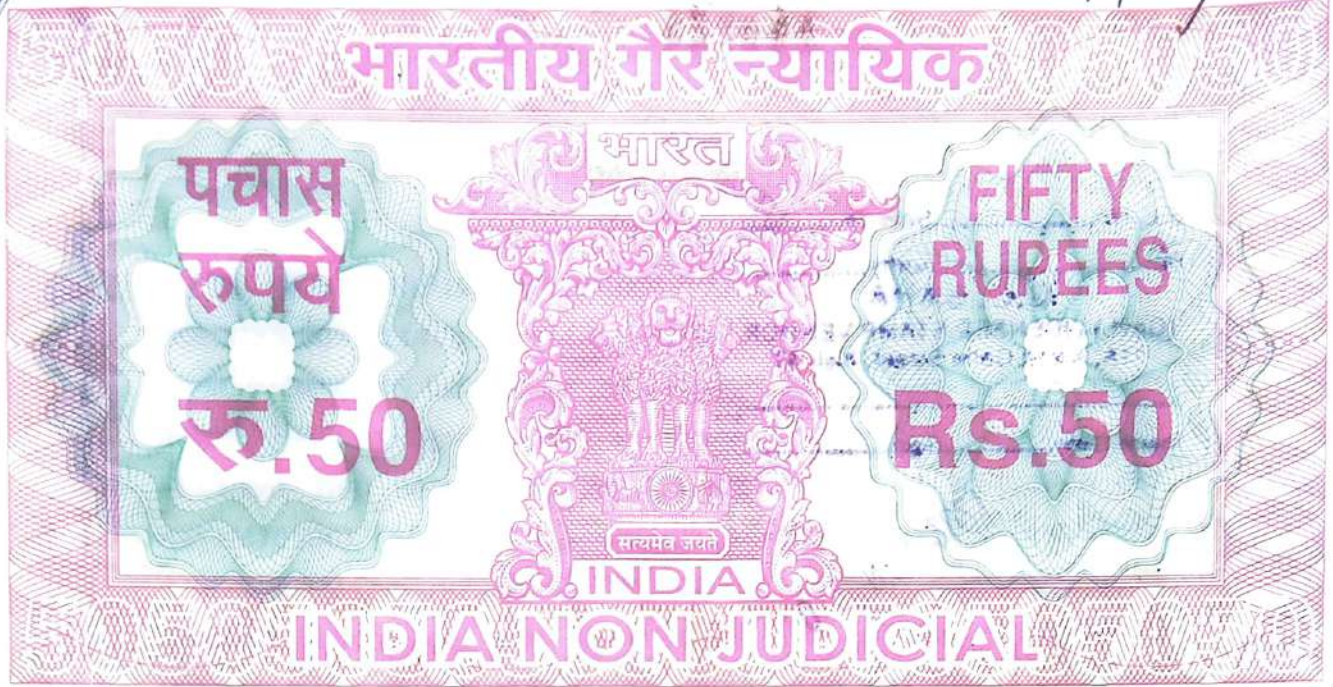


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AD 629913

3
26/9/22

2/2843863/22
Certify that the document is admissible to registration. The signature sheet and the endorsement sheets attached with this document are the part of this document.

31

Addl. District Sub-Registrar
Bidhannagar, (Sahib Lake City)
29 SEP 2022

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE IS MADE ON THIS THE 26th DAY OF SEPTEMBER, TWO THOUSAND AND TWENTY-TWO (2022)

Pranab Kumar
Samita Manna
Pratik Kumar

159224

UTPAL SEN CHOWDHURY
Advocate
Metropolitan Magistrates' Court
Kolkata

S.L. No. Sale To.

Rs. Adm.

G.C. SAHA

(Govt.) LICENSED STAMP VENDOR
11A, Mirzè Galle Street, Kel- 87

Issue Date. Sign.

1707 NOV 2021

Gourav Choudhury
Vishnu Kumar Choudhury
339, Canal St.
Kolkata - 48

2030 5043 0338

2

Additional District Sub-Registrar
Bihannagar, (Salt Lake City)

26 SEP 2022



BETWEEN

(1) DR. PRADIP KUMAR BHOWMICK (PAN NO. AEAPB6131K), (AADHAAR NO. 3785 0099 1142), son of Late Prof. Dr. Prabodh Kumar Bhowmick, by faith Hindu, by Nationality Indian, aged about 67 years, by occupation Former Associate Professor, IIT, Kharagpur, residing at Kharagpur (M), HILLI Co-Operative, West Midnapore, West Bengal – 721306, **(2) DR. SAMITA MANNA, (PAN NO. AEYPM7050C), (AADHAAR NO. 7356 8523 9408)**, daughter of Late Prof. Dr. Prabodh Kumar Bhowmick and wife of Dr. Chanchal Kumar Manna, by faith Hindu, by Nationality Indian, aged about 68 years, by occupation Former Professor of University of Kalyani, residing at B-11/89, Kalyani, Nadia, West Bengal - 741235 **(3) DR. PRATIM BHAUMIK, (PAN NO. AHEPB7939E), (AADHAAR NO. 9373 4558 3619)**, son of Late Prof. Dr. Prabodh Kumar Bhowmick, by faith Hindu, by Nationality Indian, aged about 64 years, by occupation Ex-Chief General Manager, (Geology - ONGC), residing at BK-18, Sector – II, Salt Lake, Opposite TO CK Block, VTC: Bidhannagar (M), PO: Bidhannagar CK Market, Sub District: North 24 Parganas, West Bengal – 700091, hereinafter called, referred to and identified as the **OWNERS/VENDORS**(which term or expressions shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, successors, administrators, legal representatives and assigns) of the **ONE PART.**

AND

SHYAM SUNDAR SARAOGI (HUF), PAN No. **AALHS3408R**, represented by Karta, **MR. SHYAM SUNDER SARAOGI**, son of Late Ram Niwas Saraogi, by Religion – Hindu, by occupation – Business, aged about 64 years, by Nationality – Indian, PAN No. **AKUPS5239H, AADHAAR NO. 3549 1628 1143** by faith Hindu, by Nationality Indian, and by occupation Business, residing at 19, Hem Chandra Nasker Road, Belegkata, Kolkata – 700 010, hereinafter called and referred to as the **PURCHASER** (which terms and expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include it's successors-in-office, executors, administrators, representatives and assigns) of the **OTHER PART.**

Pradip Bhowmick
Samita Manna
Pratim Bhaumi

WHEREAS by virtue of Deed of Conveyance dated 12th August, 1960, registered at the office of the Sub Registrar Cossipore, Dum Dum, recorded in Book No. I, Volume No. 97, Pages from 195 to 198, Being Deed No. 6810, for the year 1960, made between **THE GOVERNOR OF STATE OF WEST BENGAL as Vendor and Prabodh Kumar Bhowmick, as Purchaser**, the said Governor of the State of West Bengal, sold, transferred and conveyed **ALL THAT** piece and parcel of rent free land being Plot No. 727, of the development scheme of Government of West Bengal, measuring an area about 2 Cottah 8 Chittack, lying and situated at Mouza Patipukur, under C.S Dag No. 412, J.L. No. 24, Sub Registry Office Cossipore Dum Dum, Police Station Dum Dum, at Present Lake Town, District 24 Parganas, hereinafter referred to as the **SAID PROPERTY**, morefully and particularly described in the **SCHEDULE**, written hereunder, unto and in favour of Prabodh Kumar Bhowmick.

AND WHEREAS the said Prabodh Kumar Bhowmick during his lifetime constructed a structure, measuring about 2460 Square Feet. The said Prabodh Kumar Bhowmick died intestate on 05.02.2003, leaving behind and/or survived by his Wife namely Latika Bhowmick and Two sons namely Pradip Kumar Bhowmick and Pratim Bhaumik and one married daughter namely Samita Manna, who virtually as per the provisions Dayabhaga School of Hindu Law, but way of Inheritance in terms of the provisions of Hindu Succession Act, 1956, became the absolute joint owners, well seized and possessed of and sufficiently entitled to **ALL THAT** piece and parcel of rent free land being Plot/Premises No. 727, of the development scheme of Government of West Bengal, at Lake Town, Block A, measuring an area about 2 Cottah 8 Chittack, together with Ground + 1st + 2nd Floor Building, measuring about 2460 Square Feet, (Cemented floor), lying and situated at Mouza Patipukur, under C.S Dag No. 412, J.L. No. 24, Sub Holding No. 1131, old Holding No. 597, Registry Office Cossipore Dum Dum, at present Additional District Sub Registrar Bidhannagar, Police Station Dum Dum, at Present Lake Town, District 24 Parganas, Kolkata 700 089, hereinafter referred to as the **SAID PROPERTY**, morefully and particularly described in the **SCHEDULE**, written hereunder.

AND WHEREAS the said Latika Bhowmick wife of Prabodh Kumar Bhowmick died on 13.04.2017 leaving behind and/or survived by her Two sons namely Pradip Kumar

Pradip Bhowmick
 Samita Manna
 Pratim Bhaumik

Bhowmick and Pratim Bhaumik and one married daughter namely Samita Manna, who virtually as per the provisions Dayabhaga School of Hindu Law, but way of Inheritance in terms of the provisions of Hindu Succession Act, 1956 and they mutated in the records of South Dum Dum Municipality under Holding No. 1131, old Holding No. 597, Lake Town, being Premises No. 727, Lake Town Block A, Kolkata 700 089, and they have been paying taxes regularly.

AND WHEREAS thus the said Owners/Vendors became the recorded absolute owners, well seized and possessed of and sufficiently entitled to the **SAID PROPERTY** being **ALL THAT** piece and parcel of rent free land being Plot/Premises No. 727, at Lake Town, Block A, of the development scheme of Government of West Bengal, measuring an area about 2 Cottah 8 Chittack, together with Ground + 1st + 2nd Floor Building, measuring about 2460 Square Feet, (Cemented floor), lying and situated at Mouza Patipukur, under C.S Dag No. 412, J.L. No. 24, Sub Holding No. 1131, old Holding No. 597, Registry Office Cossipore Dum Dum, at present Additional District Sub Registrar Bidhannagar, Police Station Dum Dum, at Present Lake Town, District 24 Parganas, Kolkata 700 089, Ward No. 30, within the ambit of South Dum Dum Municipality, District North 24 Parganas, morefully and particularly described in the **SCHEDULE**, written hereunder.

I. The Owners/Vendors being desirous of selling the SAID PROPERTY to the Purchaser and the Purchaser being desirous of acquiring the same free from all claims, demands, burdens and encumbrances have held several negotiations with each other. The Owners/Vendors have agreed to sell, transfer and convey the **SAID PROPERTY** to the Purchaser, forever. The Owners/Vendors made in favour of the Purchaser declarations, confirmation, undertakings, assurances and representations as are true, accurate whole, complete and within the personal knowledge of the Owners/Vendors and the same are reproduced herein:

A. The said Property is free from all encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licenses, occupancy rights, trusts, debutters, prohibitions, restrictions, restrictive covenants, executions, acquisitions, requisitions, attachments, vesting, alignments, easements, liabilities and lis pendens whatsoever.

Pratim Bhaumik
Samita Manna
Pratim Bhaumik

B. There is no restriction on sale or transfer of the said Property or any subsisting order, proceeding, notification, declaration or notice affecting the said Property and no part of the same has been vested, acquired and/or requisitioned under any law and/or affected by the Land Acquisition Department and/or any other body or authority.

C. The said Property is within the ceiling limit under the West Bengal Land Reforms Act, 1955 and no part of the said Property is either excess land and/or is liable to be vested under the said Act or any other law and no notice, order or direction has been issued and no proceedings have commenced or are pending in respect thereof.

D. No suit, proceeding, litigation or arbitration has been filed or initiated or is pending in any Court of law, tribunal, judicial, quasi-judicial, statutory or any other body or authority affecting the said Property and/or any part thereof and/or the right, title and interest of the Vendors or the Vendor' predecessors-in-title. No injunction or attachment or other order has been passed or is subsisting in relation to the said Property or any part thereof.

E. No person or persons whatsoever has or have claimed to have any right of preemption over and/or in respect of the said Property or any part thereof. The said Property is not affected by or subject to any personal guarantee or security for securing any financial transaction or loan.

F. The Vendors have not entered into any understanding, agreement or arrangement, written or oral, of any nature whatsoever with anyone for sale and/or for otherwise dealing with, relating to and/or concerning the said Property or any portion thereof and no third-party rights have been created in respect of the same.

G. The Vendors have been and are in actual peaceful, physical, vacant, khas possession of the said Property and every portion thereof absolutely and have been personally enjoying and using the same without any interruption/hindrance

Prasanna Ghosh
Samita Manna
Rutim Khan

whatsoever and there is no encroachment whatsoever in respect of any portion of the said Property.

H. The Vendors and/or the Vendors' predecessors-in-title have not in any way dealt with the said Property or any part or portion thereof whereby the right, title and/or interest of the Vendors and/or the Vendors' predecessors-in-title as to the ownership, use, enjoyment and/or sale of the said Property or any part or portion thereof is or may be affected in any manner whatsoever. The Vendor and/or the Vendor's predecessors-in-title have not used the said Property or any part or portion thereof for any purpose other than that for which the same was meant and have not committed default of and/or contravened any provision of law applicable to the said Property or any part thereof.

I. No mortgage, charge or lien has been created or is existing in respect of the said Property or any part thereof by way of deposit of title deeds or otherwise in any manner whatsoever.

J. The Vendors' predecessors-in-title were and the Vendor are lawfully entitled to own and transfer the said Property under the relevant laws governing the same and there is no restriction or bar, legal or otherwise, to the Vendor selling the said Property to the Purchaser in the manner herein.

K. That as on the date of execution of these presents the Vendors have good right, full power and absolute authority to deal with and dispose off the **SAID PROPERTY**, morefully and particularly described in the **SCHEDULE**, written hereunder in the manner contemplated by these presents in favour of the Purchaser and that he has not debarred or restricted by any events or any act, deed, matter or things whatsoever from so selling or transferring the SAID PROPERTY and every part and portion thereof to the Purchaser in the manner contemplated by these presents.

L. The title of the Owners/Vendors in respect of the SAID PROPERTY is good, valid, subsisting and in force and has not been terminated, cancelled, forfeited and / or acquired and / or extinguished on account of any non-testamentary documents or

Pradeep Bhadwani
Samita Manna
Rudra Khanna

any statutory laws as statutory actions and / or proceedings including any statutory notice, order, notification or other statutory action in accordance with the laws for the time being in force.

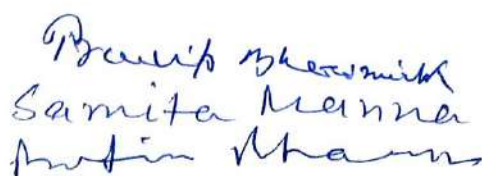
M. That in the manner aforesaid Owners/Vendors have duly, fairly, truly, faithfully and completely disclosed all the material information and all acts, deeds, matters and things pertaining to the SAID PROPERTY and their ownership rights with respect thereto and have not concealed and / or misrepresented anything or any information from the Purchaser which if disclosed would render any ordinary prudent man, disinclined to go for purchasing the Said Properties, as is contemplated by these presents;

II. The Vendors have agreed to sell to the Purchaser and the Purchaser, relying on the aforesaid representations and assurances of the Vendor and the Confirming Party, have agreed to purchase the said Property free from all encumbrances whatsoever as aforesaid at and for a total consideration of **Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakhs only)** which has been duly paid to the Vendors by the Purchaser in equal share, at or before the execution hereof and the Vendors have already put the Purchaser in vacant, peaceful, physical and khas possession of the said Property in its entirety.

NOW THIS DEED WITNESSES that in pursuance of the said agreement and in consideration of the aforesaid total consideration of **Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakhs only)** paid by the Purchaser as aforesaid at or before the execution of these presents, to the Vendors, (the receipts whereof the Vendor doth hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof doth hereby forever acquit release and discharge the Purchaser as well as the said Property hereby transferred and conveyed) the Owners/Vendors doth grant, convey, sell, assure and assign unto the Purchaser whole of its right, title and interest in the **SAID PROPERTY being ALL THAT** piece and parcel of rent free land being Plot/Premises No. 727, at Lake Town, Block A, of the development scheme of Government of West Bengal, measuring an area about 2 Cottah 8 Chittack, together with Ground + 1st + 2nd Floor Building,

Prasid Bhawanik
Samita Manna
Durbin Khan

measuring about 2460 Square Feet, (Cemented floor), lying and situated at Mouza Patipukur, under C.S Dag No. 412, corresponding to L.R. Dag No. 2032, J.L. No. 24, Sub Holding No. 1131, old Holding No. 597, Registry Office Cossipore Dum Dum, at present Additional District Sub Registrar Bidhannagar, Police Station Dum Dum, at Present Lake Town, District 24 Parganas, Kolkata 700 089, Ward No. 30, within the ambit of South Dum Dum Municipality, District North 24 Parganas, written hereunder together with easement rights, right of ingress and egress and appurtenances as attached there with **TOGETHER WITH** other advantages, easements, lights, pits, areas, fences, sewers, drains, ditches, water, water courses, ways, paths, passages, shrubs and all manner of rights, liberties, easements, privileges, advantages, appendages and appurtenances whatsoever to the said property or any part or portion thereof belonging or in anywise appertaining or which with the same or any part or portion thereof now is or was at any time or times heretofore were or was held, used, occupied, enjoyed or reputed to belong or be appurtenant thereto **AND** all the rents, issues and profits of the said property and every part thereof **AND** all the estates, rights, title, interest, inheritance, uses, possessions, claims and/or demands whatsoever both at law or in equity of the Vendor into, upon or in respect OF **SAID PROPERTY FURTHER TOGETHER WITH** all the deeds, documents, writings, vouchers and all other evidences of title, relating to the **SAID PROPERTY** or any of them or any part thereof **AND ALL** the estates, rights, titles, uses, inheritance,, properties, possession, benefits, claims and demands whatsoever at law and in equity of the Owners/Vendors in, to, out, of or upon the **SAID PROPERTY** or any part thereof and also benefits and advantages of all the statutory permissions, orders and approved plans relating to the **SAID PROPERTY** and the benefits of the various licenses, permits, registrations relating to the Said Properties, to and in favour of and unto the Purchaser all its rights, titles, interests in, of, or upon the **SAID PROPERTY**, free from all encumbrances of whatsoever nature and character **AND TO HAVE AND HOLD** all and singular the **SAID PROPERTY** hereby granted, conveyed, sold, released and assured or intended or expressed so to be together with all the rights members and appurtenances into and to the use and benefit of the Purchaser forever.


 Samita Manna
 Anshu Khanna

1) **FURTHER** the Owners/Vendors do hereby expressly covenant with the Purchaser that notwithstanding any act, deed, matter and thing by the Owners/Vendors or any person claiming by, from, through or under the Owners/Vendors or any of them or in trust for the Owners/Vendors has made, done, committed or omitted or knowingly suffered to the contrary to the Owners/Vendor has and have good right, full power and absolute authority to grant, sell, convey, and assure the **SAID PROPERTY** unto and to the use of Purchaser **AND** it shall be lawful for the Purchaser from time to time and at all times hereinafter to peaceably and quietly to have, hold, enter upon, possess, occupy, use and enjoy the **SAID PROPERTY** and to receive all rents, issues, profits, and proceeds thereof for the Purchaser's own use and benefit without any said lawful ejection, interruption claim and demand whatsoever from or to claim by, from, under or in trust for them or any of them.

2) **AND THAT** the Purchaser shall own and hold the SAID PROPERTY free and clear and freely and clearly and absolutely acquitted exonerated released and forever discharged or otherwise by the Owners/Vendor well and sufficiently saved defended kept harmless and indemnified of from and against all former and other estates title charge and encumbrances whatsoever either already or hereafter had made executed occasioned or suffered by the Owners/Vendors or by any other person or persons lawfully or equitably claiming or to claim by from under or in trust for them or any of them. With execution of these presents the Purchaser shall become the absolute owner of the **Said Property** and shall be entitled to sell, transfer and convey to any third Party without any hindrance as absolute owner.

3) **AND FURTHER THAT** the Owners/Vendors, from time to time and as and when called upon to do so shall and will at the costs, expenses and charges of the Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matters, things, conveyances, and assurances in the law whatsoever for the better further and more perfectly and absolutely granting releasing, conveying and assuring the SAID PROPERTY and every of them and every part thereof hereby granted, released, conveyed and assured unto and to the use of the Purchaser in the manner aforesaid

Prasanna Ghosh
Samita Datta
Purshu Khan

as shall or may be reasonably required by the Purchaser, their successors/assigns or by its counsel in law; the Owners/Vendor does hereby covenant with the Purchaser the Owners/Vendor has not at any time heretofore made, done, executed, omitted or knowingly or willingly permitted, suffered or been party or privy to any act, deed, matter or thing whereby or by reason or means whereof the Owners/Vendor is prevented from conveying, assigning, transferring and assuring the SAID PROPERTY in the manner aforesaid or whereby or by reason or means whereof the same or any part thereof are can, shall or may be charged encumbered, impeached or prejudicially affected in estate title or otherwise howsoever.


4) THAT the Owners/Vendors do hereby declare that the Owners/Vendors has handed over to the Purchaser, all original documents of title relating to, belonging to or connected with the SAID PROPERTY and the Owners/Vendors does hereby declare and confirm that the Owners/Vendors does not have any other document of title, in their possession, and should the Owners/Vendors come into possession of any document of or relating to title he shall and will hand over or cause to be handed over the same to the Purchaser or any person claiming through or under the Purchaser.

5) AND THAT the Owners/Vendor do hereby agree, admit, undertake, declare, represent, confirm, assure and covenant with the Purchaser as under: -

a) That title of the Owners/Vendors to the SAID PROPERTY is clear, from all encumbrances and reasonable doubts (as on the date of these presents) including free from any adverse third party deal, arrangement, understanding, joint venture, partnership, sale, agreement, transfer, assignment, release, assurance, gift, charge, mortgage, lease, acquisition, requisition, litigation, Urban Land Ceiling, lien, tenancy, right of way, leave and licensee, easements, succession, inheritance, adoption, maintenance, any third party adverse civil, pecuniary or other right, title, interest and / or claim of whatsoever, marketable and free and beyond the reasonable doubts and that there is no objection, dispute, claim, demand raised or asserted or made by any third party or person.

Pravin Khosla
Samita Khanna
Anshu Khanna

- b) The Owners/Vendor are the sole and absolute owner of, and is otherwise well and sufficiently entitled to the SAID PROPERTY and is fully entitled to deal with the same without obtaining any prior permission or subsequent ratification from any third party or person/s whatsoever which is supported by the revenue records.
- c) The Owners/Vendors have good right, full power and absolute authority to transfer and assign the SAID PROPERTY and, as incidental thereto, the right to hold, use, occupy possess and enjoy the Said Property.
- d) The SAID PROPERTY is not subject to any lispendences or attachment, either before or after judgment, or any other impediment of like nature till execution of these presents.
- e) No proceedings have been initiated under any laws of Income Tax, Gift Tax, Wealth Tax, Estate Duty, nor there are any orders of attachment levied on the SAID PROPERTY and there are no arrears of taxes / liability / debts on the Said Properties.
- f) That the Owners/Vendor hereby agrees to indemnify the Purchaser and shall always keep the Purchaser indemnified from any kind of claim raised and/or miscellaneous expense that the Purchaser may be required to incur to defend any claim made by any person, including their group companies/firms or from directors or their family members, ~~the Owners/Vendors shall reimburse the Purchaser suitably for any expense incurred for defending such claim.~~
- g) The Owners/Vendor has absolute power to transfer the SAID PROPERTY without any suit, interruption, claim or demand whatsoever from or by the Owners/Vendors or any person or persons claiming by, from, through, under or in trust for the Owners/Vendors. ~~The parties are executing a separate Business Transfer Agreement.~~


 Pravin B. Bhosale
 Samita Meena
 Anshu Meena

h) The Purchaser shall be at full liberty to sale, transfer and alienate the Said Property as absolute Owner unto and in favour of any Third Party without any hindrance from the end of the Owners/Vendors.

6) The Parties do hereby agree, admit, undertake, declare, represent, confirm, assure and covenant that: -

a) That recitals contained herein above shall form integral part of the operative portion of the presents and shall bind the parties hereto with full force and effect as if they were physically embodied herein.

b) That the Owners/Vendors have not violated provision of any of the relevant laws applicable to the purchase, user, enjoyment, occupation, possession and disposal of the Said Land or the Said Properties;

c) That the Said Land/ SAID PROPERTY [or any part thereof] do not fall within the flood control lines of a dam, reservoir or water canal, Water Pipe line, Gas Pipe Line etc.;

d) That the Said Land/ SAID PROPERTY [or any part thereof] are not forest land (Private or Reserved);

e) That Owners/Vendors have not and any of them have not received any notice of acquisition or requisition from any of the concerned departments of the Central or State or Local Government or the Authorities appointed by them in respect of the Said Land or any of them or any part thereof.

f) That the Owners/Vendors have neither mortgaged nor created any security, charge, lien, hypothecation, bailment pledge, claim, demand or burden on the Said Property in favour of any financial institution, bank, party or person/s and thus the title of the Owners/Vendors to the SAID PROPERTY is clear, marketable and free from reasonable doubts.

Pranish Bhasmick
Samita Manu
Pranish Bhasmick

g) That there is no Injunction Order or Attachment Order pronounced before or after the judgment passed by any Court of Law either in the State of West Bengal and / or any other Court restraining the Owners/Vendors from selling the Said Land.

h) That against the execution hereof the Owners/Vendors has delivered to the Purchaser the vacant and peaceful and lawful possession of the SAID PROPERTY on the day of execution hereof as per the letter of possession.

THE PURCHASER DOTH HEREBY COVENANT WITH THE OWNERS/VENDORS as follows:

I. The Purchaser shall mutate his name in the records of Block Land and Reforms Office and South Dum Dum Municipality as absolute Owner of the said Property and shall pay the Municipal Rates and Taxes independently, without any hindrance from the end of the Owners/Vendors.

II. The Purchaser shall be free and at liberty to mutate his name in the concern B.L. & L.R.O, office without any further consent of the Owners/Vendors.

III. The Purchaser shall at all material times hereafter regularly make payment of Payment of Panchayat Tax, ^{Municipality Tax} Khazna and other statutory taxes as shall be payable time to time.

IV. The Purchaser shall be entitled to enjoy easement rights, free ingress and egress, common passage, facilities, advantages and appurtenances as attached with the Said Property.

V. The Purchaser shall be at full liberty to sale, transfer and alienate the Said Property as absolute Owner unto and in favour of any Third Party without any hindrance from the end of the Owners/Vendors.

VI. The Purchaser has himself made physical verification of the scheduled property and on being fully satisfied and has agreed to purchase the property in as is where is basis.

Pranab Ghosh
Samita Hanna
Pranab Ghosh

THE SCHEDULE ABOVE REFERRED TO
SAIDPROPERTY

ALL THAT piece and parcel of rent free land being Plot/Premises No. 727, at Lake Town, Block A, of the development scheme of Government of West Bengal, measuring an area about 2 Cottah 8 Chittack, together with Ground + 1st + 2nd Floor Building, measuring about 2460 Square Feet, in segregation (Ground Floor measuring about 980 Square Feet), (First Floor 980 Square Feet), (Second Floor 500 Square Feet) (Cemented floor), lying and situated at Mouza Patipukur, under C.S Dag No. 412, R.S. Dag No. 412, corresponding to L.R. Dag No. 643, J.L. No. 24, Sub Holding No. 1131, old Holding No. 597, Registry Office Cossipore Dum Dum, at present Additional District Sub Registrar Bidhannagar, Police Station Dum Dum, at Present Lake Town, District 24 Parganas, Kolkata 700 089, Ward No. 30, within the ambit of South Dum Dum Municipality, District North 24 Parganas, together with easement rights, right of ingress and egress and appurtenances as attached there withwhich is depicted by RED border in the Map or Plan annexed hereto as part of this Deed & which is butted and bounded as follows:-

ON THE NORTH : By Plot No. 726
ON THE SOUTH : By Plot No. 728
ON THE EAST : By Plot No. 718
ON THE WEST : By 40' Municipal Road

Pranish Choudhury
Samita Kanna
Anita Khan

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and year first hereinafter written.

SIGNED SEALED AND DELIVERED by the within-named **OWNERS/VENDORS** in the presence of

WITNESSES:

1. Gourav Chaudhary
339, Canal St.
R01-48

1. Anand Bhattacharya

2. Samita Manna

3. Pratik Kumar

2. Sourin Das
(SOURIN DAS)
AD-331, Sector-1
Salt Lake City
Kolkata-700064

SIGNATURE OF THE OWNERS

SIGNED SEALED AND DELIVERED by the within-named **PURCHASER** in the presence of

WITNESSES:

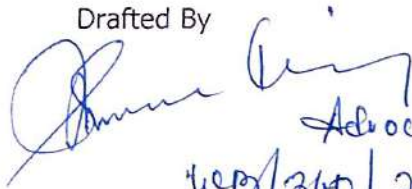
1. Gourav Chaudhary
339, Canal St.
R01-48

SHYAM SUNDER SARAOGI (HUF)
Shyam Sunder Saraogi
Karna

2. Sourin Das
(SOURIN DAS)
AD-331, Sector-1
Salt Lake City
Kolkata-700064

SIGNATURE OF THE PURCHASER/S

Drafted By


Advocate High Court
WPS/340/2006 Calcutta

RECEIPT

RECEIVED of and from the within-named Purchaser the within mentioned sum of
Rs. 1,50,00,000/- (One Crore Fifty Lakhs Only)

MEMO OF CONSIDERATION

DATE	DD NO.	AMOUNT	IN FAVOUR OF
20.09.22	140210	49,50,000.00	PRADIP KUMAR BHOWMICK
		50,000.00	T.D.S.
22.09.22	140212	49,50,000.00	SAMITA MANNA
		50,000.00	T.D.S.
22.09.22	140211	49,50,000.00	PRATIM BHAUMIK
		50,000.00	T.D.S.
	TOTAL	1,50,00,000.00	

(One Crore Fifty Lakhs Only)

WITNESSES:

1. *Gourav Choudhary*

2. *Arjun Das*

Pradip Bhowmick
(DR. PRADIP KUMAR BHOWMICK)

Samita Manna
(DR. SAMITA MANNA)

Pratim Bhaumik
(DR. PRATIM BHAUMIK)

SIGNATURE OF THE OWNERS



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

GRN Details

GRN: 192022230127227188
GRN Date: 23/09/2022 10:22:23
BRN : 5217170236418
Gateway Ref ID: 165004284945609
Payment Status: Successful

Payment Mode: Online Payment (SBI Epay)
Bank/Gateway: SBIEpay Payment Gateway
BRN Date: 23/09/2022 10:24:46
Method: Canara Bank NB
Payment Ref. No: 2002843863/3/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr SHYAM SUNDER SARAOGI
Address: 167 OLD CHINA BAZAR STREET
Mobile: 9433011644
EMail: sssaraogi@yahoo.co.in
Period From (dd/mm/yyyy): 23/09/2022
Period To (dd/mm/yyyy): 23/09/2022
Payment ID: 2002843863/3/2022
Dept Ref ID/DRN: 2002843863/3/2022

9-4425/2022

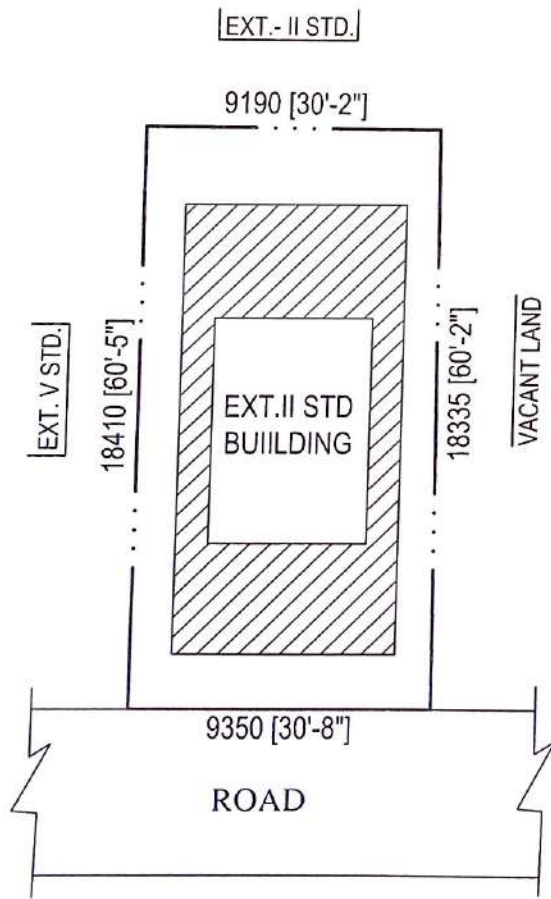
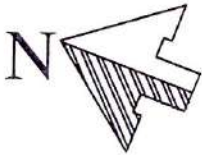
Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002843863/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	750020
2	2002843863/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	150014
Total				900034

IN WORDS: NINE LAKH THIRTY FOUR ONLY.



THAT piece and parcel land being Plot/Premises No. 727, at Lake Town, Block A, measuring an area about 2 Cottah 8 Chittack, together with Ground + 1st + 2nd Floor Building, measuring about 2460 Square Feet, (Cemented floor), lying and situated at Mouza Patipukur, under C.S Dag No. 412, R.S. Dag No. 412, corresponding to L.R. Dag No. 643, J.L. No. 24, Sub Holding No. 1131, old Holding No. 597, Police Station Lake Town, District 24 Parganas, Kolkata 700 089, Ward No. 30, within the ambit of South Dum Dum Municipality.



SHYAM SUNDER SARAOGI (HUF)
Shyam Sunder Saraogi
 Karta

SIG. OF THE VENDEE
(Purchasee)

Pranab Kumar
Samita Kanna
Purabi Kanna

SIG. OF THE VENDOR

SITE PLAN
 SCALE 1"=16'-0"

DRAWN BY

SPECIMEN FORM FOR TEN FINGER PRINTS



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

Signature

Pravin Mewnik



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

Signature

Samita Manna



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








Signature

Pravin Sharma



SPECIMEN FORM FOR TEN FINGER PRINTS



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

SHYAM SUNDER SARAOGI (HUF)

Signature Shyam Sunder Saraogi

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

Signature _____

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

Signature _____

Major Information of the Deed

Deed No :	I-1504-04425/2022	Date of Registration	29/09/2022
Query No / Year	1504-2002843863/2022	Office where deed is registered	
Query Date	21/09/2022 6:46:42 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	S GHOSH 10 OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 6291661412, 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. 1,50,00,000/-	Rs. 1,50,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,50,070/- (Article:23)	Rs. 1,50,014/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



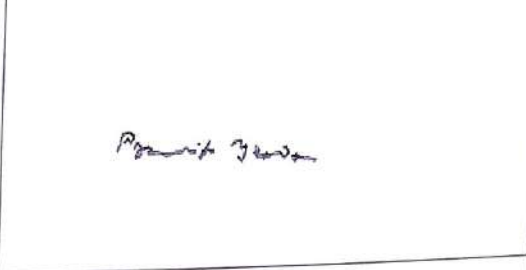


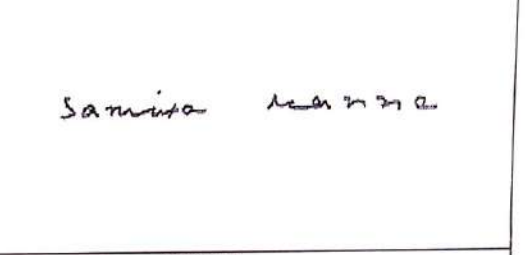


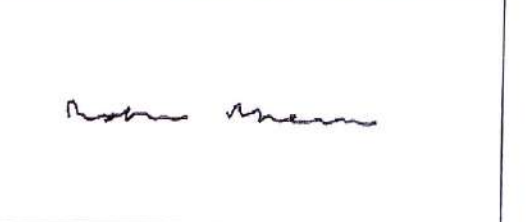
District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Lake Town Block-A, Mouza: Patipukur, , Ward No: 030, Holding No:1131 JI No: 24, Pin Code : 700048

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-643 (RS :-)		Bastu	Bastu	2 Katha 8 Chatak	1,20,00,000/-	1,20,00,000/-	Width of Approach Road: 40 Ft.,
Grand Total :					4.125Dec	120,00,000 /-	120,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2460 Sq Ft.	30,00,000/-	30,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor :2460 Sq Ft.,Residential Use, Cemented Floor, Age of Structure:0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2460 sq ft	30,00,000 /-	30,00,000 /-	




Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Dr PRADIP KUMAR BHOWMICK Son of Late DR PRABODH KUMAR BHOWMICK Executed by: Self, Date of Execution: 26/09/2022 , Admitted by: Self, Date of Admission: 26/09/2022 ,Place : Office			
	26/09/2022	LTI 26/09/2022	26/09/2022	
KHARAGPUR, HIJLI CO OPERATIVE, City:- , P.O:- KHARAGPUR, P.S:-Kharagpur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721306 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AExxxxxx1K, Aadhaar No: 37xxxxxxxx1142, Status :Individual, Executed by: Self, Date of Execution: 26/09/2022 , Admitted by: Self, Date of Admission: 26/09/2022 ,Place : Office				
2	Name SAMITA MANNA Daughter of Late DR PRABODH KUMAR BHOWMICK Executed by: Self, Date of Execution: 26/09/2022 , Admitted by: Self, Date of Admission: 26/09/2022 ,Place : Office			
	26/09/2022	LTI 26/09/2022	26/09/2022	
B -11/89 KALYANI, City:- , P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AExxxxxx0C, Aadhaar No: 73xxxxxxxx9408, Status :Individual, Executed by: Self, Date of Execution: 26/09/2022 , Admitted by: Self, Date of Admission: 26/09/2022 ,Place : Office				
3	Name Dr PRATIM BHAUMIK Son of Dr PRABODH KUMAR BHOWMICK Executed by: Self, Date of Execution: 26/09/2022 , Admitted by: Self, Date of Admission: 26/09/2022 ,Place : Office			
	26/09/2022	LTI 26/09/2022	26/09/2022	
BK 18, SEC II, City:- , P.O:- BIDHANNAGAR C K MARKET, P.S:-Bidhannagar, District:-North24-Parganas, West Bengal, India, PIN:- 700091 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AHxxxxxx9E, Aadhaar No: 93xxxxxxxx3619, Status :Individual, Executed by: Self, Date of Execution: 26/09/2022 , Admitted by: Self, Date of Admission: 26/09/2022 ,Place : Office				




Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SHYAM SUNDAR SARAOGI HUF 167 OLD CHINA BAZAR STREET, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx8R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SHYAM SUNDER SARAOGI (Presentant) Son of Late RAM NIWAS SARAOGI Date of Execution - 26/09/2022, , Admitted by: Self, Date of Admission: 26/09/2022, Place of Admission of Execution: Office	 Sep 26 2022 5:15PM	 LTI 26/09/2022	 26/09/2022
167 OLD CHINA BAZAR STREET, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx9H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SHYAM SUNDAR SARAOGI HUF (as KARTA)				

Identifier Details :

Name	Photo	Finger Print	Signature
Gourav Chandgothia Son of Mr Vishnu Kumar Chandgothia 339, Canal Street, City:- Not Specified, P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 70048	 26/09/2022	 26/09/2022	 26/09/2022
Identifier Of Dr PRADIP KUMAR BHOWMICK, SAMITA MANNA, Dr PRATIM BHAUMIK, Mr SHYAM SUNDER SARAOGI			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Dr PRADIP KUMAR BHOWMICK	SHYAM SUNDAR SARAOGI HUF-1.375 Dec
2	SAMITA MANNA	SHYAM SUNDAR SARAOGI HUF-1.375 Dec
3	Dr PRATIM BHAUMIK	SHYAM SUNDAR SARAOGI HUF-1.375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Dr PRADIP KUMAR BHOWMICK	SHYAM SUNDAR SARAOGI HUF-820.00000000 Sq Ft
2	SAMITA MANNA	SHYAM SUNDAR SARAOGI HUF-820.00000000 Sq Ft
3	Dr PRATIM BHAUMIK	SHYAM SUNDAR SARAOGI HUF-820.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Lake Town Block-A, Mouza: Patipukur, , Ward No: 030, Holding No:1131 JI No: 24, Pin Code : 700048

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 643		Seller is not the recorded Owner as per Applicant.

On 26-09-2022

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

Presented for registration at 16:42 hrs on 26-09-2022, at the Office of the A.D.S.R. BIDHAN NAGAR by Mr SHYAM SUNDER SARAOGI ,.

Certificate of Market Value(WB PUVI rules of 2001)

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

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

Execution is admitted on 26/09/2022 by 1. Dr PRADIP KUMAR BHOWMICK, Son of Late DR PRABODH KUMAR BHOWMICK, KHARAGPUR, HIJLI CO OPERATIVE, P.O: KHARAGPUR, Thana: Kharagpur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721306, by caste Hindu, by Profession Others, 2. SAMITA MANNA, Daughter of Late DR PRABODH KUMAR BHOWMICK, B -11/89 KALYANI, P.O: KALYANI, Thana: Kalyani, , Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by Profession Service, 3. Dr PRATIM BHAUMIK, Son of Dr PRABODH KUMAR BHOWMICK, BK 18, SEC II, P.O: BIDHANNAGAR C K MARKET, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by Profession Others

Indetified by Gourav Chandgothia, , , Son of Mr Vishnu Kumar Chandgothia, 339, Canal Street, P.O: Sreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 70048, by caste Hindu, by profession Service

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

Execution is admitted on 26-09-2022 by Mr SHYAM SUNDER SARAOGI, KARTA, SHYAM SUNDAR SARAOGI HUF (HUF), 167 OLD CHINA BAZAR STREET, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Gourav Chandgothia, , , Son of Mr Vishnu Kumar Chandgothia, 339, Canal Street, P.O: Sreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 70048, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,50,014.00/- (A(1) = Rs 1,50,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by by online = Rs 1,50,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/09/2022 10:24AM with Govt. Ref. No: 192022230127227188 on 23-09-2022, Amount Rs: 1,50,014/-,
Bank: SBI EPay (SBlePay), Ref. No. 5217170236418 on 23-09-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,50,020/- and Stamp Duty paid by by online = Rs 7,50,020/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/09/2022 10:24AM with Govt. Ref. No: 192022230127227188 on 23-09-2022, Amount Rs: 7,50,020/-,
Bank: SBI EPay (SBlePay), Ref. No. 5217170236418 on 23-09-2022, Head of Account 0030-02-103-003-02

Rita Lepcha
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

On 29-09-2022

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

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,50,020/- and Stamp Duty paid by Stamp Rs 50.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 159224, Amount: Rs.50.00/-, Date of Purchase: 02/11/2021, Vendor name: G C Saha



Rita Lepcha
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2022, Page from 183587 to 183617
being No 150404425 for the year 2022.



Digitally signed by RITA LEPCHA DAS
Date: 2022.10.19 13:40:16 +05:30
Reason: Digital Signing of Deed.

(Rita Lepcha) 2022/10/19 01:40:16 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.

(This document is digitally signed.)