

18498/2022

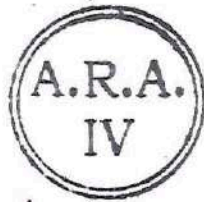
18489/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AM 854735

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10:30*



Certified that the Document is admitted of Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

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8:39 PM*

*21309226/22*

16 NOV 2022

New Case No. *5269*  
 d (1) *250*  
 d (2) *1900*  
 Total *1450*  
 Realised *1450*

ARA-IV Kolkata

THIS DEED OF CONVEYANCE made this 14<sup>th</sup> day of November, TWO THOUSAND AND TWENTY TWO BETWEEN (1) SRI BISWAJIT DEY @ BISHWAJIT DEY, (INCOME TAX PAN ASPPD2430C), (AADHAR NO. 8401 0834 4207), son of late Kirtti Chandra Dey, by faith Hindu, by nationality Indian, by occupation business and at present residing at 111 Ramchand Dey Street, Police Station Sonarpur, Post Office Dakshin Jagaddal, District South 24 Parganas, Kolkata – 700 151, (2) SRI ABHIJIT DEY, (INCOME TAX PAN BBRPD2912B), (AADHAR NO. 4041 3478 7260), son of late Kirtti Chandra Dey, by faith Hindu, by

Contd. . .

ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
14 NOV 2022



Identified by me  
Hemdon Sankar  
Hemdon Sankar  
Hemdon Sankar  
s/o. Late B. Sankar  
Village + P.O. Sankar  
+ s/o. Sankar  
Sankar  
Sankar  
Sankar  
Sankar

12052

Hemdon Sankar

12048.

Hemdon Sankar

12047

Hemdon Sankar

12046

Hemdon Sankar

09 NOV 2022

DATE  
MAYANK KARRANIA  
Advocate  
10, Old Post Office Street  
Kolkata - 700 001  
ADV. SHREE BANERJEE  
L. S. VENDOR (O/S)  
HIGH COURT, KOLKATA, 700001  
09 NOV 2022

53098

09 NOV 2022







Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19042003092326/2022

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr BISWAJIT DEY 111, Ram Chandra Dey Street, Jagaddal, K.d. Mallick Garden, City:- Not Specified, P.O:- DAKSHIN JAGADDAL, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700151	Seller		12046. 	Biswajit Dey 14/11/2022
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr ABHIJIT DEY 111, Ram Chandra Dey Street, Jagaddal, K.D, Mallick Garden, City:- Not Specified, P.O:- DAKSHIN JAGADDAL, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700151	Seller		12047 	Abhijit Dey 14/11/2022





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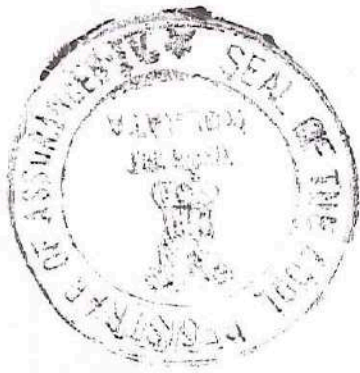
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I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print 12048	Signature with date
3	Mrs SMRITI KANA DUTTA JAGADDAL DUTTA PARA ROAD, City:- Not Specified, P.O:- DAKSHIN JAGADDAL, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151	Seller			<i>Smriti Kana Dutta 14.11.22</i>
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print 12052	Signature with date
1	Mr HARIDAS SARDAR Son of Late B SARDAR VILLAGE SARBERIA, City:- Not Specified, P.O:- SARBERIA, P.S:- Joynagar, District:- South 24-Parganas, West Bengal, India, PIN:- 743385	Mr BISWAJIT DEY, Mr ABHIJIT DEY, Mrs SMRITI KANA DUTTA			<i>Haridas Sardar 14.11.2022</i>

(Mohul Mukhopadhyay)  
 ADDITIONAL REGISTRAR  
 OF ASSURANCE  
 OFFICE OF THE A.R.A. -  
 IV KOLKATA  
 Kolkata, West Bengal



15025  
15025

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



192022230172821741

GRN Details

GRN: 192022230172821741 Payment Mode: Online Payment  
GRN Date: 14/11/2022 12:28:55 Bank/Gateway: State Bank of India  
BRN: CKV3817914 BRN Date: 14/11/2022 12:33:26  
GRIPS Payment ID: 141120222017282173 Payment Init. Date: 14/11/2022 12:28:55  
Payment Status: Successful Payment Ref. No: 2003092326/8/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: KHAITAN CONSTRUCTION LLP  
Address: 10A, RAWDON STREET KOLKATA, West Bengal, 700017  
Mobile: 9830055506  
EMail: LEGAL@PIONEERPROPERTY.IN  
Contact No: 9830055506  
Depositor Status: Buyer/Claimants  
Query No: 2003092326  
Applicant's Name: Mr Haridas Sardar  
Identification No: 2003092326/8/2022  
Remarks: Sale, Sale Document Payment No 8  
Period From (dd/mm/yyyy): 14/11/2022  
Period To (dd/mm/yyyy): 14/11/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003092326/8/2022	Property Registration- Stamp duty	0030-02-103-003-02	750020
2	2003092326/8/2022	Property Registration- Registration Fees	0030-03-104-001-16	150014
			<b>Total</b>	<b>900034</b>

IN WORDS: NINE LAKH THIRTY FOUR ONLY.

PAYED





nationality Indian, by occupation business and at present residing at Jagaddal Ramchand Dey Street, Police Station Sonarpur, Post Office Dakshin Jagaddal, District South 24 Parganas, Kolkata – 700 151 and 3) **SMT. SMRITI KANA DUTTA, (INCOME TAX PAN CCXPD9596H), (AADHAR NO. 6887 9368 7876)**, wife of Sri Pratap Chandra Dutta and daughter of late Kirti Chandra Dey, by faith Hindu, by nationality Indian, by occupation homemaker and at present residing at Jagaddal Dutta Para Road, Police Station Sonarpur, Post Office Dakshin Jagaddal, District South 24 Parganas, Kolkata – 700 151, hereinafter collectively referred to as the '**VENDORS**', (which term or expression shall unless excluded by or repugnant or contrary to the subject or context mean and include and be deemed to mean and include their respective legal heirs, executors, successors, administrators, legal representatives and assigns) of the **ONE PART AND 1) NIROSHINI TECHNOLOGY LLP, (LLPIN AAH-1450) (INCOME TAX PAN AANFN3485F)**, a limited liability partnership incorporated and registered under The Limited Liability Partnership Act, 2008, having its registered office and principal place of business at 7B, Kiran Shankar Roy Road, 4<sup>th</sup> Floor, Police Station – Hare Street, Post Office – General Post Office, Kolkata – 700 001, West Bengal, represented by its **Designated Partner, Sri Aditya Kumar Tibrewal, (INCOME TAX PAN ABUPT6560F), (AADHAR NO. 5069 0770 2119)**, son of Binod Kumar Tibrewal, by faith Hindu, by nationality Indian, by occupation business and at present residing at Flat No. 9D, Tower – 3, Active Acres, 54/10 D.C. Dey Road, Tangra, Police Station and Post Office - Tangra, Kolkata – 700 015, West Bengal, 2) **MAHESHWARI COMMOTRADE LLP, (LLPIN AAD-6220) (INCOME TAX PAN ABAFM9142L)**, a limited liability partnership incorporated and registered under The Limited Liability Partnership Act, 2008, having its registered office and principal place of business at Diamond Heritage, 16 Strand Road, 10<sup>th</sup> Floor, Room No. 1007, Police Station – Hare Street, Post Office – General Post Office, Kolkata – 700 001, West Bengal, represented by its **Designated Partner, Sri Vivek Choudhary, (INCOME TAX PAN ACCPC0658A), (AADHAR NO. 8710 7389 5118)**, son of Sri Bijay Choudhary, by faith Hindu, by nationality Indian, by occupation business and at present residing at No. 84, Block BH, Salt Lake City, Sector II, Police Station Bidhannagar (North), Post Office Sech Bhawan, Kolkata – 700 091, District North 24 Parganas, West Bengal and 3) **KHAITAN CONSTRUCTION LLP, (LLPIN AAC-9285) (INCOME TAX PAN AAOFK7355G)**, a limited liability partnership incorporated and registered under The Limited Liability Partnership Act, 2008, having its registered office and principal place of

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ADDITIONAL REGISTRAR  
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business at No. 10A, Rawdon Street, Rawdon Enclave, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its **Designated Partner, Sri Ravindra Khaitan, (INCOME TAX PAN AFQPK8488R), (AADHAR NO. 3781 7075 7108)**, son of late Ratan Lal Khaitan, by faith Hindu, by nationality Indian, by occupation business and at present residing at “Silver Spring”, 5, J.B.S. Halden Avenue, Block – IV, 5<sup>th</sup> Floor, Flat No. 5A, Police Station – Pragati Maidan (previously Tiljala), and Post Office - Dhapa, Kolkata – 700 105, hereinafter collectively referred to as the **‘PURCHASERS’**, (which term or expression shall unless excluded by or repugnant or contrary to the subject or context mean and include their respective partners for the time being and their respective legal heirs, executors, successors, administrators, legal representatives and assigns) of the **OTHER PART**

**WHEREAS:**

**A.** One Haridas Dey was the sole and absolute owner, absolutely and lawfully seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** the piece and parcel of land measuring an area of 6.06 acres, be the same a little more or less, in Mouzas Jagaddal and Elachi, Police Station and Sub Registrar Sonarpur, District 24 Parganas (South), and enjoying the right, title and interest thereof, free from all encumbrances, charges, liens, lispens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, leases, tenancies, licenses, liabilities, prohibitions, restrictions, acquisitions, requisitions, alignments, etc., whatsoever or howsoever, without any interference, disturbance and obstruction whatsoever, from any person whomsoever and corner and manner whatsoever.

**B.** The said Haridas Dey died intestate leaving behind him surviving his two sons namely, Kumar Krishna Dey and Kanailal Dey and the aforesaid property was devolved and inherited upon by his two sons namely, Kumar Krishna Dey and Kanailal Dey according to Hindu Law and Hindu Succession Act, 1956, and they started enjoying the right, title and interest thereof, free from all encumbrances, charges, liens, lispens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, leases, tenancies, licenses, liabilities, prohibitions, restrictions, acquisitions, requisitions, alignments, etc., whatsoever or howsoever, without any interference, disturbance and obstruction whatsoever, from any person whomsoever and corner and manner whatsoever.

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C. The said Kumar Krishna Dey died intestate leaving behind him surviving his wife namely, Mrs. Mira Dey, and one son namely, Mr. Dev Prasad Dey, and one married daughter namely, Mrs. Rama Dutta and the undivided 50% (fifty percent) share of the property of late Kumar Krishna Dey was devolved and inherited upon by his wife namely, Mrs. Mira Dey, and son namely Mr. Dev Prasad Dey, and only daughter namely, Mrs. Rama Dutta, as per Hindu Law and Hindu Succession Act, 1956.

D. Thereafter, the said Kanailal Dey died intestate leaving behind him surviving his wife namely, Mrs. Adarbala Dey and 7 (seven) sons namely, Mr. Kirti Chandra Dey, Mr. Gobinda Chandra Dey, Mr. Nemai Chandra Dey, Mr. Kalachand Dey, Mr. Dulal Chandra Dey, Mr. Shyam Sundar Dey and Mr. Shanti Kumar Dey (then minor) and 3 (three) daughters namely, Mrs. Sandhya Rani Dey, Mrs. Menoka Rani Dey (then minor) and Mrs. Chhabi Rani Dey (then minor) and the rest undivided 50% (fifty percent) share of the property of late Kanailal Dey was devolved and inherited upon by his wife namely, Mrs. Adarbala Dey, and 7 (seven) sons namely, Mr. Kirti Chandra Dey, Mr. Gobinda Chandra Dey, Mr. Nemai Chandra Dey, Mr. Kalachand Dey, Mr. Dulal Chandra Dey, Mr. Shyam Sundar Dey and Mr. Shanti Kumar Dey (then minor) and 3 (three) daughters namely, Mrs. Sandhya Rani Dey, Mrs. Menoka Rani Dey (then minor) and Mrs. Chhabi Rani Dey (then minor) according to Hindu Law and Hindu Succession Act, 1956.

E. By and under a Deed of Partition dated 3<sup>rd</sup> March, 1975, (B. S. 18<sup>th</sup> Falgun, 1381), made and executed by and between the said Mrs. Mira Dey, Mr. Dev Prasad Dey and Mrs. Rama Dutta, therein collectively referred to as the Party of the First Part, and the said Mr. Kirti Chandra Dey, Mr. Gobinda Chandra Dey, Mr. Nemai Chandra Dey, Mr. Kalachand Dey, Mr. Dulal Chandra Dey, Mr. Shyam Sundar Dey and Mr. Shanti Kumar Dey (then minor), Mrs. Sandhya Rani Dey, Mrs. Menoka Rani Dey, Mrs. Chhabi Rani Dey and Mrs. Adarbala Dey, for self and her above named minor son/daughters, therein collectively referred to as the Party of the Second Part, and duly registered with the Office of the Sub Registrar Sonarpur, 24 Parganas (South), and recorded in Book No. I, Volume No. 17, Pages 43 to 52, being No. 951, for the year 1975, (hereinafter referred to as the "**SAID FIRST DEED OF PARTITION**"), the said Mr. Dev Prasad Dey and two others upon allotment and/or division got the land admeasuring an area of 3.07 acres out of 6.06 acres, in Mouzas Jagaddal and Elachi, Police Station and Sub Registrar Sonarpur, District 24 Parganas (South), and the said

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Kirti Chandra Dey and ten others upon allotment and/or division got the rest of the land admeasuring an area 2.99 acres, out of 6.06 acres, in Mouzas Jagaddal and Elachi, Police Station and Sub Registrar Sonarpur, District 24 Parganas (South).

F. By And under another Deed of Partition dated 2<sup>nd</sup> June, 1975, (B. S. 18<sup>th</sup> Jaistha, 1382), made and executed by and between the said Mr. Kirti Chandra Dey, therein referred to as the Party of the First Part and the said Mr. Gobinda Chandra Dey, Mr. Nemai Chandra Dey, Mr. Kalachand Dey, Mr. Dulal Chandra Dey, Mr. Shyam Sundar Dey and Mr. Shanti Kumar Dey (then minor), Mrs. Sandhya Rani Dey, Mrs. Menoka Rani Dey, Mrs. Chhabi Rani Dey and Mrs. Adarbala Dey, for self and her above named minor son/daughters, therein referred to as the Party of the Second Part, and duly registered with the Office of the Sub Registrar Sonarpur, 24 Parganas (South), and recorded in Book No. I, Volume No. 41, Pages 22 to 30, being No. 2503, for the year 1975, (hereinafter referred to as the "**SAID SECOND DEED OF PARTITION**"), the said Kirti Chandra Dey upon allotment and/or division got the land admeasuring an area of 9.5 sataks, more or less, in Mouza Jagaddal, J. L. No. 71, R. S. No. 233, Touzi No. 82, comprised in Khatian No. 942, under Dag No. 959 and also 22.5 decimals under Dag No. 3028, Khatian No. 1086, thereby aggregating to a total area of 32 sataks/decimals, Police Station and Sub Registrar Sonarpur, District 24 Parganas (South), and the said Gobinda Chandra Dey and nine others upon allotment and/or division got the rest of the land admeasuring an area of 2.99 acres.

G. By virtue of and by and under the said Second Deed of Partition dated 2<sup>nd</sup> June, 1975, the said Kirti Chandra Dey became the sole and absolute lawful owner, absolutely and lawfully seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** the piece or parcel of bastu land admeasuring an area of 32 sataks/decimals, be the same a little more or less, in Mouza Jagaddal, J. L. No. 71, R. S. No. 233, Touzi No. 82, under C. S. and R. S. Dag Nos. 959 and 3028, L. R. Dag Nos. 1111 and 3047, C. S. and R. S. Khatian Nos. 942 and 1086, L. R. Khatian No. 346, Police Station and Additional District Sub Registrar Sonarpur, under Rajpur Sonarpur Municipality, bearing Holding No. 203, Ramchand Dey Street, Ward No. 26 (previously 24), District 24 Parganas (South), Kolkata - 700 151, absolutely and forever, free from all encumbrances, charges, liens, lispens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, leases, tenancies, licenses, liabilities, prohibitions, restrictions, acquisitions, requisitions,

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alignments, etc., whatsoever or howsoever, without any interference, disturbance and obstruction whatsoever, from any person whomsoever and corner and manner whatsoever.

H. The said Kirti Chandra Dey, the predecessor in interest of the vendors herein got his name mutated in the records of the Rajpur Sonarpur Municipality, in respect of the said land.

I. The said Kirti Chandra Dey, being the sole and absolute lawful owner, absolutely and lawfully seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** the piece or parcel of bastu land, admeasuring an area of 32 sataks/decimals, be the same a little more or less **TOGETHER WITH** the paths, passages, structure/s standing and/or lying erected thereupon and others thereof being Plot No. 1, in Mouza Jagaddal, J. L. No. 71, R. S. No. 233, Touzi No. 82, under C. S. and R. S. Dag Nos. 959 and 3028, L. R. Dag Nos. 1111 (10 sataks/decimals) and 3047 (22 sataks/decimals), C. S. and R. S. Khatian Nos. 942 and 1086, L. R. Khatian No. 346, Police Station and Additional District Sub Registrar Sonarpur, under Rajpur Sonarpur Municipality, bearing Holding No. 203, Ramchand Dey Street, Ward No. 26 (previously 24), District 24 Parganas (South), Kolkata – 700 151, (hereinafter collectively referred to as the "**SAID LAND**"), as more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and as shown and delineated in **RED** colour border on the map or plan annexed hereto, by and under a Bengali Deed of Gift (Danpatra Dalil) dated 9<sup>th</sup> December, 2014, and registered in the Office of the Additional District Sub Registrar, Sonarpur, South 24 Parganas, and recorded in Book - I, C D Volume Number 24, Page from 5039 to 5053, being No. 11714, for the year 2014, (hereinafter referred to as the "**SAID DEED OF GIFT**"), out of his natural love and affection, gifted, alienated, granted, transferred, demised, devised, provided and assured the said land unto and in favour of his sons and daughter, the vendors herein namely, Biswajit Dey @ Bishwajit Dey, Abhijit Dey and Smritikana Dutta, absolutely and forever, free from all encumbrances, charges, liens, lispens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, leases, tenancies, licenses, liabilities, prohibitions, restrictions, acquisitions, requisitions, alignments, etc., whatsoever or howsoever, without any interference, disturbance and obstruction whatsoever, from any person whomsoever and corner and manner whatsoever.

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J. By virtue of and by and under the said Deed of Gift, the vendors herein became and still are jointly, collectively and equally, the absolute lawful owners, absolutely and lawfully seized and possessed of and/or otherwise well and sufficiently entitled to the **said land**, free from all encumbrances, charges, liens, lispens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, leases, tenancies, licenses, liabilities, prohibitions, restrictions, acquisitions, requisitions, alignments, etc., whatsoever or howsoever, without any interference, disturbance and obstruction whatsoever, from any person whomsoever and corner and manner whatsoever.

K. The said Biswajit Dey @ Bishwajit Dey, Abhijit Dey and Smritikana Dutta, the vendors herein got their names mutated in the records of the Rajpur Sonarpur Municipality, in respect of the said land.

L. The vendors herein, intending to develop the said land by constructing multi storied building/s thereon, had, by and under a Development Agreement dated 21<sup>st</sup> January, 2015, made and executed by and between the said Biswajit Dey @ Bishwajit Dey, Abhijit Dey and Smritikana Dutta, the vendors herein, therein collectively referred to as the owners of the first part and one M/s Shresth Realty LLP, therein referred to as the developer of the second part, and registered in the Office of the Additional Registrar of Assurances – I, Kolkata, in Book - I, C D Volume Number 2, Page from 2362 to 2390, being No. 00564, for the year 2015, (hereinafter referred to as the “**SAID DEVELOPMENT AGREEMENT**”), the vendors herein, the owners therein, granted the exclusive right of development of the said land unto and in favour of the said M/s Shresth Realty LLP, the developer therein, at for the consideration and on the other terms, conditions, covenants, rights, obligations and stipulations of the parties as contained in the said Development Agreement.

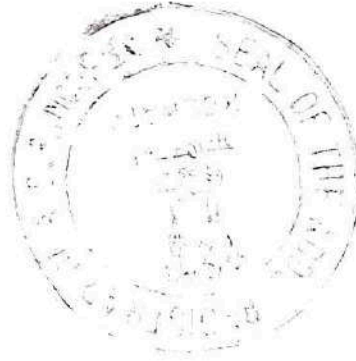
M. The said developer, namely, M/s Shresth Realty LLP, has expressed its inability to develop the said land. By and under a Deed of Cancellation of even date but presented for registration prior to these presents, in the office of the Additional District Sub Registrar, Sonarpur, District 24 Parganas (South), being Deed No. 18488, for the year 2022, the vendors herein and the said developer have taken necessary steps for cancellation of the said Development Agreement, in respect of the said land. By and under a Revocation of Power of Attorney, also of even date and also presented for registration prior to these presents, in the office of the Additional District Sub

*Smriti Kaan Dutta*

*Biswajit Dey  
Abhijit Dey*

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ADDITIONAL REGISTRAR  
OF ASSURANCES - M. KOLKATA  
14 NOV 2022



Registrar, Sonarpur, District 24 Parganas (South), being Deed No. <sup>LV</sup> 0265, for the year 2022, the vendors herein have revoked the Power of Attorney granted by the vendors herein in favour of the said developer, pursuant to the said Development Agreement, in respect of the said land.

N. At or before the execution of these presents, the vendors herein have jointly and collectively and each of the vendors herein individually has represented, assured and undertaken to the purchasers and given warranties as follows:

- i) That the vendors herein are jointly, collectively and equally the absolute lawful owners, absolutely and lawfully seized and possessed of and/or otherwise well and sufficiently entitled to the said land and each and every part and/or portion thereof, and the said land is free from all encumbrances, charges, liens, lispendens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments, etc., whatsoever or howsoever.
- ii) That the vendors herein have a clear and marketable title in respect of the said land and each and every part and/or portion thereof and are in khas possession of the said land, without any claim, or demand, interruption, disturbance, or hindrance of any nature whatsoever or howsoever.
- iii) That the said land and each and every part and/or portion thereof was and still is being used by the owners being the vendors herein for no other purposes other than what is recorded in the Records of Rights in respect of the said land and/or any part or portion thereof and the nature and character of the said land and/or any part or portion thereof has not been changed and/or altered by the vendors herein and is still the same as mentioned therein.
- iv) That the vendors herein of the said land only and none else other than the vendors herein are the only owners of the said land and no one else has any right, title, interest, claim and/or demand in respect of the said land or any part or portion thereof.

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Samite Karna

Biswajit Das  
Abhinav Das

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- v) That it will be possible for the vendors herein, to hand over vacant and peaceful khas possession of the said land, or any part or portion thereof, to the purchasers herein.
- vi) That the said land or any part or portion thereof is not subject to any encumbrance, demand, or attachment under the Public Demand Recovery Act, or under the Income Tax Act, 1961, or any other law, for the time being in force.
- vii) That no part or portion of the said land is subject to any notice of acquisition and/or requisition and/or the subject matter of alignment either by the Govt. of West Bengal, or the Government of India, or any other authority or authorities appointed in this regard by the Central and State Governments and the vendors neither have any knowledge nor notice about the same.
- viii) That the vendors herein are not holding any excess vacant land under the West Bengal Land Reforms Act, 1955, or the Urban Land (Ceiling & Regulation) Act, 1976, and/or any other law for the time being in force, and there is no impediment or bar on the part of the vendors to grant, sell, transfer, convey, assign and assure the said land or any part or portion thereof.
- ix) That the vendors herein being the owners of the said land, neither had nor have sold nor had entered into any Agreement for Sale and/or Memorandum of Understanding, nor executed any Memorandum of Deposit of Title Deeds, nor deposited the title deeds nor created any third party right in respect of any part or portion of the said land by way of lease and/or agreement to lease and/or agreement for tenancy and/or any agreement for sale and/or any joint venture agreement and/or any other agreement and/or arrangement by which any third party's right and/or rights of possession or otherwise, is created and/or is intended to be created in favour of any third party and were and still are in khas possession of the said land.
- x) That the vendors herein have paid all the rates, taxes and all other outgoing, including land revenue payable in respect of the said land, up to the date hereof and shall further pay and remain liable to pay the panchayat/municipal rates and taxes including all outgoings and land

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ADDITIONAL REGISTRAR  
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revenue in respect of the said land, to any authority or authorities appointed in this regard, if not already paid and if found to be payable and/or outstanding in future.

- xi) That no suit or proceedings and/or any litigation is presently pending and/or instituted by any person and/or persons claiming any right over and in respect of the said land, or any part or portion thereof.
- xii) That the vendors herein shall be solely and wholly responsible for all the costs, charges, expenses and consequences in case if any defect is found in the title of the vendors herein, in respect of the said land, or any part and/or portion thereof and the vendors herein shall remain responsible for the same, for all times hereafter and further indemnify and keep the purchasers indemnified against all suits, actions, claims, demands and proceedings arising there from.
- xiii) That no person and/or persons is in occupation of the said land, either as a tenant or otherwise nor any other person and/or persons has any right over and in respect of the said land or any part or portion thereof.
- xiv) That there is no thika tenant under the provisions of the West Bengal Thika Tenancy (Acquisition & Requisition) Act, 2001, or otherwise, in or on the said land or any part or portion thereof.
- xv) That there is no existing charge or mortgage in respect of the said land or any part or portion thereof.
- xvi) That the vendors herein have no difficulty in complying with all their respective obligations hereunder.

O. Relying on the aforesaid assurances, representations, undertakings and warranties of the vendors herein, believing the same to be true and correct and acting on the faith thereof, the purchasers herein have agreed to purchase and acquire **ALL THAT** the piece or parcel of bastu land, admeasuring an area of 32 sataks/decimals, be the same a little more or less **TOGETHER WITH** the paths, passages, structure/s standing and/or lying erected thereupon and others thereof being Plot No. 1, in Mouza Jagaddal, J. L. No. 71, R. S. No. 233, Touzi No. 82, under C. S. and R. S. Dag Nos. 959 and 3028, L. R. Dag Nos. 1111 (10 sataks/decimals) and 3047 (22 sataks/decimals), C. S. and R. S. Khatian Nos. 942 and 1086, L. R. Khatian No. 346,

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Police Station and Additional District Sub Registrar Sonarpur, under Rajpur Sonarpur Municipality, bearing Holding No. 203, Ramchand Dey Street, Ward No. 26 (previously 24), District 24 Parganas (South), Kolkata – 700 151, collectively being the **said land**, as shown and delineated in **Red** colour border on the map or plan annexed hereto **TOGETHER WITH** all easement rights of free egress and ingress together with the right to take men, materials and vehicles, sewerage, drain, electricity, water, gas telephone connection etc. independently from the land, as more fully and particularly mentioned and described in the **Schedule** here under written, absolutely and forever, free from all encumbrances, charges, liens, lispendens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments, etc., whatsoever or howsoever, at and for the consideration and on the terms, conditions, covenants, rights and obligations hereinafter contained.

P. It has been amicably and mutually decided, understood and agreed by and between the vendors and the purchasers herein and also by and amongst the purchasers herein that the purchasers herein shall be entitled to and shall own and possess the said land in the following ratio:

- |      |   |   |     |
|------|---|---|-----|
| i)   | Niroshini Technology LLP (Purchaser No. 1)  | - | 50% |
| ii)  | Maheshwari Commotrade LLP (Purchaser No. 2) | - | 40% |
| iii) | Khaitan Construction LLP (Purchaser No. 3)  | - | 10% |

**NOW THIS DEED WITNESSETH** that in pursuance of the agreement as aforesaid and in consideration of a total sum of **Rs. 1,50,00,000/- (Rupees one crore and fifty lacs) only**, of the lawful money of the Union of India in hand and well and truly paid by the purchasers in their respective ratios as cited herein above, out of which a sum of Rs. 90,00,000/- (Rupees ninety lacs) only, has been paid by the purchasers to the vendors herein in their respective ratios as cited herein above, and the balance sum of Rs. 60,00,000/- (Rupees sixty lacs) only, has been paid by the purchasers to the said M/s Shresth Realty LLP in their respective ratios as cited herein above, as per the agreement and understanding by and between the vendors and the purchasers herein and also as per the instructions and/ or at the request of the vendors

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herein, at or before the execution of these presents, as and by way of the sale price of the said land as aforesaid, (the receipt whereof the vendors do and each of them doth hereby admits and acknowledges as per the memorandum of consideration hereunder written and of and from the payment of the same and every part thereof forever releases, discharges and acquits the purchasers as also the said land hereby granted, sold, transferred, conveyed, released, assigned and assured or expressed or intended so to be) the vendors do and each of them doth hereby grants, sells, transfers, conveys, releases, assigns and assures unto and in favour of the purchasers herein **ALL THAT** the piece or parcel of bastu land, admeasuring an area of 32 sataks/decimals, be the same a little more or less **TOGETHER WITH** the paths, passages, structure/s standing and/or lying erected thereupon and others thereof being Plot No. 1, in Mouza Jagaddal, J. L. No. 71, R. S. No. 233, Touzi No. 82, under C. S. and R. S. Dag Nos. 959 and 3028, L. R. Dag Nos. 1111 (10 sataks/decimals) and 3047 (22 sataks/decimals), C. S. and R. S. Khatian Nos. 942 and 1086, L. R. Khatian No. 346, Police Station and Additional District Sub Registrar Sonarpur, under Rajpur Sonarpur Municipality, bearing Holding No. 203, Ramchand Dey Street, Ward No. 26 (previously 24), District 24 Parganas (South), Kolkata – 700 151, collectively being the **said land**, as shown and delineated in Red colour border on the map or plan annexed hereto **TOGETHER WITH** all easement rights of free egress and ingress together with the right to take men, materials and vehicles, sewerage, drain, electricity, water, gas telephone connection etc. independently from the land, as more fully and particularly mentioned and described in the **Schedule** here under written, absolutely and forever, free from all encumbrances, charges, liens, lispendens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments, etc., whatsoever or howsoever, with full right, liberty and license to the purchasers, their respective successors, successors in office, successors in interest and assigns and the owners for the time being of the said land hereby granted, sold, transferred, conveyed, released, assigned and assured or expressed or intended so to be and the tenants, servants and all other persons authorised in that regard from time to time and at all times hereafter at their will and pleasure for all purposes connected with the use and enjoyment of the said land with unfettered and unencumbered right to carry drains, underground mains for gas and electricity, filtered

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and unfiltered water, or over head wires for electricity telephone, etc. **OR HOWSOEVER OTHERWISE** the said land or any part or portion thereof now are or is or at any time or times heretofore were or was butted bounded called known numbered described and distinguished **TOGETHER WITH** all yards, areas, sewers, drains, ditches, trees, paths, passages, water, watercourses and all manner of ancient or other lights, rights, liberties, privileges, easements, advantages and appurtenances whatsoever to the said land with or without any part thereof belonging or in any way appertaining to or used held occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** all the estate right title interest inheritance reversion or reversions, remainder or remainders use trust possession land claim and demand whatsoever both in law or in equity of the vendors into and upon the said land and every part or portion thereof **AND** all deeds, pattahs, muniments, writings and evidences of title which in anywise relate to the said land or any part or portion thereof which now are or hereafter shall or may be in custody, power or possession of the vendors or persons from whom the vendors can or may procure the same without any action or suit at law or equity **AND TO HAVE AND TO HOLD** the said land hereby granted, sold, transferred, conveyed, released, assigned and assured or otherwise expressed or intended so to be and every part thereof unto and to the use of the purchasers, their respective successors, successors in office, successors in interest and assigns, absolutely and forever and free from all encumbrances whatsoever **TOGETHER WITH** all easement rights of free egress and ingress together with the right to take men, materials and vehicles, sewerage, drain, electricity, water, gas telephone connection etc. independently from the land **AND** that the vendors do and each of them doth hereby covenants with the purchasers that notwithstanding any act deed matter or thing heretofore done committed or knowingly suffered by the vendors to the contrary, the vendors are jointly, collectively and equally the absolute lawful owners, absolutely and lawfully seized and possessed of and/or otherwise well and sufficiently entitled to the said land and each and every part or portion thereof hereby granted, sold, transferred, conveyed, released, assigned and assured as absolute and indefeasible and absolute estate or inheritance or equivalent thereto in fee simple without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same and that notwithstanding any such act deed or thing whatsoever as aforesaid **AND** that the vendors as owners

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have full power and absolute and indefeasible right and authority to grant, sell, transfer and convey the said land and each and every part or portion thereof unto and to the use of the purchasers in the manner aforesaid and according to the true intent and meaning of these presents **AND** that it shall be lawful for the purchasers at all times hereafter to peaceably and quietly enter into and upon and hold, possess, occupy and enjoy the said land and every part or portion thereof without any interruption or any lawful eviction interruption hindrances disturbances claim or demand whatsoever from of or by the vendors and/or any person or persons lawfully or equitably claiming any estate right title and interest whatsoever from under through or in trust for the vendors **AND** that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by and at the costs, charges and expenses of the vendors well and sufficiently saved, defended kept harmless and indemnified of, from and against all and all manner of former or other estates, encumbrances, charges, liens, lispens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments whatsoever had made done executed occasioned or suffered or created by the vendors or any person or persons claiming from through under or in trust for them in to and upon the said land hereby granted, sold, transferred, conveyed, released, assigned and assured or expressed or intended so to be unto and to the use of the purchasers for a perfect and indefeasible estate of inheritance without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same **AND** that the vendors and all persons having or lawfully or equitably claiming any estate right title and interest whatsoever in the said land hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be or any part thereof from through 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 make do acknowledge and execute or cause to be made done acknowledged and executed all such further acts deeds matters things and assurances whatsoever for further better and more particularly effectual or satisfactorily granting transferring and assuring the said land hereby granted, sold, transferred, conveyed, assigned and assured and every part or portion thereof unto and to the use of the purchasers as shall or may be reasonably required **AND** the purchasers shall be at liberty to get their names duly mutated with the Rajpur Sonarpur Municipality, or any authority or authorities for the

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time being appointed in this behalf and the vendors do and each of them doth hereby grants his/her consent in that regard and shall be bound to submit any petition of consent or otherwise if so required by any authority in course of any proceedings, including municipal proceedings **AND** the vendors herein shall remain liable to pay the rates and taxes including all outgoings and land revenue in respect of the said land, to any authority or authorities appointed in this regard, if not already paid and if found to be payable and/or outstanding in future **AND** if for any reason whatsoever any defect of any kind is found in respect of this deed, the vendors shall be bound and prepared to sign execute and get registered at the costs, charges and expenses of the purchasers, any kind of Deed and/or Deeds of Rectification as may be necessary and required to be executed and registered in favour of the purchasers to ensure perfect title of the purchasers in respect of the said land or any part or portion thereof and the vendors do and each of them doth hereby authorizes the purchasers and gives his/her consent for the same **AND** the vendors shall unless prevented by fire or some other irresistible force from time to time and at all times hereafter upon reasonable request and at the cost of the purchasers produce or cause to be produced for inspection to the purchasers or to their Attorney/s or agent/s or before or at any trial commission examination tribunal board or authority for inspection or otherwise, if any, as the occasion shall require, the original title deeds and/or any other documents, if any, in connection with the title of the said land, which are now in vendors' possession, in connection with the said land, other than what are being handed over by the vendors to the purchasers at the time of execution and registration of these presents, and also shall at the like request and costs of the purchasers deliver and/or cause to be delivered to the purchasers such attested or other copies or extracts there from as the purchasers may require and shall in the meantime unless prevented as aforesaid keep the same unobliterated and uncancelled and shall protect the same from fire and/or any other hazards which can or may cause damage to the same **AND** 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 land hereby granted, sold, transferred, conveyed, released, assigned and assured or expressed or intended so to be or any part thereof can or may be impeached, encumbered or affected in title **AND** the said land hereby sold, transferred and conveyed unconditionally and absolutely vests in the purchasers by virtue of these presents and the purchasers shall be at liberty to dispose of the said land or any part or portion thereof in any way and in any

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*[Handwritten mark]*



manner whatsoever by way of sale, lease, gift etc. and neither the vendors nor any one on behalf of the vendors shall ever assert/raise any objection thereto and if ever so raised, the same shall be rejected by all and/or any Court of law **AND** the vendors do and each of them doth hereby further covenants with the purchasers that the purchasers shall be entitled to do all acts deeds matters and things and make all additions, alterations and connections at the said land viz. water, electricity, sewerage, drainage etc., to the new constructions and any future additions in the said land as may be deemed to be expedient to make such area and constructions tenantable and to use, enjoy, hold and/or sell or transfer the same and/or the further construction of further storey or stories thereon, to be constructed by the purchasers herein, to any person on such terms and conditions as the purchasers in their absolute discretion may think fit and proper **AND** the vendors do and each of them doth hereby delivers vacant and peaceful khas possession of the said land to the purchasers.

**THE SCHEDULE ABOVE REFERRED TO:**

**"SAID LAND"**

**ALL THAT** the piece or parcel of bastu land, admeasuring an area of 32 sataks/decimals, be the same a little more or less **TOGETHER WITH** the paths, passages, residential structure/s measuring 562 sq. ft. more or less with cemented floor about 20 years old standing and/or lying erected thereupon and others thereof being Plot No. 1, in Mouza Jagaddal, J. L. No. 71, R. S. No. 233, Touzi No. 82, under C. S. and R. S. Dag Nos. 959 and 3028, L. R. Dag Nos. 1111 (10 sataks/decimals) and 3047 (22 sataks/decimals), C. S. and R. S. Khatian Nos. 942 and 1086, L. R. Khatian No. 346, Police Station and Additional District Sub Registrar Sonarpur, under Rajpur Sonarpur Municipality, bearing Holding No. 203, Ramchand Dey Street (Ramchandra Dey Street), Ward No. 26 (previously 24), District 24 Parganas (South), Kolkata – 700 151, as shown and delineated in **RED** colour border on the map or plan annexed hereto and butted and bounded in the manner following that is to say:

**ON THE NORTH:** Partly by municipal 21' road and partly by C. S. and R. S. Dag No. 3027;

**ON THE EAST:** By C. S. and R. S. Dag Nos. 3026 and 3027;

**ON THE WEST:** By C.S. and R.S. Dag No. 959 (P) and

**ON THE SOUTH:** Partly by C. S. and R. S. Dag No. 960 and partly by C. S. and R. S. Dag No. 3028

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OR HOWSOEVER OTHERWISE the same are or is was or were heretofore butted bounded called known numbered described or distinguished.

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

SIGNED SEALED AND DELIVERED by the *Biswajit Dey*  
VENDORS at Kolkata in the presence of:

1. *Ashwan Bajwa*  
*10A Rawdon Street, Kol-17* *Ashwin Dey*
2. *Rita Dey*  
*Jagaddal School Road* *Smriti Banerjee*  
*Kol-151*

Drafted by me.

*Mayank Kakrania*

Mayank Kakrania  
Advocate, High Court, Calcutta,  
10, Old Post Office Street,  
Right Wing, 1<sup>st</sup> Floor, Room No. 34A,  
Kolkata - 700 001.  
Enrolment No. WB/1287A/99

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## RECEIPT AND MEMO OF CONSIDERATION

RECEIVED of and from the within named purchasers the within mentioned sum of Rs. 1,50,00,000/- (Rupees one crore and fifty lacs) only, being the total consideration money payable to the vendors herein, as per the memo of consideration written herein below:

1. Paid by Purchaser No. 1 by Pay Order No. 303511 dated 11.11.2022, drawn on HDFC Bank, Stephen House Branch, Kolkata, in favour of the vendor no. 1. Rs. 14,85,000/-
2. Paid by Purchaser No. 1 by Pay Order No. 303512 dated 11.11.2022, drawn on HDFC Bank, Stephen House Branch, Kolkata, in favour of the vendor no. 2. Rs. 14,85,000/-
3. Paid by Purchaser No. 1 by Pay Order No. 303513 dated 11.11.2022, drawn on HDFC Bank, Stephen House Branch, Kolkata, in favour of the vendor no. 3. Rs. 14,85,000/-
4. Paid by Purchaser No. 1 by Pay Order No. 303514 dated 11.11.2022, drawn on HDFC Bank, Stephen House Branch, Kolkata, in favour of M/s Shresth Realty LLP. Rs. 29,70,000/-
5. Paid by Purchaser No. 2 by Pay Order No. 016631 dated 11.11.2022, drawn on HDFC Bank, Kakurgachi Branch, Kolkata, in favour of the vendor no. 1. Rs. 11,88,000/-
6. Paid by Purchaser No. 2 by Pay Order No. 016635 dated 11.11.2022, drawn on HDFC Bank, Kakurgachi Branch, Kolkata, in favour of the vendor no. 2. Rs. 11,88,000/-
7. Paid by Purchaser No. 2 by Pay Order No. 016634 dated 11.11.2022, drawn on HDFC Bank, Kakurgachi Branch, Kolkata, in favour of the vendor no. 3. Rs. 11,88,000/-
8. Paid by Purchaser No. 2 by Pay Order No. 016632 dated 11.11.2022, drawn on HDFC Bank, Kakurgachi Branch, Kolkata, in favour of M/s Shresth Realty LLP. Rs. 23,76,000/-

Contd. . .

*Almit Dey*

*Biswajit Dey*

*Bismita Dasgupta*

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9. Paid by Purchaser No. 3 by Pay Order No. 694669 dated 11.11.2022, drawn on Kotak Mahindra Bank, Middleton Street Branch, Kolkata, in favour of the vendor no. 1. Rs. 2,97,000/-
10. Paid by Purchaser No. 3 by Pay Order No. 694672 dated 11.11.2022, drawn on Kotak Mahindra Bank, Middleton Street Branch, Kolkata, in favour of the vendor no. 2. Rs. 2,97,000/-
11. Paid by Purchaser No. 3 by Pay Order No. 694670 dated 11.11.2022, drawn on Kotak Mahindra Bank, Middleton Street Branch, Kolkata, in favour of the vendor no. 3. Rs. 2,97,000/-
12. Paid by Purchaser No. 3 by Pay Order No. 694668 dated 11.11.2022, drawn on Kotak Mahindra Bank, Middleton Street Branch, Kolkata, in favour of M/s Shresth Realty LLP. Rs. 5,94,000/-
13. By Tax Deducted at Source @ 1% in terms of Section 194A of the Income Tax Act, 1961. Rs. 1,50,000/-

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**Total: Rs. 1,50,00,000/-**  
 =====

(Rupees one crore and fifty lacs) only.

**WITNESSES:**

1. *Shanvam Bajewa*

2. *Rita Dey*

1. *Biswajit Dey*

2. *Abhinav Dey*

3. *Smt. Karan Dey*

-----  
**SIGNATURE OF THE VENDORS**

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SITE PLAN OF LAND IN MOUZA- JAGADDAL J.L. NO.- 71, R.S. DAG NO. - 959 & 3028 (P)  
 CORRESPONDING L.R. DAG NO. - 1111 & 3047. WARD NO - 26, UNDER RAJPUR SONARPUR  
 MUNICIPALITY. P.S. SONARPUR. DIST- 24 PGS (S).

PORTION OF THE LAND SHOWN IN RED BORDER



LOT NO.	DAG NO.	AREA
1	959	09.5 DEC.
	3028	22.5 DEC.
	TOTAL	32.0 DEC.
2	959	02.0 DEC.
	3028	27.0 DEC.
	TOTAL	29.0 DEC.



*Biswasit Dey*  
*Alchut Dey*  
*Bomtes karnatek*

SIGNATURE OF VENDOR/S

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# SPECIMEN FORM FOR TEN FINGERPRINTS



Biswasjit Das

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Abhinav Das

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Binita Das

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

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## SPECIMEN FORM FOR TEN FINGERPRINTS



*Aditya K. T. Chowdhury*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



*Vivek Choudhary*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



*J. Chandrasekhar*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

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### Major Information of the Deed

Deed No :	I-1904-18489/2022	Date of Registration	16/11/2022
Query No / Year	1904-2003092326/2022	Office where deed is registered	
Query Date	31/10/2022 12:52:10 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Haridas Sardar 10A, Rawdon Street, 1st Floor, Thana : Shakespeare Sarani, District : Kolkata, WEST BENGAL, PIN - 700017, Mobile No. : 9830032337, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,50,00,000/-	Rs. 1,50,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,50,120/- (Article:23)	Rs. 1,50,098/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: RAMCHANDRA DEY STREET, Mouza: Jagaddal, , Ward No: 26, Holding No:203 JI No: 71, Pin Code : 700151

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-3047 (RS :-)	LR-346	Bastu	Bastu	22 Dec	1,00,00,000/-	1,00,00,000/-	Width of Approach Road: 21 Ft.,
L2	LR-1111 (RS :-)	LR-346	Bastu	Bastu	10 Dec	45,00,000/-	45,00,000/-	Width of Approach Road: 21 Ft.,
		<b>TOTAL :</b>			<b>32Dec</b>	<b>145,00,000 /-</b>	<b>145,00,000 /-</b>	
		<b>Grand Total :</b>			<b>32Dec</b>	<b>145,00,000 /-</b>	<b>145,00,000 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	562 Sq Ft.	5,00,000/-	5,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor :562 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
	<b>Total :</b>	<b>562 sq ft</b>	<b>5,00,000 /-</b>	<b>5,00,000 /-</b>	



**Seller Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr BISWAJIT DEY (Presentant )</b> Son of Late KRITTI CHANDRA DEY 111, Ram Chandra Dey Street, Jagaddal, K.d. Mallick Garden, City:- Not Specified, P.O:- DAKSHIN JAGADDAL, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700151 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: asxxxxxx0c, Aadhaar No: 84xxxxxxxx4207, Status :Individual, Executed by: Self, Date of Execution: 14/11/2022 , Admitted by: Self, Date of Admission: 14/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/11/2022 , Admitted by: Self, Date of Admission: 14/11/2022 ,Place : Pvt. Residence
2	<b>Mr ABHIJIT DEY</b> Son of Late KIRITICHANDRA DEY 111, Ram Chandra Dey Street, Jagaddal, K.D, Mallick Garden, City:- Not Specified, P.O:- DAKSHIN JAGADDAL, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700151 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: bbxxxxxx2b, Aadhaar No: 40xxxxxxxx7260, Status :Individual, Executed by: Self, Date of Execution: 14/11/2022 , Admitted by: Self, Date of Admission: 14/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/11/2022 , Admitted by: Self, Date of Admission: 14/11/2022 ,Place : Pvt. Residence
3	<b>Mrs SMRITI KANA DUTTA</b> Daughter of Late Kirti Chandra DEY JAGADDAL DUTTA PARA ROAD, City:- Not Specified, P.O:- DAKSHIN JAGADDAL, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700151 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CCxxxxxx6H, Aadhaar No: 68xxxxxxxx7876, Status :Individual, Executed by: Self, Date of Execution: 14/11/2022 , Admitted by: Self, Date of Admission: 14/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/11/2022 , Admitted by: Self, Date of Admission: 14/11/2022 ,Place : Pvt. Residence

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>KHAITAN CONSTRUCTION LLP</b> 10A RAWDON STREET, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx5G,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed
2	<b>NIROSHINI TECHNOLOGY LLP</b> 7B, KRION SHANKAR ROY ROAD, 4TH FLOOR, City:- Kolkata, P.O:- GOP, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx5F,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed
3	<b>MAHESHWARI COMMOTRADE LLP</b> DIAMOND HERITAGE, 16, STRAND ROAD, Block/Sector: ROOM NO. 1007, 10TH FLOOR, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: ABxxxxxx2L,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr RAVINDRA KHAITAN</b> Son of Late RATANLAL KHAITANSILVER SPRING, 5, JBS HALDEN AVENUE, NOW P.S. PRAGATI MAIDAN, Block/Sector: BLOCK-IV,5TH FLOOR,, Flat No: 5A, City:- Not Specified, P.O:- DHAPA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx8R, Aadhaar No: 37xxxxxxxx7108 Status : Representative, Representative of : KHAITAN CONSTRUCTION LLP (as PARTNER)



2	<b>Mr ADITYA KUMAR TIBREWAL</b> Son of Mr BINOD KUMAR TIBREWAL 54/10, D.c. DEY ROAD,, Block/Sector: TOWER -3, ACTIVE ACRES, Flat No: 9D, City:- Not Specified, P.O:- TANGRA, P.S:-Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700015, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx0F, Aadhaar No: 50xxxxxxxxx2119 Status : Representative, Representative of : NIROSHINI TECHNOLOGY LLP (as PARTNER)
3	<b>Mr VIVEK CHOUDHARY</b> Son of Mr BIJAY CHOUDHARY BH-84, SECTOR-2, RANK-7, SALT LAKE CITY, BIDHANNAGAR, City:- Not Specified, P.O:- SECH BHAWAN, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx8A, Aadhaar No: 87xxxxxxxxx5118 Status : Representative, Representative of : MAHESHWARI COMMOTRADE LLP

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr HARIDAS SARDAR</b> Son of Late B SARDAR VILLAGE SARBERIA, City:- Not Specified, P.O:- SARBERIA, P.S:- Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743385			
Identifier Of Mr BISWAJIT DEY, Mr ABHIJIT DEY, Mrs SMRITI KANA DUTTA			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr BISWAJIT DEY	KHAITAN CONSTRUCTION LLP-0.7326 Dec, NIROSHINI TECHNOLOGY LLP-3.6652 Dec, MAHESHWARI COMMOTRADE LLP-2.9326 Dec
2	Mr ABHIJIT DEY	KHAITAN CONSTRUCTION LLP-0.7326 Dec, NIROSHINI TECHNOLOGY LLP-3.6674 Dec, MAHESHWARI COMMOTRADE LLP-2.9326 Dec
3	Mrs SMRITI KANA DUTTA	KHAITAN CONSTRUCTION LLP-0.7348 Dec, NIROSHINI TECHNOLOGY LLP-3.6674 Dec, MAHESHWARI COMMOTRADE LLP-2.9348 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mr BISWAJIT DEY	KHAITAN CONSTRUCTION LLP-0.333 Dec, NIROSHINI TECHNOLOGY LLP-1.666 Dec, MAHESHWARI COMMOTRADE LLP-1.333 Dec
2	Mr ABHIJIT DEY	KHAITAN CONSTRUCTION LLP-0.333 Dec, NIROSHINI TECHNOLOGY LLP-1.667 Dec, MAHESHWARI COMMOTRADE LLP-1.333 Dec
3	Mrs SMRITI KANA DUTTA	KHAITAN CONSTRUCTION LLP-0.334 Dec, NIROSHINI TECHNOLOGY LLP-1.667 Dec, MAHESHWARI COMMOTRADE LLP-1.334 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr BISWAJIT DEY	KHAITAN CONSTRUCTION LLP-18.71460000 Sq Ft, NIROSHINI TECHNOLOGY LLP-93.62920000 Sq Ft, MAHESHWARI COMMOTRADE LLP-74.91460000 Sq Ft
2	Mr ABHIJIT DEY	KHAITAN CONSTRUCTION LLP-18.71460000 Sq Ft, NIROSHINI TECHNOLOGY LLP-93.68540000 Sq Ft, MAHESHWARI COMMOTRADE LLP-74.91460000 Sq Ft
3	Mrs SMRITI KANA DUTTA	KHAITAN CONSTRUCTION LLP-18.77080000 Sq Ft, NIROSHINI TECHNOLOGY LLP-93.68540000 Sq Ft, MAHESHWARI COMMOTRADE LLP-74.97080000 Sq Ft





## Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: RAMCHANDRA DEY STREET  
Mouza: Jagaddal, , Ward No: 26, Holding No:203 JI No: 71, Pin Code : 700151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3047, LR Khatian No:- 346	Owner:কীর্তিচন্দ্র দে, Gurdian:কা াই লাল, Address:নিজ , Classification:বাস্ত, Area:0.22000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 1111, LR Khatian No:- 346	Owner:কীর্তিচন্দ্র দে, Gurdian:কা াই লাল, Address:নিজ , Classification:বাস্ত, Area:0.10000000 Acre,	Seller is not the recorded Owner as per Applicant.



On 14-11-2022

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

Presented for registration at 20:30 hrs on 14-11-2022, at the Private residence by Mr BISWAJIT DEY , one of the Executants.

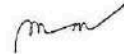
**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,50,00,000/-

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

Execution is admitted on 14/11/2022 by 1. Mr BISWAJIT DEY, Son of Late KRITTI CHANDRA DEY, 111, Ram Chandra Dey Street, Jagaddal, K.d. Mallick Garden, P.O: DAKSHIN JAGADDAL, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Hindu, by Profession Service, 2. Mr ABHIJIT DEY, Son of Late KIRITICHANDRA DEY, 111, Ram Chandra Dey Street, Jagaddal, K.D. Mallick Garden, P.O: DAKSHIN JAGADDAL, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Hindu, by Profession Service, 3. Mrs SMRITI KANA DUTTA, Daughter of Late Kirti Chandra DEY, JAGADDAL DUTTA PARA ROAD, P.O: DAKSHIN JAGADDAL, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Hindu, by Profession House wife

Indetified by Mr HARIDAS SARDAR, , , Son of Late B SARDAR, VILLAGE SARBERIA, P.O: SARBERIA, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743385, by caste Hindu, by profession Service



Mohul Mukhopadhyay  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
Kolkata, West Bengal

On 15-11-2022

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,50,098.00/- ( A(1) = Rs 1,50,000.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by by online = Rs 1,50,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/11/2022 12:33PM with Govt. Ref. No: 192022230172821741 on 14-11-2022, Amount Rs: 1,50,014/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKV3817914 on 14-11-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,50,020/- and Stamp Duty paid by by online = Rs 7,50,020/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/11/2022 12:33PM with Govt. Ref. No: 192022230172821741 on 14-11-2022, Amount Rs: 7,50,020/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKV3817914 on 14-11-2022, Head of Account 0030-02-103-003-02



Mohul Mukhopadhyay  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
Kolkata, West Bengal



On 16-11-2022

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

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

**Payment of Fees**


Certified that required Registration Fees payable for this document is Rs 1,50,098.00/- ( A(1) = Rs 1,50,000.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 84.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,50,020/- and Stamp Duty paid by Stamp Rs 100.00/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 53098, Amount: Rs.100.00/-, Date of Purchase: 09/11/2022, Vendor name: A Banerjee



**Mohul Mukhopadhyay**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**





Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1904-2022, Page from 1092713 to 1092748  
being No 190418489 for the year 2022.



Digitally signed by MOHUL  
MUKHOPADHYAY  
Date: 2022.11.22 13:59:39 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2022/11/22 01:59:39 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)