROY, Proprietor, D. S. CONSTRUCTION (Sole Proprietorship), 237, Gorakshabasi Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Identified by Mr Amit Das, , Son of Late Debabrata Das, 36, Brindaban Basak Street, P.O: Hatkhola, Thana: Jorabagan, , Kolkata, WEST BENGAL, India, PIN - 700005, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,80,014.00/- ( A(1) = Rs 1,80,000.00/- , E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,80,014/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/09/2022 5:44PM with Govt. Ref. No: 192022230127646638 on 23-09-2022, Amount Rs: 1,80,014/-, Bank: SBI EPay ( SBIPay), Ref. No. 3077832167938 on 23-09-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 9,00,020/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 8,99,020/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 1009, Amount: Rs.1,000.00/-, Date of Purchase: 08/09/2022, Vendor name: Mita Dutta

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/09/2022 5:44PM with Govt. Ref. No: 192022230127646638 on 23-09-2022, Amount Rs: 8,99,020/-, Bank: SBI EPay ( SBIPay), Ref. No. 3077832167938 on 23-09-2022, Head of Account 0030-02-103-003-02

Rita Lepcha

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR

North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2022, Page from 168834 to 168865

being No 150404080 for the year 2022.



Digitally signed by RITA LEPCHA DAS  
Date: 2022.10.11 12:57:58 +05:30  
Reason: Digital Signing of Deed.

(Rita Lepcha) 2022/10/11 12:57:58 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR  
West Bengal.

(This document is digitally signed.)