

P.S.N-2027/23

P-3937/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

H 448773

As per 68892/23
155/23

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

[Signature]
 Registrar O/S 7(2)
 District Sub Registrar - I
 North 24 Parganas, Barasat

~~01 JUN 2023~~ 16 MAR 2023

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 16th day of March, 2023 (Two Thousand Twenty Three) A.D.

নং. 6172 তারিখ 16/3/2023

কোম্পানী. Merestone International private limited

প্রায়. Ac-139, Adarshapally

মূল্য. 5500 টকা. Jagatpur, কো-159.

ডেভার শ্রী

বারাসাত কোর্ট

উত্তর 28 পরগণা

ক্রয়ের তারিখ

13 MAR 2023

মোট মূল্য

550000

ডেভারী অফিস, বারাসাত

ডেভার শ্রী সুব্রত চ্যাটার্জী



Subsankar Majumdar
S/o Sni Asim Majumdar
of P.O + P.S - Anttaspukur
Pin - 743248, West Bengal
24 P.G.S(N)

Registrar U/S 7(2)
District Sub Registrar - I
North 24 Parganas, West Bengal

16 MAR 2023

Law clerk.

Limited

CHANDRALI BUILDERS & DEVELOPERS PVT. LTD., PAN NO. AAGCC7497J, a Pvt. Ltd. Company incorporated under the Indian Companies Act, 1956, having its Office at Ukil Patty, Silchar, P.O. - Silchar, P.S. Silchar, Dist - Cachar, Assam, PIN - 788 001, represented by one of its Director **SHRI RANADHIR BASU, PAN : ACOPB9778J, Aadhaar No. 3299 0006 4614, Voter Card No. LSY1544634**, Son of Late Raman Chandra Bose, by Nationality Indian, by faith Hindu, by Profession - Business, residing at Ukil Patty, Silchar, P.O. - Silchar, P.S. Silchar, Dist - Cachar, Assam, PIN - 788001, hereinafter called and referred to as the "**VENDOR / OWNER**" (which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and include his successors-in-office, as proprietor successors-in-interest legal representatives and assigns) of the **FIRST PART**.

Represented by his constituted Attorney **INTERNATIONAL SIGNS**, a Sole Proprietorship Firm, having its Office at "PARVATI VIHAR" P-I, 52/6, V.I.P. Road, Rajarhat-Gopalpur, P.O. Deshbandhunagar, P.S. Baguiati, Kolkata 700059, Dist North 24 Parganas, represented by its Sole Proprietor **SRI DEBDUTTA MUKHERJEE, PAN : AINPM3078K, Aadhaar No. 7956 0175 7768, Voter Card No. IHM2701704**, Son of Shankar Nath Mukherjee, by Nationality - Indian, by Faith - Hindu, by Occupation - Business, residing at "PARVATI VIHAR", P-I, 52/6, V.I.P. Road, Rajarhat-Gopalpur, P.O. Deshbandhunagar, P.S. Baguiati, Kolkata 700059, Dist North 24 Parganas, West Bengal, appointed by registered General Power of Attorney being No. 150112801 dated 27.10.2021 registered in the Office of DSR - I, North 24 Parganas as recorded in Book I, Volume No. 1501-2021, pages from 454325 to 454348.

AND

MERCSTONE INTERNATIONAL PRIVATE LIMITED (PAN : AANCM6652N), a Sole Proprietorship Firm, having its Office at AC-139, Adarsha Pally, Jagatpur, Rajarhat-Gopalpur, P.S. Baguiati, Kolkata 700159, Dist North 24 Parganas, West Bengal, represented by its Director **SRI PRASENJIT KARAK, PAN : CMXPK9940G, Aadhaar No. 3555 5243 9671, Voter Card No. WEU1880137**, Son of Mohan Karak, by Nationality - Indian, by Faith - Hindu, by Occupation - Business, residing at AC-139, Adarsha Pally, Jagatpur, Rajarhat-Gopalpur, P.S. Baguiati, Kolkata 700159, Dist North 24 Parganas, West Bengal, hereinafter called and referred to as the **'PURCHASER'** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his successor or successors, heirs, representatives and assigns) of the **SECOND PART.**

WHEREAS

- A) One (1) Naresh Kumar Rohra, (2) Kailash Chandra Rohra, (3) Jitendra Kumar Rohra, all sons of Late Hasmal Mal Rohra, (4) Vandana Rohra, wife of Late Suresh Kumar Rohra, (5) Rashim Rohra, daughter of Late Suresh Kumar Rohra, (6) Arati Malhotra, wife of Vishal Malhotra, (7) Neelam Bansal, wife of Ankit Banshal (8) Karun Bagui Ghosh, were the recorded owners of freehold undivided Danga land admeasuring an area of 76 satak out of 76 Satak comprised in R.S and L.R. Dag No. 110 and 32 satak out of 32 Satak comprised in R.S and L.P. Dag No. 109 and 69 satak out of 69 Satak comprised in R.S and L.R. Dag No. 108 situated at Mouza Talbanda, J.L. No. 28, under P.S. Ghola formerly Khardah, within the local limits of Bilkanda - 1 Gram Panchayat, Jugberia, within the jurisdiction of Additional District Sub-registrar (A.D.S.R.) Sodepur, in the district of North 24 Parganas, West Bengal and were well enjoying the same and well entitled to transfer it to anyone in anyway.

- B) The said Karun Bagui Ghosh sold and/or transferred the said freehold undivided land admeasuring about 76 satak out of 76 Satak comprised in R.S and L.R. Dag No. 110 under R.S Khatian No. 314, and 32 satak out of 32 Satak comprised in R.S and L.R. Dag No. 109 under R.S Khatian No. 312, situated at Mouza Talbanda, J.L. No. 28, under P.S. Ghola formerly Khardah, within the local limits of Bilkanda - 1 Gram Panchayat, Jugberia, within the jurisdiction of Additional District Sub-registrar (A.D.S.R.) Sodepur, in the District of North 24 Parganas, West Bengal, by virtue of Sale Deed dated 18/04/1958, being No. 1849, Copied in Book No. I, C.D. Volume 18, Pages from 293 to 296, for the year 1958 and registered in the Office of the District Sub-Registrar, Barrackpore to Tulsidas Rohra, and accordingly he became the owner of the above said property by way of this purchase and thereafter mutated his name in the recent L.R. Record under L.R. Khatian No. 154 and was well enjoying the same and ell entitled to transfer the same to anyone in anyway.
- C) The said Tulsidas Rohra died intestate leaving behind his three sons namely (1) Khub Chand Rohra (2) Chatur Das Rohra, (3) Dewan Das Rohra, and accordingly they became the joint owners of the above said freehold undivided property by way of inheritance as per the Hindu Law of Inheritance and were well enjoying the same and well entitled to transfer the saine to anyone in anyway.
- D) The said Dewan Das Rohra died intestate leaving behind his five sons namely (1) Mahesh Rohra (2) Dipak Rohra, (3) Rakesh Rohra, (4) Anil Rohra, and (5) Paresh Rohra and accordingly they became the joint owners of the above said freehold undivided property by way of inheritance as per the Hindu Law

of Inheritance and were well enjoying the same and well entitled to transfer the same to anyone in anyway.

E) That the said Khub Chand Rohra sold and/or transferred the said freehold undivided 1/3rd share of the above said land situated at Mouza - Talbanda, J.L. No. 28, under P.S. Ghola formerly Khardah, within the local limits of Bilkanda - 1 Gram Panchayat, Jugberia, within the jurisdiction of Additional District Sub-registrar (A.D.S.R.) Sodepur, in the District of North 24 Parganas, West Bengal by virtue of Sale deed dated 28/11/2011, Being No. 14565, Copied in Book No. 1, C.D. Volume No. 57, page No. 10 to 25 for the year 2011 and registered in the Office of the ARA-II, Kolkata to Kailash Chandra Rohra and accordingly he became the owner of the 1/3rd share of the above said property by way of this purchase and was well enjoying the same and well entitled to transfer the same to anyone in anyway.

F) That the said (1) Naresh Kumar Rohra, (2) Kailash Chandra Rohra, (3) Jitendra Kumar Rohra, (4) Vandana Rohra, (5) Rashim Rohra, (6) Arati Malhotra, (7) Neelam Bansal, (8) Chatur Das Rohra, (9) Mahesh Rohra (10) Dipak Rohra, (11) Rakesh Rohra, (12) Anil Rohra, and (13) Paresh Rohra sold and/or transferred the said freehold undivided land admeasuring about 12 Cottahs 07 Chittaks out of 76 Satak comprised in R.S and L.R. Dag No. 108 under L.R. Khatian Nos. 2188, 2186, 2195, 2191, 2192, 2193 and 2194 and 19 Cottahas 06 Chittacks out of 32 Satak comprised in R.S and L.R. Dag No. 109 under R.S Khatian No. 312 and 04 Cottahs out of 69 Satak comprised in R.S and L.R. Dag No. 110 under R.S. Khatjan No. 314, corresponding to L.R. Khatian Nos. 2188, 2186. 2195, 2191, 2192, 2193 and 2194 situated at Mouza - Talbanda, J.L. No. 28, under P.S. Ghola formerly

Khardah, within the local limits of Bilkanda - I Gram Panchayat, Jugberia, within the jurisdiction of Additional District Sub-registrar (A.D.S.R.) Sodepur, in the District of North 24 Parganas, West Bengal by virtue of Sale deed dated 21/12/2012, Being No. 15797, Copied in Book No. 1, C.D. Volume No. 63, page No. 1057 to 1083 for the year 2012 and registered in the Office of the ARA-II, Kolkata Kolkata to (1) Himangini Developers India Ltd. (2) Himangini Tour and Travels India Ltd. (3) Himangini Infracon India Ltd. (4) Himangini Water Project Ltd. (5) Himangini Properties Pvt. Ltd. (6) Himangini Realcon Pvt. Ltd. and accordingly they became the owners of the above said property by way of this purchase and was well enjoying the same and well entitled to transfer the same to anyone in anyway.

G) That the said (1) Naresh Kumar Rohra, (2) Kailash Chandra Rohra, (3) Jitendra Kumar Rohra, (4) Vandana Rohra, (5) Rashim Rohra, (6) Arati Malhotra, (7) Neelam Bansal, represented through her constituted attorney Vandana Rohra through Registered Power of Attorney dated 10/05/2011 being No. 00448 for the year 2011, Copied in Book No. IV, Volume No. I, Pages from 5125 to 5135, registered at D.S.R.-II, South 24 Parganas, sold and/or transferred the freehold undivided the land admeasuring about 06 Cottahs out of 76 Satak comprised in R.S and L.R. Dag No. 108 under Khatian Nos. 2188, 2186, 2195, 2191, 2192, 2193, 2195 and 2194 situated at Mouza Talbanda, J.L. No. 28, under P.S. Ghola formerly Khardah, within the local limits of Bilkanda - 1 Gram Panchayat, Jugberia, within the jurisdiction of Additional District Sub-Registrar (A.D.S.R.) Sodepur, in the District of North 24 Parganas, West Bengal by virtue of Sale Deed dated 18/12/2012, Being No. 15716, Copied in Book No. 1, C.D, Volume No. 63, Pages from 1035 to 1056 for the year 2012 and

registered in the office of the A.R.A.-II, Kolkata to Himangini Housing Pvt. Ltd, and accordingly it became the owner of the above said property by way of this purchase and was well enjoying the same and well entitled to anyone in anyway.

- H) That by a Deed of Conveyance dated 13th day of July, 2013 made between (1) Himangini Housing Private Limited, (2) Himangini Developers India Limited, (3) Himangini Tours and Travels India Limited, (4) Himangini Infracon India Limited, (5) Himangini Water Projects Limited, (6) Himangini Properties Private Limited and (7) Himangini Realcon Private Limited, therein collectively referred to as the Vendor of the One Part and Poorav Infrastructure Limited, therein referred to as the Purchaser of the Other Part, duly registered with the Additional Registrar of Assurances - II, Kolkata in Book No. I, CD Volume No. 30, Pages from 6138 to 6160, Being Deed No. 10175 for the year 2013 said Himangini Private Limited and others for the consideration mentioned therein sold, transferred and conveyed absolutely and forever unto and to the said Poorav Infrastructure Limited, ALL THAT a piece or parcel of land measuring in aggregate 37 Cottahs 13 Chittacks comprised in R.S. & L.R. Dag Nos. 108(P) & 109(P) under R.S. Khatian No. 312, L.R. Khatian Nos. 2188, 2186, 2195, 2191, 2192, 2193 & 2194 lying and situated at MOUZA - TALBANDA, J.L. No. 28, within the local limits of Bilkanda - I Gram Panchayat, Jugberia, P.S. Ghola, Dist - North 24 Parganas, (morefully and particularly mentioned and described in the Schedules there under written and also written in the Schedule hereunder and hereinafter referred to as the "Said Premises").
- I) That by a Deed of Declaration / Rectification dated the 17th day of August, 2013 made between said (1) Himangini Housing Private Limited, (2) Himangini Developers India Limited, (3)

Himangini Tours and Travels India Limited, (4) Himangini Infracon India Limited, (5) Himangini Water Projects Limited, (6) Himangini Properties Private Limited and (7) Himangini Realcon Private Limited, therein collectively referred to as the DECLARANT NO. 1 of the One Part and said Poorav Infrastructure Limited, therein referred to as the DECLARANT NO. 2 of the Other Part, duly registered with the Additional Registrar of Assurances - II, Kolkata in Book No. I, CD Volume No. 35, Pages from 3762 to 3775, Being No. 11826 for the year 2013 said declarants rectified certain mistakes and inaccuracies that accidentally and inadvertently crept in the Deed of Conveyance dated the 13th day of July, 2013 for ALL THAT a piece or parcel of land measuring in aggregate 37 Cottahs 13 Chittacks comprised in R.S. & L.R. Dag Nos. 108(P) & 109(P) lying and situated at MOUZA - TALBANDA, J.L. No. 28, under local limits of Bilkanda I Gram Panchayat, P.S. Ghola, Dist - North 24 Parganas.

J) Thus by virtue of aforesaid manner said Poorav Infrastructure Limited, became the absolute Owner of ALL THAT a piece and parcel of Bastu land measuring in aggregate 37 Cottahs 13 Chittacks comprised in R.S. & L.R. Dag Nos. 108(P) (area of land measuring 18 Cottahs 07 Chittacks) & R.S. & L.R. Dag No. 109 (P) (area of land measuring 19 Cottahs 06 Chittacks) under R.S. Khatian No. 312, L.R. Khatian No. 2188, 2186, 2195, 2191, 2192, 2193 & 2194, Hal L.R. Khatian No. 2846, lying and situated at MOUZA - TALBANDA, J.L. No. 28, within the local limits of Bilkanda - I Gram Panchayat, Jugberia, P.S. Ghola, Kolkata - 700 110, Dist - North 24 Parganas, by virtue of aforesaid Registered Deed of Conveyance being No. 10175 for the year 2013 and by virtue of a Deed of Declaration being No. 11826 for the year 2013 and while its seized, possessed and enjoyed the aforesaid property in question, sold and

transferred the said land measuring 37 Cottahs 13 Chittacks comprised in R.S. & L.R. Dag Nos. 108(P) (area of land measuring 18 Cottahs 07 Chittacks) & R.S. & L.R. Dag No. 109 (P) (area of land measuring 19 Cottahs 06 Chittacks) to CHANDRALI BUILDERS & DEVELOPER PVT. LTD., PAN NO. AAGCC7497J, a Pvt. Ltd. Company incorporated under the Indian Companies Act, 1956, having its Office at Ukil Patty, Silchar, P.O. - Silchar, P.S. Silchar, Dist - Cachar, Assam, PIN - 788 001, represented by its Directors (1) SHRI RANADHIR BASU, PAN NO. ACOPB9778J, Son of Late Raman Chandra Bose, (2) SMT. RADHA RANI BOSE, PAN NO. ADBPB9049G, Wife of Shri Ranadhir Basu, (3) SHRI CHANDRAJIT BASU, PAN NO. APRPB6676F, Son of Shri Ranadhir Basu, all are by Nationality - Indian, by faith - Hindu, by Profession - Business, all are residing at Ukil Patty, Silchar, P.O. - Silchar, P.S. Silchar, Dist - Cachar, Assam, PIN - 788 001 by two separate Registered Deeds of Conveyance being Nos. (1) No. 4679 dated 05/07/2018 which was duly registered at D.S.R.-I, North 24 Parganas, at Barasat and (2) No. 4680 dated 05/07/2018 which was duly registered at D.S.R.-I, North 24 Parganas, at Barasat.

K) Thus by virtue of aforesaid manner said CHANDRALI BUILDERS & DEVELOPER PVT. LTD., the Owner / Vendor herein become the absolute Owner of ALL THAT a piece and parcel of Bastu land measuring in aggregate 37 Cottahs 13 Chittacks comprised in R.S. & L.R. Dag Nos. 108(P) (area of land measuring 18 Cottahs 07 Chittacks) & R.S. & L.R. Dag No. 109(P) (area of land measuring 19 Cottahs 06 Chittacks) under R.S. Khatian No. 312, L.R. Khatian No. 2188, 2186, 2195, 2191, 2192, 2193 & 2194, Hal L.R. Khatian No. 2846, lying and situated at MOUZA - TALBANDA, J.L. No. 28, within the local limits of Bilkanda - I Gram Panchayat, Jugberia, P.S.

Ghola, Kolkata - 700 110, Dist - 700 110, Dist - North 24 Parganas, by virtue of aforesaid two separate Registered Deeds of Conveyance being Nos. 4679 for the year 2018 and No. 4680 for the year 2018 and accordingly mutated and recorded its name before the local authority concern and paying respective rents and taxes regularly to the appropriate authority concern and since purchase said CHANDRALI BUILDERS & DEVELOPER PVT. LTD., the Owner / Vendor / Developer herein seized, possessed and enjoying the same without any interruption and the said property is free from all encumbrances, liens, charges, mortgage etc. and have every right to transfer, sale, gift, liens, mortgage in any manner whatsoever to any third party.

- L) That said CHANDRALI BUILDERS & DEVELOPER PVT. LTD., for their legal necessity, decided to sell **ALL THAT** a piece and parcel of Bastu land measuring **18 Cottahs 07 Chittacks** more or less comprised in R.S. & L.R. Dag Nos. 108(P) under R.S. Khatian No. 312, L.R. Khatian No. 2188, 2186, 2195, 2191, 2192, 2193 & 2194, Hal L.R. Khatian No. 2846, lying and situated at MOUZA - TALBANDA, J.L. No. 28, within the local limits of Bilkanda - I Gram Panchayat, Jugberia, P.S. Ghola, Kolkata - 700 110, Dist - 700 110, Dist - North 24 Parganas, morefully described in the SCHEDULE herein below and the Purchaser herein have preliminary inspected the deeds and all other papers and documents of the title relating to the said property described in the Schedule and also made all necessary and relevant investigation, enquires and searches as to the title of the Vendor in the said property, thereafter the Purchaser have accepted the Vendor's offer for purchasing the property described in the schedule and have verbally agreed and contracted to purchase the said vacant land described in

the Schedule herein below at total price of **Rs.50,00,000/- (Rupees Fifty Lakh) only.**

NOW THIS INDENTURE WITNESSETH that in pursuance of payment of total consideration amount to the tune of **Rs.50,00,000/- (Rupees Fifty Lakh) only** paid by the PURCHASER to the Vendor, in the manner hereinafter stated, (the receipt whereof the Vendor does hereby admit and acknowledge, the Vendor as Owner do hereby sale, grant, convey, transfer, assign, assure unto the PURCHASER free from all encumbrances **ALL THAT** a piece and parcel of Bastu land measuring **18 Cottahs 07 Chittacks** more or less comprised in R.S. & L.R. Dag Nos. 108(P) under R.S. Khatian No. 312, L.R. Khatian No. 2188, 2186, 2195, 2191, 2192, 2193 & 2194, Hal L.R. Khatian No. 2846, lying and situated at MOUZA - TALBANDA, J.L. No. 28, within the local limits of Bilkanda - I Gram Panchayat, Jugberia, P.S. Gholia, Kolkata - 700 110, Dist - 700 110, Dist - North 24 Parganas, morefully appearing in the Schedule together with the benefit of ancient rights and other rights, liberties, easements, appendages and appurtenances and all estate right, title, interest and properties, claims whatsoever of the Vendor in respect of the property sold, transferred and conveyed by this deed and its appurtenances and **TO HAVE AND TO HOLD** the property, hereby conveyed to the PURCHASER, absolutely and forever and the Vendor hereby acquit, release and forever discharge the PURCHASER, their heirs, executors, administrators, representatives and assigns and everyone of them the said property and the Vendor as owner do by these presents indefeasibly grant, sell, convey, transfer, assigns and assure **UNTO THE PURCHASER**, their heirs, executors, administrators, representatives and assigns **ALL THAT** the said property, more fully mentioned and described in the Schedule hereunder OR **HOWSOEVER OTHERWISE** the said property now or heretofore were or was situated, butted, called, known, numbered, described, and distinguished with benefit and advantages of ancient and other rights, liberties, easements,

privileges, appendages and appurtenances whatsoever to the said property or any part thereof belonging or in any way appertaining thereto or with the same or any part thereof usually used, occupied, enjoyed or reputed to belong or be appurtenances thereto and the reversion and reversions, remainder or remainders rent, issues and profits thereof and every part thereof **AND ALL** the estate right, title, inheritance, use, trust, property claim and demand whatsoever, both at law and equity of the Vendor, into and upon the said property or every part thereof and all deeds, pattas, muniments, writings and evidences of title which anywise relate to the said property or any part or parcel thereof and which now are or hereinafter shall or may be in the custody, power or possession of the Vendor, their heirs, executors, administrators, representatives or any persons from whom can or may be procured the same without action or suit at laws or in equity **TO ENTER AND HAVE, HOLD, OWN, POSSESS AND ENJOY** the said property and every part thereof, hereby granted, sold, conveyed and transferred or expressed and intended so to be with their right members and appurtenances **UNTO AND TO THE USE OF** the PURCHASER, his heirs, executors, administrators, representatives and assigns forever and the Vendor do hereby for himself, his heirs, executors, administrators and representatives covenants with the PURCHASER, their heirs, executors, administrators, representatives and assigns **THAT NOTWITHSTANDING** any act, deed or thing whatsoever by the Vendor or by any of their predecessors and ancestors-in-title done or executed or knowingly suffered to the contrary the Vendor had at all material times hereinbefore and now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said property hereby granted, sold, conveyed and transferred or expressed or intended so to be **UNTO AND TO** the PURCHASER, their heirs, executors, administrators representatives and assigns in the manner aforesaid and that the PURCHASER, their heirs, executors, administrators, representatives

and assigns shall and may at all times hereinafter peacefully and quietly possess and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for their or from or under any of their ancestors or predecessors-in-title and that free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently indemnify from and against all and all manner or claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any of their ancestors or predecessors-in-title or any persons lawfully or equitably claiming as aforesaid **AND FURTHER THAT** the Vendor and all persons having lawfully and equitably claiming any estate or interest whatsoever in the said property or any part thereof from under or in trust for the Vendor or from or under any of their predecessors or ancestors-in-title shall and will, from time to time and at all times, here-after at the request and cost of the PURCHASER, their heirs, executors, administrators, representatives and assigns do execute or cause to be done and executed all such acts, deeds, and things whatsoever for further better and more perfectly assuring the said properties and every part thereof **UNTO AND TO THE USE OF** the PURCHASER, their heirs, executors, administrators, representatives and assigns according to the true intent and meaning of the deed as shall or may be reasonably required **AND FURTHER MORE** that the Vendor and all his heirs, executors, administrators, representatives and assigns shall at all times thereafter indemnify and keep indemnified the PURCHASER, their heirs, executors, administrators, representatives and assigns against losses, damages, costs, charges, expenses if any suffered by reasons or any defect in the title of the Vendor or any breach of the covenant hereunder contained.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT a piece and parcel of Danga land, proposed to be used as Industrial land, measuring **18 Cottahs 07 Chittacks** more or less comprised in **R.S. & L.R. Dag Nos. 108**, under **R.S. Khatian No. 312**, L.R. Khatian No. 2188, 2186, 2195, 2191, 2192, 2193 & 2194, Hal L.R. Khatian No. 2846, lying and situated at MOUZA - TALBANDA, J.L. No. 28, within the local limits of Bilkanda - I Gram Panchayat, Jugberia, P.S. Ghola, Kolkata - 700 110, Dist - 700 110, Dist - North 24 Parganas. together with raiyati interest over the said property and together with all easementary rights thereto and also the right to use and enjoy over the said property. The proportionate Annual Rent payable to the Collector, North 24 Parganas District, Govt. of West Bengal. The property is butted and bounded by :-

ON THE NORTH :- By Dag No. 108;

ON THE SOUTH :- By 18' ft. Wide Road and by Dag No. 146;

ON THE EAST :- By Dag No. 100;

ON THE WEST :- By Dag No. 105;

Delineated in the Map or plan annexed herewith and therein Bordered 'RED'.

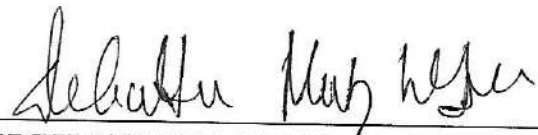
Ten finger impression of the VENDOR and the PURCHASER are enclosed.

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

SIGNED SEALED AND DELIVERED

In the presence of:-

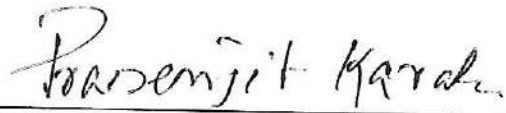
1. Subhakar Majumdar
Bentley Park



SIGNATURE OF THE VENDOR

represented by his constituted Attorney

2. Dilip Anand
Asi Nagar



SIGNATURE OF THE PURCHASER

Drafted by me:-

Balaram Sibal.

16/03/2023.

Advocate

EN NO. F-11A/2023.

Barasat Judges Court.

Computer type by:-



Subhajit Biswas, Barasat Court.

MEMO OF CONSIDERATION

RECEIVED of and from the within named PURCHASER within mentioned sum of **Rs.50,00,000/- (Rupees Fifty Lakhs) only** as per memo below :-

Date	Name of Bank	Mode of Payment	Amount (Rs.)
16.02.2023	Bandhan Bank, Salt Lake Branch	Chq. No. 000107	Rs.2,00,000/-
15.03.2023	Do	Chq. No. 000108	Rs.2,00,000/-
20.02.2023	Do	Chq. No. 000109	Rs.4,00,000/-
23.02.2023	Do	Chq. No. 000110	Rs.4,00,000/-
25.02.2023	Do	Chq. No. 000111	Rs.4,00,000/-
	Do	Chq. No. 000112	Rs.4,00,000/-
29.02.2023	Do	Chq. No. 000113	Rs.4,00,000/-
01.03.2023	Do	Chq. No. 000114	Rs.4,00,000/-
01.03.2023	Do	Chq. No. 000115	Rs.4,00,000/-
04.03.2023	Do	Chq. No. 000116	Rs.4,00,000/-
	Do	Chq. No. 000117	Rs.4,00,000/-
07.03.2023	Do	Chq. No. 000118	Rs.4,00,000/-
11.03.2023	Do	Chq. No. 000119	Rs.4,00,000/-
13.03.2023	Do	Chq. No. 000147	Rs.2,00,000/-
TOTAL			Rs.50,00,000/-
(Rupees Fifty Lakhs) only			

WITNESSES:

1. *Sudip Sankar Majhi*
Entrepreneur

Sekhar M. Mukherjee

SIGNATURE OF THE VENDOR

represented by his constituted Attorney

2. *Dilip Jana*
Ashaknagar

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



192022230335459721

GRN Details

GRN:	192022230335459721	Payment Mode:	Online Payment
GRN Date:	16/03/2023 14:50:37	Bank/Gateway:	State Bank of India
BRN :	IK0CDPIVO3	BRN Date:	16/03/2023 14:52:00
GRIPS Payment ID:	160320232033545971	Payment Init. Date:	16/03/2023 14:50:37
Payment Status:	Successful	Payment Ref. No:	2000696892/3/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name: DEBDUTTA MUKHERJEE
Address: BAGUIATI N24PGS
Mobile: 9593209798
Depositor Status: Buyer/Claimants
Query No: 2000696892
Applicant's Name: Mr SHIBSANKAR MAJUMDER
Identification No: 2000696892/3/2023
Remarks: Sale, Sale Document
Period From (dd/mm/yyyy): 16/03/2023
Period To (dd/mm/yyyy): 16/03/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000696892/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	272239
2	2000696892/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	92420
			Total	364659

IN WORDS: THREE LAKH SIXTY FOUR THOUSAND SIX HUNDRED FIFTY NINE ONLY.

PAID

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



192023240077909061

GRN Details

GRN:	192023240077909061	Payment Mode:	Online Payment
GRN Date:	31/05/2023 18:40:57	Bank/Gateway:	State Bank of India
BRN :	IK0CGSNZY2	BRN Date:	31/05/2023 18:42:18
GRIPS Payment ID:	310520232007790905	Payment Init. Date:	31/05/2023 18:40:57
Payment Status:	Successful	Payment Ref. No:	2000696892/8/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name:	DEBDUTTA MUKHERJEE
Address:	BAGUIATI N24PGS
Mobile:	9593209798
Depositor Status:	Buyer/Claimants
Query No:	2000696892
Applicant's Name:	Mr SHIBSANKAR MAJUMDER
Address:	D.S.R. - I NORTH 24-PARGANAS
Office Name:	D.S.R. - I NORTH 24-PARGANAS
Identification No:	2000696892/8/2023
Remarks:	Sale, Sale Document Payment No 8
Period From (dd/mm/yyyy):	31/05/2023
Period To (dd/mm/yyyy):	31/05/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000696892/8/2023	Property Registration- Stamp duty	0030-02-103-003-02	110374
2	2000696892/8/2023	Property Registration- Registration Fees	0030-03-104-001-16	120015
			Total	230389

IN WORDS: TWO LAKH THIRTY THOUSAND THREE HUNDRED EIGHTY NINE ONLY.

PAYED

ORDER RULE 44A OF THE I.R. ACT 1908

Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



Prasenjit Karak

ডান হাত

Prasenjit Karak
Signature of the Presentant

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

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



Prasenjit Karak

ডান হাত

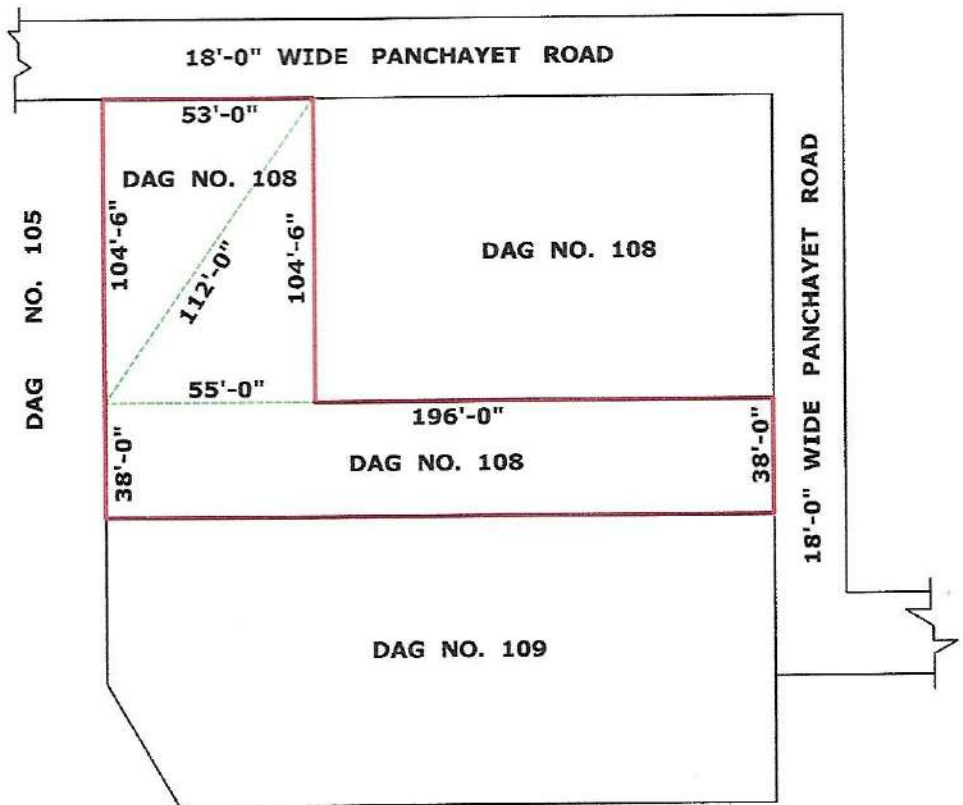
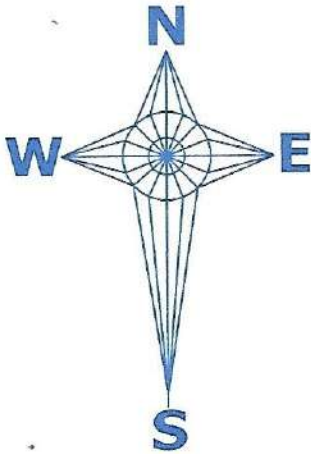
All the above fingerprints are of the above named person and attested by the said person.

Prasenjit Karak
Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

SITE PLAN OF LAND AT MOUZA - TALBANDA, J.L NO. 28, R.S & L.R DAG NO. 108, R.S KHATIAN NO. 312, L.R KHATIAN NO. 2846, P.S GHOLA, UNDER BILKANDA 1NO. GRAM PANCHAYET, DIST.- NORTH 24 PARGANAS.

AREA OF LAND = 18 K - 7 CH - 0 SFT.



[Handwritten Signature]

SIGNATURE OF THE VENDOR

[Handwritten Signature]

SIGNATURE OF THE PURCHASER

[Handwritten Signature]

PROBIR BISWAS
surveyer & planner
regd. no. L/112448
saradapally, madhyamgram,
PH. 8777358849
ONLY COPY DRAWN BY.

(Live Data As On 16/03/2023,12:32:06)

জে.এল নং (J.L No.): 28 থানা (P.S.): খড়দহ

খতিয়ান নং (Khatian No):	2846
স্বত্বের নাম (Owner Name):	চন্দ্রানি বিন্দাস অ্যান্ড ডেভলপার্স প্রাইভেট লিমিটেড
পিতা/স্বামী (Father/Husband):	ডাইরেকটর রনধির বসু
ঠিকানা (Address):	নিজ
জমির পরিমাণ (Total Land):	0.62(একর/Acre)
দাগের সংখ্যা (Total Plot):	2

অত্রস্থলের দাগের বিবরণ ও পরিমাণ:

Plot No. দাগ নং	Classification শ্রেণী	Share অংশ	Share Area(Acre) অংশ পরিমাণ(একর)	Remarks মন্তব্য
108	ডাঙ্গা	0.4408	0.3000	Nil
109	ডাঙ্গা	1.0000	0.3200	Nil



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

MGS2808467

পরিচয় পত্র



Elector's Name Shibshankar Majumdar

নির্বাচকের নাম শিবশঙ্কর মজুমদার

Father's Name Asim Majumdar

পিতার নাম অসীম মজুমদার

Sex M

লিঙ্গ পুং

Age as on 1.1.2006 19

১.১.২০০৬ এ বয়স ১৯

Address:

Purbapara(Part). Dattapukur-1 Barasat North 24 Parganas
743248

ঠিকানা:

পূর্বপাড়া(অংশ), দত্তপুকুর-১ বারাসাত উত্তর ২৪ পরগণা ৭৪৩২৪৮

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন আধিকারিক

Assembly Constituency: 89-Amdanga

বিধানসভা নির্বাচন ক্ষেত্র: ৮৯-আমডাঙ্গা

District: North 24 Parganas

জেলা: উত্তর ২৪ পরগণা

Date: 10.03.2006

তারিখ: ১০.০৩.২০০৬

TRM/GS

Major Information of the Deed

Deed No :	I-1501-03937/2023	Date of registration	01/06/2023
Query No / Year	1501-2000696892/2023	Office where deed is registered	
Query Date	15/03/2023 5:12:34 PM	D.S.R. – I NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	SHIBSANKAR MAJUMDER Barasat,Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 8777493579, Status :Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 50,00,000/-	Rs. 1,20,00,000/-		
Total Stamp Duty Payable(SD)	Registration Fee Paid		
Rs. 4,80,000/- (Article:23)	Rs. 1,20,025/- (Article:A(1), E, M)		
Remarks			

Land Details :

District: North 24 Parganas, P.S. Khardaha, Gram Panchayat: BILKANDA-I, Mouza: Talbanda, JI No. 28, Pin Code : 700110

Sch No.	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (in Rs.)	Market value (in Rs.)	Other Details
L1	RS-108	RS-312	Bastu	Danga	18 Katha 7 Chatak	50,00,000/-	1,20,00,000/-	Width of Approach Road: 18 ft., Adjacent to Metal Road.
Grand Total :					30.4219Dec	50,00,000/-	1,20,00,000/-	

Seller Details :




SI No	Name & address, Photo, Finger print and Signature
1	Shri Ranadhir Basu, (Alias Director Of Chandrali Builders And Developers Pvt Ltd) Son of Late Raman Chandra Basu Ukil Patty Silchar City PO Silchar PS SILCHAR District-Cachar Assam, India, PIN 788001 Sex Male. By Caste Hindu. Occupation Business Citizen of India, PAN No.:: ACxxxxxx8J Aadhaar No Not Provided by UIDAI Status Individual Executed by Attorney. Executed by Attorney
2	International Signs Parvati Vihar P-1,52/6 VIP Road City PO Deshbandhunagar, P S -Baguiati District-North 24-Parganas West Bengal, India, PIN 700059 PAN No. A1xxxxxxx8K Aadhaar No Not Provided by UIDAI Status Organization. Executed by Representative Executed by Representative

S :
Name,Address,Photo,Finger print and Signature






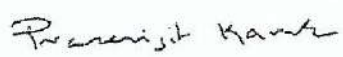
Merestone International Private Limited

AC-139,Adarsha Pally,jagatpur,, City:- , P.O:- Rajarhat Gopalpur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700159 , PAN No.:: AAxxxxxx2N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Debdutta Mukherjee Son of Shankar Mukherjee Date of Execution - 16/03/2023, , Admitted by: Self, Date of Admission: 16/03/2023, Place of Admission of Execution: Office	 Mar 16 2023 4:10PM	 LTI 16/03/2023	 16/03/2023
Parvati Bihar,P-I,52/6,V.I.P.Road, City:- , P.O:- Deshbandhunagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx8K,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Shri Ranadhir Basu				

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Debdutta Mukherjee (Presentant) Son of Shankar Nath Mukherjee Date of Execution - 16/03/2023, , Admitted by: Self, Date of Admission: 16/03/2023, Place of Admission of Execution: Office	 Mar 16 2023 4:10PM	 LTI 16/03/2023	 16/03/2023
Parvati Bihar,P-I,52/6,V.I.P.Road, City:- , P.O:- Deshbandhunagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx8K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : International Signs (as Propriotor and AI So Representative Of Chandrali Builders And Developers Pvt Ltd)				
2	Name	Photo	Finger Print	Signature
	Shri Prasenjit Karak Son of Mohan Karak Date of Execution - 16/03/2023, , Admitted by: Self, Date of Admission: 16/03/2023, Place of Admission of Execution: Office	 Mar 16 2023 4:11PM	 LTI 16/03/2023	 16/03/2023

Shri Pally, Jagatpur, Rajarhat Gopalpur, City:- , P.O:- Rajarhat Gopalpur, P.S:- Baguiati,
North 24-Parganas, West Bengal, India, PIN:- 700159, Sex: Male, By Caste: Hindu, Occupation:
Business, Citizen of: India, PAN No:- CMxxxxxx0G, Aadhaar No Not Provided by UIDAI Status :
Representative, Representative of : Mercstone International Private Limited (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Shib Sankar Majumder Son of Asim Majumder Barasat Court, City:- , P.O:- Barasat, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124			
	16/03/2023	16/03/2023	16/03/2023
Identifier Of Shri Debdutta Mukherjee, Shri Debdutta Mukherjee, Shri Prasenjit Karak			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Ranadhir Basu	Mercstone International Private Limited-15.2109 Dec
2	International Signs	Mercstone International Private Limited-15.2109 Dec

23

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

Presented for registration at 13:59 hrs on 16-03-2023, at the Office of the D.S.R. - I NORTH 24-PARGANAS by Shri Debdutta Mukherjee .

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 92,40,645/-

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

Execution is admitted on 16-03-2023 by Shri Debdutta Mukherjee, Proprietor and AI So Representative Of Chandrall Builders And Developers Pvt Ltd, International Signs (Sole Proprietorship), Parvati Vihar P-I,52/6,V.I.P.Road, City:- , P.O:- Deshbandhunagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Shri Shib Sankar Majumder, , , Son of Asim Majumder, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Execution is admitted on 16-03-2023 by Shri Prasenjit Karak, Director, Mercstone International Private Limited (Sole Proprietorship), AC-139,Adarsha Pally,jagatpur,, City:- , P.O:- Rajarhat Gopalpur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700159

Indetified by Shri Shib Sankar Majumder, , , Son of Asim Majumder, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Executed by Attorney

Execution by Shri Debdutta Mukherjee, , Son of Shankar Mukherjee, Parvati Bihar,P-I,52/6,V.I.P.Road, P.O: Deshbandhunagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Business as constituted attorney for Shri Ranadhir Basu , Director Of Chandrall Builders And Developers Pvt Ltd Ukil Patty,Silchar, P.O: Silchar, Thana: SILCHAR, , Cachar, ASSAM, India, PIN - 788001 is admitted by him

Indetified by Shri Shib Sankar Majumder, , , Son of Asim Majumder, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 92,452.00/- (A(1) = Rs 92,406.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 50,014/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/03/2023 2:52PM with Govt. Ref. No: 192022230335459721 on 16-03-2023, Amount Rs: 50,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CDPIVO3 on 16-03-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,77,239/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 1,45,020/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 6172, Amount: Rs.5,000.00/-, Date of Purchase: 16/03/2023, Vendor name: SUBRATA CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/03/2023 2:52PM with Govt. Ref. No: 192022230335459721 on 16-03-2023, Amount Rs: 1,45,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CDPIVO3 on 16-03-2023, Head of Account 0030-02-103-003-02

Rajendra Prasad Upadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

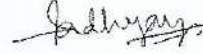
ees

that required Registration Fees payable for this document is Rs 92,452.00/- (A(1) = Rs 92,406.00/- ,E = Rs
H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 42,406/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 31/05/2023 6:42PM with Govt. Ref. No: 192023240077909061 on 31-05-2023, Amount Rs: 42,406/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0CGSNZY2 on 31-05-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,77,239/- and Stamp Duty paid by by online = Rs
1,27,219/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 31/05/2023 6:42PM with Govt. Ref. No: 192023240077909061 on 31-05-2023, Amount Rs: 1,27,219/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK0CGSNZY2 on 31-05-2023, Head of Account 0030-02-103-003-
02

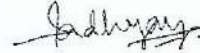


Rajendra Prasad Upadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

On 01-06-2023

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

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



Rajendra Prasad Upadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1501-2023, Page from 99903 to 99933
being No 150103937 for the year 2023.



Rajendra Prasad Upadhyay

Digitally signed by Rajendra Prasad
Upadhyay
Date: 2023.06.07 13:09:50 +05:30
Reason: Digital Signing of Deed.

(Rajendra Prasad Upadhyay) 2023/06/07 01:09:50 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)
