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DEED OF CONVEYANCE

Certified that the document is admitted to registration. The signatures, seals and the endorsement stamp attached with this document are the part of the document.

SRI. SHYAMAL CHATTERJEE
SMT. BANI CHATTERJEE
SRI. RATAN KANTI PAUL OWNERS / VENDORS

AND


District Sub-Registrar-II
Alipore, South 24 Parganas

M/s. SANDBRICKS
a partnership Firm, being represented by its partners
SRI SUMAN BHATTACHARJEE
SRI. SANTOSH AGARWAL
SRI. SUBHASH AGARWALPURCHASER

06 SEP 2021

AND

M/s. CHATTERJEE ENGINEERING CO
Represented by its sole proprietor
SRI. SHYAMAL CHATTERJEE CONFIRMING PARTY

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this 6th day of September Two Thousand and Twenty One (2021) BETWEEN (I) SRI. SHYAMAL CHATTERJEE (PAN : ACUPC2854Q) (AADHAAAR NO. 9881 3541 1721) son of Late Jagat Taran Chatterjee (II) SMT. BANI CHATTERJEE (PAN : ACSPC7353G) (AADHAAAR NO. 5864 3921 4416) wife of Sri. Shyamal Chatterjee, both by Nationality - Indian, both by Faith - Hindu, both by Occupation : Business, both residing at P-46, Raipur - II, P.O. : Garia, P.S. Patuli, Kolkata : 700084, District : South 24 Parganas, AND (III) SRI. RATAN KANTI PAUL (PAN : AFKPP6731Q) (AADHAAAR NO. 7873 6073 4420) son of Late Bibhuti Bhusan Paul, by Nationality - Indian, by Faith - Hindu, by Occupation : Business respectively, residing at 2/5/1, Hindustan Road, 1st Floor, P.O. Sarat Bose Road, P.S. Gariahat, Kolkata - 700029, District : South 24 Parganas, hereinafter jointly called and together referred to as the **OWNERS / VENDORS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators and representative) of the **FIRST PART.**

----- **AND** -----

M/s SANDBRICKS (PAN : AELFS8095L) a registered partnership firm having its registered office at 221, N. S. C. Bose Road, P.O. - Regent Park, P.S. Jadavpur, Kolkata- 700047, District- South 24 Parganas and being represented by its partners (I) SRI SUMAN BHATTACHARJEE (PAN ALNPB1709P) (Aadhar No. 7187 5886 8309) son of Sri Bijoy Bhattacharjee, by nationality Indian, by occupation Business, by faith Hindu, residing at 80, Regent Place, P.O. - Regent Park, P.S. Jadavpur, Kolkata-

700040, District- South 24 Parganas, (II) SRI SANTOSH AGARWAL son of Sri. Moolchand Agarwal, (PAN : ADDPA3598II), (AADHAR No. 6224 4099 7754) by Nationality - Indian, by Faith - Hindu, by Occupation : Business, residing at 119, Netaji Subhas Chandra Bose Road, P.S. Regent Park & P.O. Regent Park, Kolkata - 700040, District : South 24 Parganas, AND (III) SRI SUBHASH AGARWAL son of Sri. Makhan Lal Agarwal, (PAN : AFIPA7995M), (AADHAR No. 8201 1102 0036) by Nationality - Indian, by Faith - Hindu, by Occupation : Business, residing at 70, New Govt. Colony, P.S. Regent Park & P.O. Bansdrani, Kolkata - 700070, District : South 24 Parganas, hereinafter called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context or subject to be deemed to mean and include its successors-in-office, successors-in interest, legal representatives, executors, administrators, and assigns) of the **SECOND PART.**

AND

M/S. CHATTERJEE ENGINEERING CO. a having its Registered office at at P-46, Raipur - II, P.O. : Garia, P.S. patuli, Kolkata : 700084, District : South 24 Parganas, being represented by its sole proprietor **SRI. SHYAMAL CHATTERJEE** (PAN : ACUPC2854Q) (AADHAAAR NO. 9881 3541 1721) son of Late Jagat Taran Chatterjee, by Nationality - Indian, by Faith - Hindu, by Occupation : Business, both residing at P-46, Raipur - II, P.O. : Garia, P.S. patuli, Kolkata : 700084, District : South 24 Parganas, hereinafter called and referred to as the "**CONFIRMING PARTY**", (which expression shall unless excluded by or repugnant to the context or subject to be deemed to mean and include its successors-in-office, successors-in interest, legal representatives, executors, administrators, and assigns) of the **OTHER PART**

WHEREAS, one Dasurathi Ganguli was the absolute owner of all that piece and parcel of 07 Bighas 01 Cottahs more or less partly rent free and partly Maurashi Mocarari Bastu Land and house comprised under Mouza : Naktala, Pargana : Khaspur, Touzi No. 56, under Dag No. 453 corresponding

to Khatian No. 315, and Dag No. 452 corresponding to Khatian No. 219, P.S. Sadar Tollygunge, District : 24 Parganas by virtue of an auction purchased on 19th day of August, 1937 in Money Execution Case No. 1505 of 1937 of the Second Court of Munsiff at Alipore arising out of Money Suit No. 656 of 1935 of 1st Court of Munsiff at Alipore and the said auction purchase was duly confirmed on 21st September 1937 and subsequently said Dasurathi Ganguli obtained the Sale certificate and got Khas possession thereof.

AND WHEREAS, on 18.06.1940 said Sri. Dasurathi Ganguly sold all that piece and parcel of 07 Bighas 01 Cottahs more or less partly rent free and partly Maurashi Mokarari Bastu land and house comprised under Mouza : Naktala, Pargana : Khaspur, Touzi No. 56, under Dag No. 453 corresponding to Khatian No. 315, and Dag No. 452 corresponding to Khatian No. 219, P.S. Sadar Tollygunge, District : 24 Parganas to Sri. Khazan Singh Ahluwalia for valuable consideration and the said Sale Deed was duly registered at District Sub - Registry Office at Alipore and recorded in Book No. I, Volume No. 60, Pages 132 to 136, being No. 1998 for the Year 1940.

AND WHEREAS, by virtue of the aforesaid Sale Deed No. 1998 for the Year 1940 said Sri. Khazan Singh Ahluwalia became the absolute owner of all that piece and parcel of 07 Bighas 01 Cottahs more or less partly rent free and partly Maurashi Mokarari Bastu land and house comprised under Mouza : Naktala, Pargana : Khaspur, Touzi No. 56, under Dag No. 453 corresponding to Khatian No. 315, and Dag No. 452 corresponding to Khatian No. 219, P.S. : Sadar Tollygunge, District : 24 Parganas

AND WHEREAS, said Sri. Khazan Singh Ahluwalia duly demolished the dilapidated building and filled up certain portion of land and duly developed the said land, and thereafter subdivided the said entire land into several big plots having provided 30'ft wide common passage and declared his intention to sell the said plots to intending purchasers.

AND WHEREAS, on 22.09.1961 said Sri. Khazan Singh Ahluwalia as absolute owner sold all that piece and parcel of 01 Bighas 11 Cottahs 11 Chittaks 39 Sq.ft., more or less Maurashi MOKARARI Bastu land comprised under Mouza : Naktala, Pargana : Khaspur, Touzi No. 56, Dag No. 452 corresponding to Khatian No. 219, being premises no. 26, Naktola Lane, within the limits of Corporation of Calcutta together with right of easement on 30'ft wide common passage on the south, P.S. : Sadar Tollygunge, District : 24 Parganas to M/s. Central Land and Building Society Limited a public limited company incorporated under the Indian Companies Act and having its registered office at 2/2, Southern Avenue, P.S. Tollygunge, District : 24 Parganas, by a registered Sale Deed and the said Sale Deed duly registered at Alipore Sadar Sub - Registry Office and recorded in Book No. : I, Volume No. 125, Pages : 246 to 258, Being No. 7725 for the Year 1961.

AND WHEREAS, by virtue of the aforesaid Sale Deed No. 7725 for the Year 1961, said M/s. Central Land and Building Society Limited became the absolute owner of all that piece and parcel of 01 Bighas 11 Cottahs 11 Chittaks 39 Sq.ft., more or less Maurashi MOKARARI Bastu Land comprised under Mouza : Naktala, Pargana : Khaspur, Touzi No. 56, Dag No. 452 corresponding to Khatian No. 219, being premises no. 26, Naktola Lane, within the limits of Corporation of Calcutta together with right of easement on 30'ft wide common passage on the south P.S. : Sadar Tollygunge, District : 24 Parganas.

AND WHEREAS, on 22.03.1962 M/s. Central Land and Building Society Limited sold of all that piece and parcel of Bastu Land measuring an area 04 Cottahs more or less out of 01 Bighas 11 Cottahs 11 Chittaks 39 Sq.ft., more or less, Being Plot No. 13, comprised under Mouza : Naktala, Pargana : Khaspur, Touzi No. 56, Dag No. 452 corresponding to Khatian No. 219, being premises no. 26, Naktola Lane, within the limits of Corporation of Calcutta together with right of easement on 30'ft wide common passage on the

south, P.S. : Sadar Tollygunge, District : 24 Parganas to Tapas Sen by a registered Sale Deed and the said Sale Deed duly registered at Sub - Registrar, Alipore, Sadar and recorded in Book : I, Volume No. 60, Pages : 1 to 8, Being No. 2397 for the Year 1962.

AND WHEREAS, by virtue of the aforesaid Sale Deed No. 2397 for the Year 1962 said Sri. Tapas Sen became the absolute owner of all that piece and parcel of Bastu Land measuring an area 04 Cottahs more or less Being Plot No. 13, comprised under Mouza : Naktala, Pargana : Khaspur, Touzi No. 56, Dag No. 452 corresponding to Khatian No. 219, being premises no. 26, Naktola Lane, within the limits of Corporation of Calcutta together with right of easement on 30'ft wide common passage on the south P.S. : Sadar Tollygunge, District : 24 Parganas and thereafter in the year 1965 said Sri. Tapas Sen duly constructed a Two Storied Residential Building over the said land.

AND WHEREAS, said Sri. Tapas Sen duly mutated his name in the records of Kolkata Municipal Corporation and the said premises was duly numbered as 26H, Durga Prasanna Paramhansa Road, within the limits of Ward No. 100 and was duly Assessed under Assessment No. 211000401771.

AND WHEREAS, on 28.06.2006 said Tapas Sen died testate leaving behind his Last Will dated 20th day of August of 2005 wherein said Tapas Sen bequeathed all that piece and parcel of Bastu Land measuring an area 04 Cottahs more or less together with a Two storied building standing thereon, Plot No. 13, comprised under Mouza : Naktala, Pargana : Khaspur, Touzi No. 56, Dag No. 452 corresponding to Khatian No. 219, which is lying and situated at premises no. 26H, Durga Prasanna Paramhansa Road, within the limits of Kolkata Municipal Corporation Ward No. 100, Assessee No. 211000401771, P.S. Jadavpur thereafter Patuli and presently Netaji Nagar, Kolkata : 700047, District : South 24 Parganas to his Spinster daughter Smt. Jayanti Sen.

AND WHEREAS, on 07.05.2013 the Ld. Addl. District Judge, 6th Court Alipore duly granted a Probate of the last Will dated 20.08.2005 of deceased Tapas Sen under vide O.S. Case No. 3 of 2010 (arising out of Act 39 Case No. 216 / 2006) to Smt. Jayanti Sen

AND WHEREAS, by virtue of the abovementioned probate said Smt. Jayanti Sen became the absolute owner of all that piece and parcel of Bastu Land measuring an area 04 Cottahs more or less together with a Two storied building standing thereon, Plot No. 13, comprised under Mouza : Naktala, Pargana : Khaspur, Touzi No. 56, Dag No. 452 corresponding to Khatian No. 219, which is lying and situated at premises no. 26H, Durga Prasanna Paramhansa Road, within the limits of Kolkata Municipal Corporation Ward No. 100, Assessee No. 211000401771, P.S. Jadavpur thereafter Patuli and presently Netaji Nagar, Kolkata : 700047, District : South 24 Parganas

AND WHEREAS, said Smt. Jayanti Sen duly mutated his name in the records of Kolkata Municipal Corporation in respect of premises no. 26H, Durga Prasanna Paramhansa Road, within the limits of Kolkata Municipal Corporation Ward No. 100, under Assessee No. 211000401771.

AND WHEREAS, on 26.08.2013 said Smt. Jayanti Sen as Owner duly entered into a Agreement with M/s. Chatterjee Engineering Co. a proprietorship firm being represented by its sole proprietor Sri. Shyamal Chatterjee being as Developer for Developing and construction of a New residential Building over the Bastu Land measuring an area 04 Cottahs more or less together with a Two storied building standing thereon, Plot No. 13, comprised under Mouza : Naktala, Pargana : Khaspur, Touzi No. 56, Dag No. 452 corresponding to Khatian No. 219, which is lying and situated at premises no. 26H, Durga Prasanna Paramhansa Road, within the limits of Kolkata Municipal Corporation Ward No. 100, Assessee No. 211000401771, P.S. Jadavpur thereafter Patuli and presently Netaji Nagar, Kolkata : 700047,

District : South 24 Parganas with certain terms and conditions as stated therein and the said M/s. Chatterjee Engineering Co. being represented by its sole proprietor Sri. Shyamal Chatterjee duly paid a sum of Rs. 70,000/- to Smt. Jayanti Sen as adjustable advance, which the owner would repay as and when she will get the booking money from the Flats of Owner's Allocation and the said Agreement was duly registered at ADSR Alipore and recorded in Book No. I, Volume No. 29, Pages : 3300 to 3318, Being No. 07004' for the Year 2013.

AND WHEREAS, on 26.08.2013 said Smt. Jayanti Sen as Principal duly executed a General Power of Attorney for Development purpose in favour of Sri. Shyamal Chatterjee and the General Power of Attorney was duly registered at ADSR Alipore and recorded in Book No. I, Volume No. 29, Pages : 5019 to 5035, Being No. 07005 for the Year 2013.

AND WHEREAS, said Smt. Jayanti Sen died intestate as spinster on 10.08.2018 leaving behind her surviving her sister-in-law Smt. Chitrlekha Sen and her nephew Smt. Roop Manjari Sen as her only legal heiresses as per the Hindu Succession Act, 1956.

AND WHEREAS, it is pertinent to mention herein that one Smt. Gita Sen the mother of Smt. Jayanti Sen died intestate on 26.03.2003, one Sri. Joy Sen the brother of Smt. Jayanti Sen died intestate on 26.12.2014, and said Smt. Jayanti Sen had no other brother or sister except Late Joy Sen. That said Joy Sen is survived by his widow i.e., said Smt. Chitrlekha Sen and his daughter i.e., Smt. Roop Manjari Sen.

AND WHEREAS, the said Power of Attorney No. 7005 for the Year 2013 became invalid due the demise of principal i.e., Smt. Jayanti Sen. That during life time of said Jayanti Sen, the work of the project could not be started due to some unavoidable reason.

AND WHEREAS, said Smt. Chitralekha Sen and Smt. Roop Manjari Sen became the absolute undivided owners of all that piece and parcel of Bastu Land measuring an area 04 Cottahs more or less together with a Two storied building standing thereon, Plot No. 13, comprised under Mouza : Naktala, Pargana : Khaspur, Touzi No. 56, Dag No. 452 corresponding to Khatian No. 219, which is lying and situated at premises no. 26H, Durga Prasanna Paramhansa Road, within the limits of Kolkata Municipal Corporation Ward No. 100, Assessee No. 211000401771, P.S. Jadavpur thereafter Patuli and Presently Netaji Nagar, Kolkata : 700047, District : South 24 Parganas.

AND WHEREAS, it is pertinent to mention herein that after actual measurement of the building was measured at 03 Cottahs 15 Chittaks 37 Sq.fts., more or less instead of 04 Cottahs.

AND WHEREAS, Smt. Chitralekha Sen and Smt. Roop Manjari Sen duly expressed their intention to outright sell, all that piece and parcel of Bastu Land measuring an area 03 Cottahs 15 Chittaks 37 Sq.fts., more or less together with a Two Storied Building standing thereon, Plot No. 13, comprised under Mouza : Naktala, Pargana : Khaspur, Touzi No. 56, Dag No. 452 corresponding to Khatian No. 219, which is lying and situated at premises no. 26H, Durga Prasanna Paramhansa Road, within the limits of Kolkata Municipal Corporation Ward No. 100, Assessee No. 211000401771, P.S. Jadavpur thereafter Patuli and Presently Netaji Nagar, Kolkata : 700047, District : South 24 Parganas, which is morefully and particularly mentioned in the Schedule hereunder written to M/s. Chatterjee Engineering Co. being represented by its sole proprietor Sri. Shyamal Chatterjee.

AND WHEREAS, on knowing such intention said M/s. Chatterjee Engineering Co. being represented by its sole proprietor Sri. Shyamal Chatterjee expressed its intention to purchase the said plot in his personal

capacity along with his wife Smt. Bani Chatterjee and his friend Sri. Ratan Kanti Paul.

AND WHEREAS, on 05.08.2019 said Smt. Chitralkha Sen and Smt. Roop Manjari Sen as owners sold all that piece and parcel of Bastu Land measuring an area 03 Cottahs 15 Chittaks 37 Sq.fts., more or less together with Building with mosaic flooring about 50 years old standing thereon (Ground Floor measuring an area 1000 Sq.fts., more or less & First Floor measuring an area 300 Sq.fts., more or less) comprised under Mouza : Naktala, Pargana : Khaspur, J.L. No. 32, Touzi No. 56, Dag No. 452 corresponding to Khatian No. 219, which is lying and situated at premises no. 26H, Durga Prasanna Paramhansa Road, within the limits of Kolkata Municipal Corporation, Borough : X, Ward No. 100, Assessee No. 211000401771, P.S. Jadavpur thereafter Patuli and Presently Netaji Nagar, Kolkata : 700047, District : South 24 Parganas, together with all right, title, interest and right of easement attached thereto, which is morefully and particularly mentioned in the Schedule hereunder written to Sri. Shyamal Chatterjee and Smt. Bani Chatterjee and Sri. Ratan Kanti Paul the purchasers therein and the said Sale Deed duly registered at Addl. District Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 1605-2019, Page from 189728 to 189765, Being No. 160505598 for the Year 2019.

AND WHEREAS, by virtue of the aforesaid Sale Deed No. 05598 for the Yaer 2019 said Sri. Shyamal Chatterjee and Smt. Bani Chatterjee and Sri. Ratan Kanti Paul became the absolute owners in ration of 1:1:2 respectively in respect of all that piece and parcel of Bastu Land measuring an area 03 Cottahs 15 Chittaks 37 Sq.fts., more or less together with Building with mosaic flooring about 50 years old standing thereon (Ground Floor measuring an area 1000 Sq.fts., more or less & First Floor measuring an area 300 Sq.fts., more or less) comprised under Mouza : Naktala, Pargana : Khaspur, J.L. No. 32, Touzi No. 56, Dag No. 452 corresponding to Khatian

No. 219, which is lying and situated at premises no. 26H, Durga Prasanna Paramhansa Road, within the limits of Kolkata Municipal Corporation, Borough : X, Ward No. 100, Assessee No. 211000401771, P.S. Jadavpur thereafter Patuli and Presently Netaji Nagar, Kolkata : 700047, District : South 24 Parganas, together with all right, title, interest and right of easement attached thereto, which is morefully and particularly mentioned in the Schedule hereunder written.

AND WHEREAS, said Sri. Shyamal Chatterjee and Smt. Bani Chatterjee and Sri. Ratan Kanti Paul duly mutated their name in the records of Kolkata Municipal Corporation in respect of premises no. 26H, Durga Prasanna Paramhansa Road, within the limits of Kolkata Municipal Corporation Ward No. 100, under Assessee No. 211000401771

AND WHEREAS, said Sri. Shyamal Chatterjee and Smt. Bani Chatterjee and Sri. Ratan Kanti Paul the owners / vendors herein of the First Part expressed their desire to sell all that piece and parcel of Bastu Land measuring an area 03 Cottahs 15 Chittaks 37 Sq.fts., more or less together with Building with mosaic flooring about 50 years old standing thereon (Ground Floor measuring an area 1000 Sq.fts., more or less & First Floor measuring an area 300 Sq.fts., more or less) comprised under Mouza : Naktala, Pargana : Khaspur, J.L. No. 32, Touzi No. 56, Dag No. 452 corresponding to Khatian No. 219, which is lying and situated at premises no. 26H, Durga Prasanna Paramhansa Road, within the limits of Kolkata Municipal Corporation, Borough : X, Ward No. 100, Assessee No. 211000401771, P.S. Jadavpur thereafter Patuli and Presently Netaji Nagar, Kolkata : 700047, District : South 24 Parganas, together with all right, title, interest and right of easement attached thereto, which is morefully and particularly mentioned in the Schedule hereunder written for a total consideration of Rs. 1, 39, 29, 500/= (Rupees One Crores Thirty Nine Lakhs Twenty Nine Thousand Five Hundred only)

AND WHEREAS, on knowing such Intention of the Owners, the purchaser i.e., M/s. SANDBRICKS a partnership firm being represented by its partners namely (i) Sri Suman Bhattacharjee & (ii) Sri. Santosh Agarwal & (iii) Sri. Subhash Agarwal the Purchaser herein of the Second Part expressed its willingness to purchase all that piece and parcel of Bastu Land measuring an area 03 Cottahs 15 Chittaks 37 Sq.fts., more or less together with Building with mosaic flooring about 50 years old standing thereon (Ground Floor measuring an area 1000 Sq.fts., more or less & First Floor measuring an area 300 Sq.fts., more or less) comprised under Mouza : Naktala, Pargana : Khaspur, J.L. No. 32, Touzi No. 56, Dag No. 452 corresponding to Khatian No. 219, which is lying and situated at premises no. 26H, Durga Prasanna Paramhansa Road, within the limits of Kolkata Municipal Corporation, Borough : X, Ward No. 100, Assessee No. 211000401771, P.S. Jadavpur thereafter Patuli and Presently Netaji Nagar, Kolkata : 700047, District : South 24 Parganas, together with all right, title, interest and right of easement attached thereto, which is morefully and particularly mentioned in the Schedule hereunder written for a total consideration of Rs. 1, 39, 29, 500/= (Rupees One Crores Thirty Nine Lakhs Twenty Nine Thousand Five Hundred only) .

AND WHEREAS, said M/s. SANDBRICKS a partnership firm being represented by its partners namely (i) Sri Suman Bhattacharjee & (ii) Sri. Santosh Agarwal & (iii) Sri. Subhash Agarwal the Purchaser herein of the Second Part for moreover securing the above mentioned purchase from any further claims or charges which may arise from M/s. Chatterjee Engineering Co. being represented by its sole proprietor Sri. Shyamal Chatterjee, have offered a sum of Rs. 70,500/- (Rupees Seventy Thousand Five Hundred only) which said M/s. Chatterjee Engineering Co. being represented by its sole proprietor Sri. Shyamal Chatterjee had paid to deceased Jayanti Sen vide Registered Agreement Being No. 07004 for the Year 2013 dated 26.08.2013.

AND WHEREAS, M/s. Chatterjee Engineering Co. being represented by its sole proprietor Sri. Shyamal Chatterjee, the Confirming Party herein of the Other Part duly accept the offer made by M/s. SANDBRICKS a partnership firm being represented by its partners namely (i) Sri Suman Bhattacharjee & (ii) Sri. Santosh Agarwal & (iii) Sri. Subhash Agarwal the Purchaser herein of the Second Part.

AND WHEREAS, M/s. Chatterjee Engineering Co. being represented by its sole proprietor Sri. Shyamal Chatterjee, the Confirming Party herein of the Other Part further declare that it has no further right, title interest, claim, or charges in respect of the Schedule Property which is morefully and particularly mentioned hereunder written which arise through vide Registered Development Agreement Being No. 07004 for the Year 2013 dated 26.08.2013.

AND WHEREAS, the Purchaser herein of the Second Part hereto made a thorough search and enquiry and examined all related papers and records and documents of the property referred to above and after thorough inspection of the property and being duly satisfied in all aspects and placed its proposal through its partners before the Owners / Vendors of the First Part herein and the Confirming Party herein of the Third Part for executing the Final Sale Deed for purchasing all that piece and parcel of Bastu Land measuring an area 03 Cottahs 15 Chittaks 37 Sq.fts., more or less together with Building with mosaic flooring about 50 years old standing thereon (Ground Floor measuring an area 1000 Sq.fts., more or less & First Floor measuring an area 300 Sq.fts., more or less) comprised under Mouza : Naktala, Pargana : Khaspur, J.L. No. 32, Touzi No. 56, Dag No. 452 corresponding to Khatian No. 219, which is lying and situated at premises no. 26H, Durga Prasanna Paramhansa Road, within the limits of Kolkata Municipal Corporation, Borough : X, Ward No. 100, Assessee No. 211000401771, P.S. Jadavpur thereafter Patuli and Presently Netaji Nagar, Kolkata : 700047, District : South 24 Parganas, together with all right, title,

interest and right of easement attached thereto, which is morefully and particularly mentioned in the **SCHEDULE** hereunder written, and the Purchaser hereof pays the full consideration amount, for the said Schedule property, in terms and had taken possession of the same and Being verified and satisfied with respect to the schedule property, in view of payment of full consideration money and delivery of possession of the said property to the Purchaser by the Owners / Vendors, in confirmation of the Confirming Party herein of the Other Part this Deed of Sale is being executed by the Owners / Vendors in favour of the Purchaser.

NOW THIS INDENTURE WITNESSETH, that in pursuance of the amicable agreement made between the Owners and the Purchaser and in consideration of Rs. 1, 39, 29, 500/= (Rupees One Crores Thirty Nine Lakhs Twenty Nine Thousand Five Hundred only) paid by the Purchaser to the Owners / Vendors herein and in consideration of Rs. 70, 500/= (Rupees Seventy Thousand and Five Hundred only) paid by the Purchaser to the Confirming Party herein of the Other Part in presence of the Witness and on or before the execution this presence, where the Owners / Vendors herein hereby as well as by the receipt hereunder admit and acknowledge. The Owners / Vendors herein hereby acquit, discharge forever release and exonerate the Purchasers and the Owners / Vendors herein doth hereby sell, grant, convey, transfer, assign unto the Purchasers in confirmation of the Confirming Party herein of the Other Part, all that piece and parcel of Bastu Land measuring an area 03 Cottahs 15 Chittaks 37 Sq.fts., more or less together with Building with mosaic flooring about 50 years old standing thereon (Ground Floor measuring an area 1000 Sq.fts., more or less & First Floor measuring an area 300 Sq.fts., more or less) comprised under Mouza : Naktala, Pargana : Khaspur, J.L. No. 32, Touzi No. 56, Dag No. 452 corresponding to Khatian No. 219, which is lying and situated at premises no. 26H, Durga Prasanna Paramhansa Road, within the limits of Kolkata Municipal Corporation, Borough : X, Ward No. 100, Assessee No. 211000401771, P.S. Jadavpur thereafter Patuli and Presently Netaji Nagar,

Kolkata : 700047, District : South 24 Parganas, together with all right, title, interest and right of easement attached thereto, which is morefully and particularly mentioned in the **SCHEDULE** hereunder written, Ownership share with the right of use of common passage, gangways, liberties, benefits, privilege, easement and **ALL THAT** estate right title and interest claim and demand whatsoever of the Owners / Vendors into part thereof **TOGETHER WITH** copies of all deeds and muniments of title whatsoever in anywise exclusively relating to or concerning in the said land hereditaments and premises or any part thereof which nor or hereafter shall or may be in the possession and control of the Vendors **TOGETHER WITH** the benefits of all covenants relating to any Deed or muniments of title whatsoever in any way relating to the said all that piece and parcel of Bastu Land measuring an area 03 Cottahs 15 Chittaks 37 Sq.fts., more or less together with Building with mosaic flooring about 50 years old standing thereon (Ground Floor measuring an area 1000 Sq.fts., more or less & First Floor measuring an area 300 Sq.fts., more or less) comprised under Mouza : Naktala, Pargana : Khaspur, J.L. No. 32, Touzi No. 56, Dag No. 452 corresponding to Khatian No. 219, which is lying and situated at premises no. 26H, Durga Prasanna Paramhansa Road, within the limits of Kolkata Municipal Corporation, Borough : X, Ward No. 100, Assessee No. 211000401771, P.S. Jadavpur thereafter Patuli and Presently Netaji Nagar, Kolkata : 700047, District : South 24 Parganas, together with all right, title, interest and right of easement attached thereto, which is morefully and particularly mentioned in the **SCHEDULE** hereunder written, or said land or any part thereof **TO HAVE AND TO HOLD** own and possessed their heirs, executors, administrators, assigns, representatives, etc. that notwithstanding any act, deed or things there to before done executed or knowingly suffered to the contrary the Vendors / Owners are now lawfully seized and possessed of the said property free from all encumbrances, attachment or defect in the title whatsoever and that the Vendors / Owners have full power and absolute authority to sell the complete property in the manner aforesaid and the said Purchaser shall and may at all times hereafter

peaceably and quietly possess and enjoy the said property and receive the rents issues and profits thereof and shall also be entitle to sell mortgage, lease or otherwise alienate transfer the said property hereby conveyed without lawful interruption claims and demands whatsoever by Owners / Vendors or any person or persons lawfully or equitably claiming or to claim by under or in trust for them and further that the Vendors / Owners or their legal heirs representatives, assigns, covenants with the Purchasers, their heirs, executors, administrators and assigns to have harmless indemnify and keep indemnified the Purchasers and their heirs, executors, administrators, and assigns from or against all encumbrances, charges, whatsoever. The Vendors and their successors claiming through or under their or in trust shall at all times hereafter at the request and costs of the Purchasers or their successors, claiming through or under their or in trust do further acts Deeds and things whatsoever as may be reasonable required for further and more perfectly conveying assuring the said property to the use of the Purchasers

The Vendors doth hereby covenant with the Purchaser that notwithstanding anything done by the vendor, they have good marketable title with full power and absolute right to sell, transfer and convey the schedule property unto the Purchaser in the manner hereby done or intended to be done and the schedule property hereby sold is free from all encumbrances, liens, charges attachments and that no suits, acquisition or other legal proceedings is pending in any court of law in which the said schedule property or any part thereof is in any way directly or indirectly concerned or affected or involved. It is also hereby agreed by and between the parties after execution of deed the purchaser herein shall mutate the property in his name and the Municipality tax shall be paid by the Purchaser for the said property.

And the Owners / Vendors of the First Part is under covenant that they would execute the Deed of Declaration / rectification, if required for any

defects in title or any other disputes is found out in future at the cost of the Purchaser and thier successors also execute the same and the vendor herein handed over in favour of the Purchaser the Original Deed of Conveyances, Original tax receipt of Kolkata Municipal Corporation and other papers related to the said property which was under the power and custody of the vendors in respect of the said property.

THE OWNERS / VENDORS DO HEREBY COVENANT WITH THE PURCHASERS AS FOLLOWS :-

- a) That notwithstanding any act, deed, matter or thing whatsoever herein before done committed or knowingly suffered by the owners / vendors for the contrary the Owners / Vendors has good right full power and absolute authority to sell grant, transfer and convey the said property and every part thereof unto and to the use of the Purchasers in the manner as aforesaid.
- b) That, the purchasers and their successors - in - interest shall and may at all time hereafter peaceably and quietly enter into, hold, possess, occupy and enjoy the said property and every part thereof and receive the rents, issues and profits thereof without any lawful eviction. Interruptions, disturbances, claims or demands whatsoever from or by the owners / vendors or any person or persons claiming from under or in trusts for them.
- c) That, the owners / vendors and all persons having or lawfully or equitable claiming any estate, right title and interest whatsoever in the said unit or any part thereof from under or in trust for the Owners / Vendors shall and will from time to time and at all times hereafter upon every personable request and at the cost of the Purchaser do and execute or cause to be done and execute all such acts, deeds, matters, things and assurances whatsoever for perfectly

assuring the said property and every part thereof unto and to the use of the Purchasers as shall or may be reasonably required.

- d) That, the Purchasers shall not be liable to pay of any arrear / penalty of Municipal taxes, other taxes, dues or outgoings before taking over the possession of the said property and/or registration of the Deed of Conveyance (whichever is earlier).
- e) The Owners / Vendors of the First Part herein declare that the said First Schedule property has not been affected by any scheme of acquisition or requisition and the Owners / Vendors of the First Part never received any Notice to the effect and the party of the first part declare that the said property or any of its portion is not affected by any order or attachment or injunction of any Court of Law or any other competent authority or authorities whatsoever and also declare that party of the first part has not suppressed any matter regarding the title of the premises.
- f) The Purchasers shall have every right to mutate their names in the records of Kolkata Municipal Corporation at their own cost and for the same the party of the first part shall endorse and convey their consent or "No Objection" if required.
- g) That the parties of the First Part shall cooperate with the Purchaser to transfer the present electric meter in the name of the Purchasers from the Concern Authorities where from the Purchaser shall enjoy the electricity for their property.
- h) It shall be lawful for the PURCHASERS herein from time to time and at all times hereafter to enter into and upon and to use, hold and enjoy the said share and the properties and rights appurtenant thereto and all benefits rights and properties hereby conveyed and every part thereof and to receive rents, issues and profits thereof

without any interruption/s, disturbance/s, claim/s or demand/s whatsoever from or be the OWNERS / VENDORS herein or any person or persons claiming through under or in trust for the OWNERS / VENDORS.

- i) That, the Purchasers shall have absolute inheritable right to use and enjoy the said property hereby sold as absolute owner thereof with all rights to sell, transfer, convey and mortgage against consideration to any Third Party as per their own choice and discretion
- j) The OWNERS / VENDORS herein of the first part duly states that the said Second Schedule property or any and every part thereof is not attached in any proceeding including certificate proceeding started by or at the instance of Income Tax, Wealth Tax, or Gift Tax Authorities or departments or under the provision of the public demand recovery Act or otherwise and that no certificate has been filed in the office of Certificate Officer under the provision of Public Demand Recovery Act and no steps taken in execution of any certificate at the instance of the Income Tax and/or Wealth Tax and/or Estate Duty authorities and that no notice issued under the Public Demand Recovery Act, has been served upon the owner/vendor of the first part or any such notice has been published in respect of the schedule mentioned property herein below and furthermore no case has been filed or is / are pending before any court of law in connection with the said schedule mention property herein below either in the past or in the present or in any manner whatsoever

!

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu Land measuring an area 03 Cottahs 15 Chittaks 37 Sq.fts., more or less together with Two Storied Residential Building with mosaic flooring about 50 years old standing thereon (Ground Floor measuring an area 1000 Sq.fts., more or less & First Floor measuring an area 300 Sq.fts., more or less both Mosaic Flooring) comprised under Mouza : Naktala, Pargana : Khaspur, J.L. No. 32, Touzi No. 56, Dag No. 452 corresponding to Khatian No. 219, which is lying and situated at premises no. 26H, Durga Prasanna Paramhansa Road, within the limits of Kolkata Municipal Corporation, Borough : X, Ward No. 100, Assessee No. 211000401771, P.S. Jadavpur thereafter Patuli and Presently Netaji Nagar, Kolkata : 700047, District : South 24 Parganas, together with all right, title, interest and right of easement attached thereto. The property hereby conveyed is more particularly shown and delineated in the MAP or PLAN annexed hereof and marked with **RED** border thereon, which will be treated as an integral part of this Deed. The said premises is butted and bounded in the manner as follows :-

- On the North : By Vacant Land;
- On the South : By 30'ft Wide Durga Prasanna Paramhansa Road ;
- On the East : By premises no. 26/1, Durga Prasanna Paramhansa Road &
- On the West : By premises no. 26J, Durga Prasanna Paramhansa Road

IN WITNESS WHEREOF of above named parties do hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

By the parties at Kolkata

In presence of :--

Witness

1.

Subhotosh Thakur
S/o Lt. Tapua K. Dhan
48, D. N. Ghosh Road,
P. S. Kalighat, Kolkata-25

Ghyanal Chatterjee

Bani Chatterjee

Patan Kanti Paul

OWNERS / VENDORS

M/S. SANDBRICKS

Omkar Bhattacharya
Partner

M/S. SANDBRICKS

Santosh Agrawal
Partner

M/S. SANDBRICKS

Agrawal
Partner

PURCHASER

2.

Tarak Choudhury
S/o Sambhu Choudhury
A/16, 2 No. Congress Path,
P. S. - Bandsoni, Kol-70.

For Chatterjee Engineering Co.

Ghyanal Chatterjee
Proprietor

CONFIRMING PARTY

Memo of Consideration

Received 1,39,29,500/= (Rupees One Crores Thirty Nine Lakhs Twenty Nine Thousand Five Hundred only) towards the cost of Bastu Land measuring an area 03 Cottahs 15 Chittaks 37 Sq.ft., more or less together with Building with mosaic flooring about 50 years old standing thereon (Ground Floor measuring an area 1000 Sq.ft., more or less & First Floor measuring an area 300 Sq.ft., more or less) which is lying and situated at premises no. 26H, Durga Prasanna Paramhansa Road, within the limits of Kolkata Municipal Corporation, Borough : X, Ward No. 100, Assessee No. 211000401771, P.S. Jadavpur thereafter Patuli and Presently Netaji Nagar, Kolkata : 700047, District : South 24 Parganas, in the Following Manner:-

1. In favour of Shyamal Chatterjee
By Demand Draft No.126676 dated 02.09.2021 drawn
on Axis Bank Ltd, Tollygunge Branch.....Rs. 34,29,500/=
 2. In favour of Bani Chatterjee
By Demand Draft No.126674 dated 02.09.2021 drawn
on Axis Bank Ltd, Tollygunge BranchRs. 35,00,000/=
 3. In favour of Ratan Kanti Paul
By Demand Draft No.126675 dated 02.09.2021 drawn
on Axis Bank Ltd, Tollygunge BranchRs. 69,30,000/=
 - 3A. TDS deducted under PAN of Ratan Kanti Paul.....Rs. 70,000/=
-
- Total Consideration Amount of** **Rs. 1,39,29,500/=**

Witness :-

1. Subhotosh Dhar

2. Tarak Chowdhury

Shyamal Chatterjee
Bani Chatterjee

Ratan Kanti Paul
OWNERS / VENDORS

Memo of Consideration

Received 70, 500/= (Rupees Seventy Thousand Five only) towards the refund payment arisen through vide Registered Agreement Being No. 07004 for the Year 2013 dated 26.08.2013 in the Following Manner:-

1. In favour of M/s. Chatterjee Engineering Co.
By Demand Draft No.126677 dated 02.09.2021 drawn
on Axis Bank Ltd. Tollygunge BranchRs. 70,500/=
- Total Consideration Amount of Rs. 70,500/=**

Witness :-

1. Subhotosh Dhar

2. Taseek Chowdhury












For Chatterjee Engineering Co.
Syamal Chatterjee
Proprietor

CONFIRMING PARTY

Drafted & Typed by :-












Subhotosh Dhar

SUBHOTOSH DHAR, ADVOCATE
Shree Tapan Kumar Dhar & Associates'
Sheresta No. C-21, Bar Library Room No. 4
Alipore Judges' Court, Kolkata 700 027
Enrollment No. F/1637/1345/2009.

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					












Name : SRI. SHYAMAL CHATTERJEE

Signature *Shyamal Chatterjee*

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					











Name SMT. BANI CHATTERJEE

Signature *Bani Chatterjee*

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					











Name SRI. RATAN KANTI PAUL

Signature *Ratan Kanti Paul*

	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					











Name : SRI SUMAN BHATTACHARJEE

Signature *Suman Bhattacharjee*

	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name : SRI. SANTOSH AGARWAL

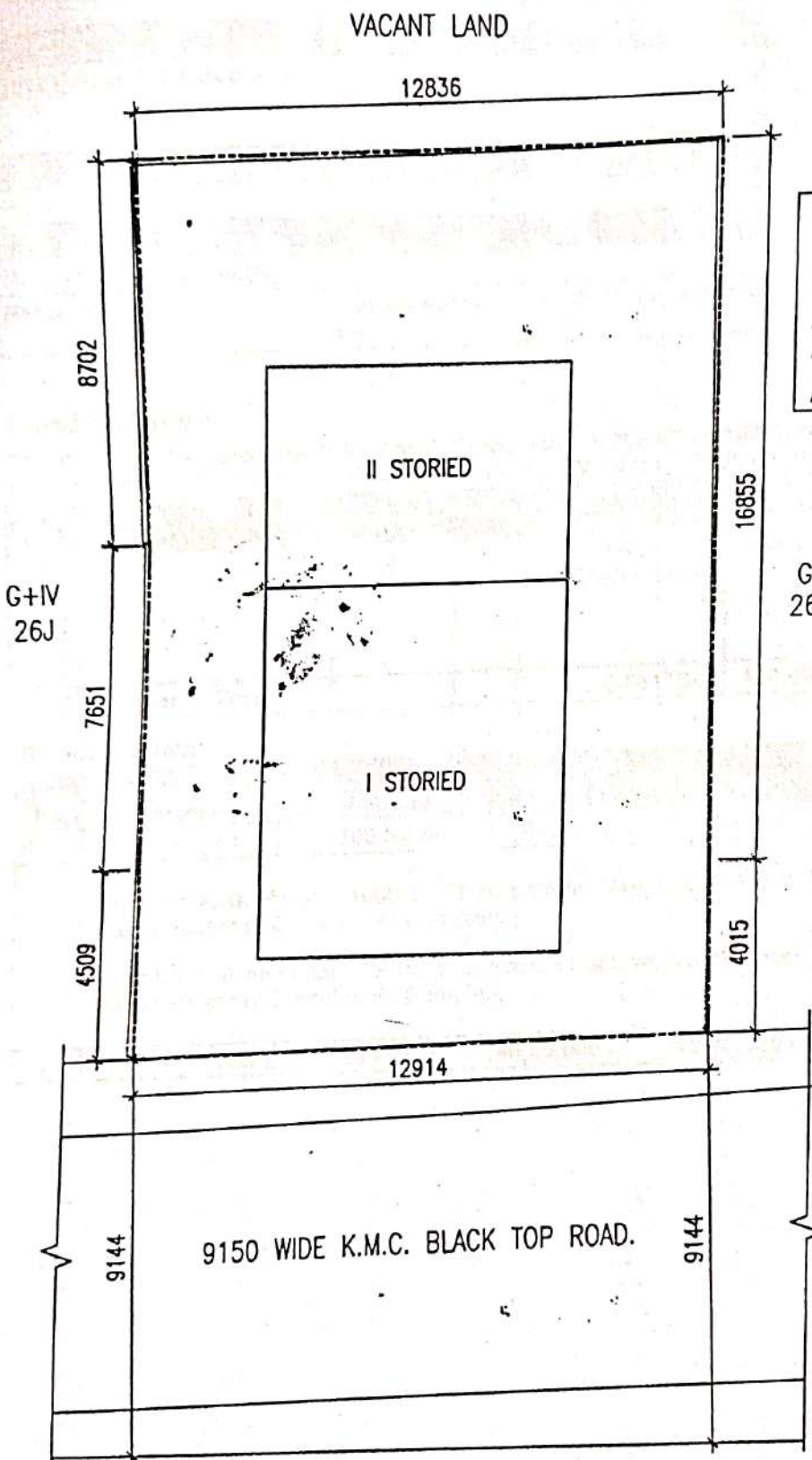
Signature *Santosh Agarwal*

	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name : SRI. SUBHASH AGARWAL

Signature *Subhash Agarwal*

SITE PLAN AT PREMISES NO.-26H, DURGA PRASANNA PARAMHANSA ROAD, WARD NO.-100, BOROUGH-X, P.S.-NETAJI NAGAR, KOLKATA-700047.
MOUZA-NAKTALA, PARGANA-KHASPUR, J.L.NO.-32, TOUZI NO.-56 DAG NO.-452, KHATIAN NO.-219



SCALE = 1:150

AREA OF LAND = 3 Ka. 15 Ch. 37 Sq.ft.
 = 266.815 Sq.m.
 LAND SHOWN IN RED BORDERED LINE
 AREA OF GR. FL. = 1000 Sq.ft.
 AREA OF 1st. FL. = 300 Sq.ft.
 ALL DIMENSIONS ARE IN MILLIMETERS

Avijit Gupta

G+IV
26A/1

AVIJIT GUPTA
 Kolkata Municipal Corporation
 LBS/II/1624

SIGNATURE OF L.B.S.

Bhyanmal Chatterjee

Bani Chatterjee

Patan Kanti Paul

SIGNATURE OF VENDOR'S

M/S. SANDBRICKS,
Anwar Bhuttaluzji
 Partner

M/S. SANDBRICKS
Surojit Aggarwal
 Partner

M/S. SANDBRICKS
Aggarwal
 Partner

SIGNATURE OF PURCHASER'S

For Chatterjee Engineering Co.
Bhyanmal Chatterjee

Major Information of the Deed

Deed No:	I-1602-07209/2021	Date of Registration	06/09/2021
Query No./Year	1602-2001658993/2021	Office where deed is registered	
Query Date	01/09/2021 12:27:03 AM		1602-2001658993/2021
Applicant Name, Address & Other Details	SUBHOTOSH DHAR 48, DHIRENDRA NATH GHOSH ROAD, Thana : Kalighat, District : South 24-Parganas, WEST BENGAL, PIN - 700025, Mobile No. : 8777052947, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 70,500/-]		
Set Forth value	Market Value		
Rs. 1,40,00,000/-	Rs. 1,40,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,00,021/- (Article:23)	Rs. 1,40,751/- (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:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Durga Prasanna Paramhansa Road, , Premises No: 26H, , Ward No: 100 Pin Code : 700047









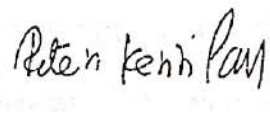
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 15 Chatak 37 Sq Ft	1,00,00,000/-	1,00,00,000/-	Width of Approach Road: 30 Ft., ,Last Reference Deed No :1605-I -05598-2019
Grand Total :				6.5817Dec	100,00,000 /-	100,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1300 Sq Ft.	40,00,000/-	40,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Marble Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 300 Sq Ft.,Residential Use, Marble Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1300 sq ft	40,00,000 /-	40,00,000 /-	

Details :

Name, Address, Photo, Finger print and Signature

No	Name	Photo	Finger Print	Signature
1	Mr SHYAMAL CHATTERJEE Son of Late JAGAT TARAN CHATTERJEE Executed by: Self, Date of Execution: 06/09/2021 , Admitted by: Self, Date of Admission: 06/09/2021 ,Place : Office	 06/09/2021	 LTI 06/09/2021	 06/09/2021
P-46, Raipur - II,, City:- , P.O:- GARIA, P.S:-Patull, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx4Q, Aadhaar No: 98xxxxxxxx1721, Status :Individual, Executed by: Self, Date of Execution: 06/09/2021 , Admitted by: Self, Date of Admission: 06/09/2021 ,Place : Office				
2	Mrs BANI CHATTERJEE Wife of Mr SHYAMAL CHATTERJEE Executed by: Self, Date of Execution: 06/09/2021 , Admitted by: Self, Date of Admission: 06/09/2021 ,Place : Office	 06/09/2021	 LTI 06/09/2021	 06/09/2021
P-46, Raipur - II, City:- , P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx3G, Aadhaar No: 58xxxxxxxx4416, Status :Individual, Executed by: Self, Date of Execution: 06/09/2021 , Admitted by: Self, Date of Admission: 06/09/2021 ,Place : Office				
3	Mr RATAN KANTI PAUL Son of Late BIBHUTI BHUSAN PAUL Executed by: Self, Date of Execution: 06/09/2021 , Admitted by: Self, Date of Admission: 06/09/2021 ,Place : Office	 06/09/2021	 LTI 06/09/2021	 06/09/2021
2/5/1, Hindustan Road, 1st Floor, P.O. Sarat Bose Road, P.S. Gariahat, Kolkata - 700029,, Flat No: 1ST FLOOR, 2/5/1, Hindusthan Road, City:- , P.O:- SARAT BOSE ROAD, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx1Q, Aadhaar No: 78xxxxxxxx4420, Status :Individual, Executed by: Self, Date of Execution: 06/09/2021 , Admitted by: Self, Date of Admission: 06/09/2021 ,Place : Office				
4	CHATTERJEE ENGINEERING CO P-46, Raipur - II,, City:- , P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: ACxxxxxx4Q, Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative			




Owner Details :

Name, Address, Photo, Finger print and Signature



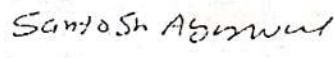
SI No: 1
SANDBRICKS
 221, N.S.C Bose Road, City:- , P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.:: AExxxxxx5L, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :




Name, Address, Photo, Finger print and Signature

SI No	Name	Photo	Finger Print	Signature
1	Mr SUMAN BHATTACHARJEE (Presentant) Son of Late BIJOY BHATTACHARJEE Date of Execution - 06/09/2021, , Admitted by: Self, Date of Admission: 06/09/2021, Place of Admission of Execution: Office	 Sep 6 2021 11:49AM	 LTI 06/09/2021	 06/09/2021




80, REGENT PLACE, City:- , P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India. , PAN No.:: ALxxxxxx9P, Aadhaar No: 71xxxxxxxx8309 Status : Representative, Representative of : SANDBRICKS (as PARTNERS)

SI No	Name	Photo	Finger Print	Signature
2	Mr SANTOSH AGARWAL Son of Mr MOOLCHAND AGARWAL Date of Execution - 06/09/2021, , Admitted by: Self, Date of Admission: 06/09/2021, Place of Admission of Execution: Office	 Sep 6 2021 11:52AM	 LTI 06/09/2021	 06/09/2021




119, N.S.C Bose Road, City:- , P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx8H, Aadhaar No: 62xxxxxxxx7754 Status : Representative, Representative of : SANDBRICKS (as PARTNERS)

SI No	Name	Photo	Finger Print	Signature
3	Mr SUBHASH AGARWAL Son of Mr MAKHAN LAL AGARWAL Date of Execution - 06/09/2021, , Admitted by: Self, Date of Admission: 06/09/2021, Place of Admission of Execution: Office	 Sep 6 2021 11:53AM	 LTI 06/09/2021	 06/09/2021

No. New Govt. Colony,, City:- , P.O:- REGENT PARK, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx5M, Aadhaar No: 82xxxxxxxx0036 Status : Representative, Representative of : SANDBRICKS (as PARTNERS)

Name	Photo	Finger Print	Signature
Mr SHYAMAL CHATTERJEE Son of Late JAGAT TARAN CHATTERJEE Date of Execution - 06/09/2021, , Admitted by: Self, Date of Admission: 06/09/2021, Place of Admission of Execution: Office	 <small>Sep 6 2021 11:54AM</small>	 <small>LTI 06/09/2021</small>	 <small>06/09/2021</small>
P-46, Raipur – II,, City:- , P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx4Q, Aadhaar No: 98xxxxxxxx1721 Status : Representative, Representative of : CHATTERJEE ENGINEERING CO			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBHOTOSH DHAR Son of Late TAPAN KUMAR DHAR 48, DHIRENDRA NATH GHOSH ROAD, City:- . P.O:- BHOWANIPORE, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025	 <small>06/09/2021</small>	 <small>06/09/2021</small>	 <small>06/09/2021</small>
Identifier Of Mr SHYAMAL CHATTERJEE, Mrs BANI CHATTERJEE, Mr RATAN KANTI PAUL, Mr SUMAN BHATTACHARJEE, Mr SANTOSH AGARWAL, Mr SUBHASH AGARWAL, Mr SHYAMAL CHATTERJEE			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SHYAMAL CHATTERJEE	SANDBRICKS-2.19389 Dec
2	Mrs BANI CHATTERJEE	SANDBRICKS-2.19389 Dec
3	Mr RATAN KANTI PAUL	SANDBRICKS-2.19389 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SHYAMAL CHATTERJEE	SANDBRICKS-433.33333300 Sq Ft
2	Mrs BANI CHATTERJEE	SANDBRICKS-433.33333300 Sq Ft
3	Mr RATAN KANTI PAUL	SANDBRICKS-433.33333300 Sq Ft

06-09-2021

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 11:38 hrs on 06-09-2021, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr SUMAN BHATTACHARJEE ,

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 1,40,00,000/-

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

Execution is admitted on 06/09/2021 by 1. Mr SHYAMAL CHATTERJEE, Son of Late JAGAT TARAN CHATTERJEE, P-46, Raipur – II., P.O: GARIA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 2. Mrs BANI CHATTERJEE, Wife of Mr SHYAMAL CHATTERJEE, P-46, Raipur – II, P.O: GARIA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 3. Mr RATAN KANTI PAUL, Son of Late BIBHUTI BHUSAN PAUL, 2/5/1, Hindustan Road, 1st Floor, P.O. Sarat Bose Road, P.S. Gariahat, Kolkata – 700029., Flat No: 1ST FLOOR, 2/5/1, Road: Hindusthan Road, , P.O: SARAT BOSE ROAD, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business

Indetified by Mr SUBHOTOSH DHAR, , , Son of Late TAPAN KUMAR DHAR, 48, DHIRENDRA NATH GHOSH ROAD, P.O: BHOWANIPORE, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by profession Advocate

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

Execution is admitted on 06-09-2021 by Mr SHYAMAL CHATTERJEE, PROPRIETOR, CHATTERJEE ENGINEERING CO (Sole Proprietorship), P-46, Raipur – II., City:- , P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr SUBHOTOSH DHAR, , , Son of Late TAPAN KUMAR DHAR, 48, DHIRENDRA NATH GHOSH ROAD, P.O: BHOWANIPORE, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by profession Advocate

Execution is admitted on 06-09-2021 by Mr SUMAN BHATTACHARJEE, PARTNERS, SANDBRICKS (Partnership Firm), 221, N.S.C Bose Road, City:- , P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr SUBHOTOSH DHAR, , , Son of Late TAPAN KUMAR DHAR, 48, DHIRENDRA NATH GHOSH ROAD, P.O: BHOWANIPORE, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by profession Advocate

Execution is admitted on 06-09-2021 by Mr SANTOSH AGARWAL, PARTNERS, SANDBRICKS (Partnership Firm), 221, N.S.C Bose Road, City:- , P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr SUBHOTOSH DHAR, , , Son of Late TAPAN KUMAR DHAR, 48, DHIRENDRA NATH GHOSH ROAD, P.O: BHOWANIPORE, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by profession Advocate

Execution is admitted on 06-09-2021 by Mr SUBHASH AGARWAL, PARTNERS, SANDBRICKS (Partnership Firm), 221, N.S.C Bose Road, City:- , P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr SUBHOTOSH DHAR, , , Son of Late TAPAN KUMAR DHAR, 48, DHIRENDRA NATH GHOSH ROAD, P.O: BHOWANIPORE, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,40,751/- (A(1) = Rs 1,40,000/- ,B = Rs 705/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 1,40,719/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/09/2021 5:24PM with Govt. Ref. No: 192021220068419971 on 02-09-2021, Amount Rs: 1,40,719/-, Bank: UCO Bank (UCBA0000190), Ref. No. 27905999 on 02-09-2021, Head of Account 0030-03-104-001-16

Amount of Stamp Duty

Amount that required Stamp Duty payable for this document is Rs. 7,00,021/- and Stamp Duty paid by Stamp Rs 100/-.

Stamp online = Rs 6,99,921/-

Description of Stamp

Stamp: Type: Impressed, Serial no 270572, Amount: Rs.100/-, Date of Purchase: 10/03/2021, Vendor name: S C

Holder

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 02/09/2021 5:24PM with Govt. Ref. No: 192021220068419971 on 02-09-2021, Amount Rs: 6,99,921/-,

Bank: UCO Bank (UCBA0000190), Ref. No. 27905999 on 02-09-2021, Head of Account 0030-02-103-003-02

Samar Kumar Pramanick

Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2021, Page from 310253 to 310302
being No 160207209 for the year 2021.



Samar

Digitally signed by Samar kumar
pramanick
Date: 2021.09.10 12:51:02 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/09/10 12:51:02 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)
