

8358/2022

I-08149/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AM 750976



I hereby certify that the Document is admitted for Registration. The Signature Sheet and the Stamps attached to this document are the part of this Document.

Additional Registrar
of Assurances & Mortgages

14 SEP 2022

9-2/2627022/22

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 8th day of September, Two Thousand and Twenty Two

Visit Case No. 2003 of 2022

J (1) - 2501 —

J (2) - 5501 —

Total - 8001 —

Realised On 08/09/2022

PR SB

93170

G. Mittal & Adv.

NAME _____
 ADD. _____
 No. _____
 - 7 SEP 2022
 SURANJAN BHASKERJEE
 Licensed Stamp Vendor
 C. C. Court
 2 & 3, K. S. Roy Road, Kol-1

10 opp bh
187

7 SEP 2022
7 SEP 2022



ADDITIONAL REGISTRAR
 OF ASS. DIST. S-1, KOLKATA
 - 8 SEP 2022

BETWEEN

(1) **SRI DEVJEET BANERJEE** (PAN - AEFPB7460L, Aadhaar No. 8922 3721 4093, Mobile No. 8240169557), son of Late Dr. Debapriya Bandopadhyaya, by Religion Hindu, by Nationality Indian, by Occupation Service, residing at Premises No. 288/1/2, S.K. Deb Road, Post Office Sreebhumi, Police Station Lake Town, Kolkata-700 048, District North 24 Parganas, (2) **SMT. SATARUPA BANERJEE** (PAN - AQVPB4198D, Aadhaar No. 7860 4608 0982, Mobile No. 7980265063), wife of Late Santipriya Bandopadhyay, by Religion Hindu, by Nationality Indian, by Occupation House-wife, residing at Premises No. 288/1/2, S.K. Deb Road, Post Office Sreebhumi, Police Station Lake Town, Kolkata-700 048, District North 24 Parganas, (3) **SMT. PROTEETI BANERJEE** (PAN - AJFPB7834H, Aadhaar No. 7157 8292 6269, Mobile No. 9836570408), wife of Sri Kajal Basu, by Religion Hindu, by Nationality Indian, by Occupation Service, residing at Premises No. 288/1/2, S.K. Deb Road, Post Office Sreebhumi, Police Station Lake Town, Kolkata-700 048, District North 24 Parganas, hereinafter referred to as the "**VENDORS**" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

AND

M/S. SHRI SHYAM INFRA REALTORS PRIVATE LIMITED, a Company Incorporated under the Companies Act, 1956 (PAN - AAPCS6699M), having its registered office at 18, Rabindra Sarani, Gate No. 1, 5th Floor, Room No. 502, Post Office and Police Station Bowbazar, Kolkata-700 001, represented by its two Directors namely (1) **MR. NARESH KUMAR AGARWAL** (PAN - AGAPA1118R, Aadhaar No. 6673 9143 5992, Mobile No. 9830460554), son of Sri Premasukh Das Agarwal, by occupation - Business, by Religion - Hindu, by Nationality - Indian, residing at 35/1C, Hari Ghosh Street, Post Office Beadon Street, Police Station Burtolla, Kolkata-700 006 and (2) **MRS. RASHMI BASAK** (PAN - BJPPB9745N, Aadhaar No. 5113 9379 6598, Mobile No. 9831079179), daughter of Mr. Naresh Kumar Agarwal, Occupation - Business, by Religion - Hindu, by Nationality - Indian, residing at 6D, Bhim Ghosh Lane, Beadon Street, Post Office Beadon Street, Police Station Burtolla, Kolkata-700 006, hereinafter collectively referred to as the "**PURCHASERS**" (which terms or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successor, successors-in-office and assigns) of the **OTHER PART.**

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WHEREAS:

- A. By a registered deed of sale dated 22nd September, 1960 made between Smt. Sudha Ghosal, Smt. Shila Ghosal and Smt. Sujata Dutta, described therein as the Vendors of the One Part and Madhab Chandra Kundu, described therein as the Purchaser of the Other Part, the Vendors therein for the consideration therein mentioned, sold, conveyed and transferred the said Entire Property to the Purchaser therein free from all encumbrances, liens, lispensens, charges, mortgages, acquisitions, requisitions whatsoever and howsoever and in vacant condition which was registered at the office of Sub-Registrar, Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 102, Pages from 171 to 180, Being Deed No. 7633 for the year 1960.
- B. In the premises, after purchase of the said Entire Property as aforesaid, the said Madhab Chandra Kundu became absolute owner of the said Entire Property and divided the said Entire Property into number of plots of different sizes and different numbers with the intention to sell the same to the intending purchasers.
- C. By a registered deed of sale dated 30th January, 1962 made between Madhab Chandra Kundu, described therein as the Vendor of the One Part and Dipak Kumar Roy, represented by his Constituted Attorney Sunanda Mallick, described therein as the Purchaser of the Other Part, the Vendor therein for the consideration therein mentioned, out of the said Entire Property sold, conveyed and transferred to the Purchaser therein **ALL THAT** piece and parcel of Bastu land measuring an area of 5 Cottah 1 Chittack 3 square feet be the same a little more or less, together with structure standing thereon comprising of rooms, Toilets, electric connection and 16 feet wide Common Passage at North East situate lying at and being **Plot Nos. 6 and 7**, comprised in R.S. Dag No. 747, recoded under R.S. Khatian No. 207, J.L. No. 25, lying and situated at Mouza Dakshindari, Division 2, Sub Division 6, Re Sa No. 6, Holding No. 10, Premises No. 228/1/2, S.K. Deb Road, Dihi Panchannagram, Touzi No. 1298/2833, Police Station Dum Dum, (now Lake Town), office of Sub Registrar Cossipore Dum Dum, now Additional District Sub Registrar Bidhannagar, District 24 Parganas, more particularly described in the Schedule hereunder written hereinafter referred to as the "said property" free from all encumbrances, liens, lispensens, charges, mortgages, acquisitions, requisitions, whatsoever and howsoever and in vacant condition which was registered at the office of Sub-Registrar, Cossipore, Dum Dum and recorded in Book No. 1,

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Volume No. 123, Pages from 268 to 273, Being Deed No. 658 for the year 1962.

- D. As there was an error in the said registered deed of conveyance dated 30th January, 1962, a registered deed of Declaration dated 9th April, 1962 was executed by the said Madhab Kundu rectifying the said error in the said deed of conveyance which was registered at the office of the Sub-Registrar, Cossipore, Dum Dum and recorded in Book No. I, Volume No. 40, Pages from 288 to 289, Being Deed No. 2936 for the year 1962.
- E. In the premises, by virtue of the purchase of the said property as aforesaid, the said Dipak Kumar Roy was absolutely seized and possessed of and sufficiently entitled to the said property fee simple free from all encumbrances, liens, lispensens, charges and was in khas possession of the said property and enjoyed the same as an absolute owner thereof until the time hereinafter mentioned.
- F. By a registered deed of Mortgage dated 13th September, 1962, the said Dipak Kumar Roy mortgaged the said property which was registered at the office of the Sub-Registrar, Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 68, Pages from 273 to 282, Being Deed No. 3845 for the year 1962.
- G. By a registered deed of Release which was executed in the year 1978 by the said Dipak Kumar Roy, the said Dipak Kumar Roy got the said property released which was registered at the office of the Sub-Registrar, Cossipore, Dum Dum and recorded in Book No. I, Volume No. 156, Pages from 15 to 20, Being Deed No. 6423 for the year 1978.
- H. By a registered deed of sale dated 6th February, 1980 made between Dipak Kumar Roy, described therein as the Vendor of the One Part and Annapurna Banerjee alias Annapurna Debi, described therein as the Purchaser of the Other Part, the Vendor therein for the consideration therein mentioned sold, conveyed and transferred the said property free from all encumbrances, liens, lispensens charges whatsoever and howsoever and in vacant condition which was registered at the office of Sub-Registrar, Cossipore, Dum Dum and recorded in Book No. I, Volume No. 21 Pages from 193 to 201, Being Deed No. 750. for the year 1980.
- I. In the premises, the said Annapurna Banerjee alias Annapurna Debi was absolutely seized and possessed of and sufficiently entitled to the said property

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as an absolute owner thereof free from all encumbrances and was in khas possession of the same and enjoyed the same without any obstructions, interferences whatsoever and howsoever until the time hereinafter mentioned.

- J. The said Annapurna Banerjee alias Annapurna Debi prior to her death executed her last Will and Testament dated 20th day of September 1988 whereby and whereunder she appointed Debopriya Bandopadhyay and Santipriya Bandopadhyay as the Executors to her said last Will and Testament with the directions to apply and obtain Probate of her said Last Will and Testament after her demise from any Court of Competent Jurisdiction and bequeathed the said property in the manner that **ALL THAT** Northern portion of the said property unto and in favour of her second son Debapriya Bandopadhyay and **ALL THAT** Southern Portion with a piece and parcel of vacant land to her third son Santipriya Bandopadhyay with right to construct the First Floor on his portion at his own cost who will enjoy the same the same as an absolute owner thereof.
- K. The said Annapurna Banerjee alias Annapurna Debi who was governed by the Dayabhaga School of Hindu Law died testate on 11th May, 1992 leaving behind her and surviving her two sons namely Debapriya Bandopadhyay and Santipriya Bandopadhyay as her only heirs and legal representatives under the Hindu Succession Act, 1956 as the husband of the said Annapurna Banerjee alias Annapurna Debi predeceased her.
- L. After the death of the said Annapurna Banerjee alias Annapurna Debi, the executors named in the last Will and Testament dated 20th day of September 1988 in the year Two Thousand and One of the said Annapurna Banerjee alias Annapurna Debi filed an application for grant of probate of the last Will and Testament dated Twentieth day of August in the year Two Thousand One of the said Annapurna Banerjee alias Annapurna Debi in the Hon'ble High Court at Calcutta under its Testamentary and Intestate Jurisdiction which is marked as P.L.A. No. 237 of 2001 and the Hon'ble High Court at Calcutta granted probate of the said last Will and Testament dated 20th day of September 1988 of Annapurna Banerjee alias Annapurna Debi on 7th September, 2001.
- M. In the premises, by virtue of the grant of probate of the last Will and Testament dated 20th September, 1988 of the said Annapurna Banerjee alias Annapurna Debi, the said Debapriya Bandopadhyay and Santipriya Bandopadhyay became owners of their allocations together with the right to use common areas and

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facilities of the said property as mentioned in the last Will and Testament of the said Annapurna Banerjee alias Annapurna Debi.

- N. The said Debapriya Bandopadhyay who was governed by the Dayabhaga School of Hindu Law died intestate on 2nd December, 1996 leaving behind him and surviving his wife namely Smt. Deepa Banerjee and two sons namely Sri Devraj Banerjee and Sri Devjeet Banerjee as his only heirs and legal representatives under the Hindu Succession Act, 1956 and in the premises, after the death of the said Debapriya Bandopadhyay his aforesaid legal heirs became joint owners having undivided one third share each of the said Northern Portion of the said property as left by him and as mentioned in the last Will and Testament dated 20th September 1988 of the said Annapurna Banerjee alias Annapurna Debi which was bequeathed to the said Debapriya Bandopadhyay by Smt. Annapurna Banerjee alias Annapurna Debi.
- O. By a registered Deed of Gift dated 15th December, 2009 made between Deepa Banerjee and Devraj Banerjee, described therein as the Donors of the One Part and Debjit Banerjee, described therein as the Donee of the Other Part, the Donors therein in consideration of love and affection towards the Donee gifted, transferred and conveyed to the Donee therein ALL THAT undivided 2/3rd share of the Northern portion of the said property mentioned hereinabove which was registered at the office of the Additional Registrar of Assurances-II, Kolkata and recorded in Book No. I, CD Volume No. 28, Pages from 549 to 562, Being Deed No. 13723 for the year 2009.
- P. In the premises, the said Devjeet Banerjee, the Vendor No. 1 became the absolute owner of said Northern Portion of the said property as mentioned hereinabove free from all encumbrances and is enjoying the same without any obstructions, interferences whatsoever.
- Q. The said Santipriya Bandopadhyay who was governed by the Dayabhaga School of Hindu Law died intestate on 18th September, 2015 leaving behind him and surviving his wife namely Smt. Satarupa Banerjee and only daughter namely Smt. Protitee Banerjee, the Vendor No. 2 and 3 respectively as his only heirs and legal representatives of the said Santipriya Bandopadhyay under the Hindu Succession Act, 1956 and by virtue of law of inheritance the said Satarupa Banerjee and Protitee Banerjee became the absolute joint owners of the Southern Portion with the vacant land with right to construct the First Floor

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on the said property which was allotted to the said Santipriya Bandopadhyay having undivided equal share.

- R. The Vendors recorded their names in the records of Block Land and Land Reforms Office under L.R. Khatian Nos. 1140, 1142 and 1141 as well as in the records of the South Dum Dum Municipality in respect of the said property and paying taxes regularly.
- S. The said Devjeet Banerjee recorded his name in the records of Block Land and Land Reforms Office under L.R. Khatian Nos. 1140, in respect of land area 0.0282 Acre and the said Satarupa Banerjee recorded her name in the records of Block Land and Land Reforms Office under L.R. Khatian Nos. 1142, in respect of land area 0.0278 Acre and Protitee Banerjee recorded her name in the records of Block Land and Land Reforms Office under L.R. Khatian Nos. 1141, in respect of land area 0.0277 Acre of land, equivalent to land 5 Cottah 1 Chittack 3 Square Feet be the same a little more or less.
- T. The said Devjeet Banerjee recorded his name in the records of South Dum Dum Municipality under Holding No. 3/A and the said Santipriya Banerjee recorded his name in the records of South Dum Dum Municipality under Holding No. 3/B, relating to the said property.
- U. In the premises, the Vendors herein are the absolute owners and are seized and possessed of and sufficiently entitled to the said property being **ALL THAT** piece and parcel of Bastu land measuring an area of 5 Cottah 1 Chittack 3 Square Feet be the same a little more or less, together with Ground Plus One Storied Building measuring about 3200 Square Feet, (Ground Floor contains an area of 2000 Square Feet), (First Floor contains an area of 1200 Square Feet), comprising rooms, Toilets, electric connection and 16 Feet wide Common Passage at North East, being Plot No. 6 and 7, comprised in R.S. Dag No. 747, recoded under R.S. Khatian No. 207, corresponding to L.R. Khatian Nos. 1140, 1142 and 1141, J.L. No. 25, lying and situated at Mouza Dakshindari, Division 2, Sub Division 6, Re Sa No. 6, Holding No. 10, presently 3A and 3B, Premises No. 228/1/2, S.K. Deb Road, Post Office Sreebhumi, Police Station Lake Town, Ward No. 34, within the ambit of South Dum Dum Municipality, Kolkata-700 048 District North 24 Parganas, DihiPanchannagram, Touzi No. 1298/2833, office of Sub Registrar Cossipore Dum Dum, now Additional District Sub Registrar Bidhannagar, morefully and particularly described in the Schedule hereunder written hereinafter referred to as the "said property", each having

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respective portion as mentioned in the last Will and Testament dated 20th day of September 1988 of the said Annapurna Banerjee alias Annapurna Debi and are enjoying the same without any obstructions, interferences whatsoever.

- V. The Vendors decided to sell the said property free from all encumbrances and in vacant condition at and for a total consideration of Rs. 2,04,00,000/- (Rupees Two Crore Lakhs only) to be paid to the Vendors in the manner that the Vendor No. 1 will get Rs. 77,00,000/- (Rupees Seventy Seven Lakhs only), the Vendor No. 2 will get a sum of Rs. 63,50,000.00 (Rupees Sixty Three Lakh Fifty Thousand) only and the Vendor No. 3 will get Rs. 63,50,000.00 (Rupees Sixty Three Lakh Fifty Thousand) only and having come to know the desire of the Vendors, the Purchaser has agreed to purchase the same.
- W. In the premises, the Vendors agreed to sell and the Purchaser agreed to purchase of **ALL THAT** piece and parcel of Bastu land measuring an area of 5 Cottah 1 Chittack 3 Square Feet be the same a little more or less, together with Ground Plus One Storied Building measuring about 3200 Square Feet, (Ground Floor contains an area of 2000 Square Feet), (First Floor contains an area of 1200 Square Feet), comprising rooms, Toilets, electric connection and 16 Feet wide Common Passage at North East, being Plot No. 6 and 7, comprised in R.S. Dag No. 747, recoded under R.S. Khatian No. 207, corresponding to L.R. Khatian Nos. 1140, 1142 and 1141, J.L. No. 25, lying and situated at Mouza Dakshindari, Division 2, Sub Division 6, Re Sa No. 6, Holding No. 10, presently 3A and 3B, Premises No. 228/1/2, S.K. Deb Road, Post Office Sreebhumi, Police Station Lake Town, Ward No. 34, within the ambit of South Dum Dum Municipality, Kolkata-700 048 District North 24 Parganas, Dihl Panchannagram, Touzi No. 1298/2833, office of Sub Registrar Cossipore Dum Dum, now Additional District Sub Registrar Bidhannagar, morefully and particularly described in the Schedule hereunder written hereinafter referred to as the "said property" at and for a total consideration of Rs. 2,04,00,000.00 (Rupees Two Crore Four Lakh) only free from all encumbrances and in vacant condition.
- X. At or before execution of these presents, the Vendors have assured, confirmed and represented to the Purchasers as follows:

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- a) The Vendors are absolutely seized and possessed of and sufficiently entitled to and are the only joint owners of the said property and are in khas possession of the same and are enjoying the same without any obstructions, interferences whatsoever and howsoever.
 - b) Save and except the Vendors, nobody has any right, title or interest, claim in respect of the said property or any portion thereof in any manner whatsoever.
 - c) The said property is free from all encumbrances, liens, lispensens, charges, mortgages, attachments, acquisition, requisition whatsoever and howsoever.
 - d) The names of the Vendors are recorded in the records of the South Dum Dum Municipality as the owners of the said property.
 - e) All Municipal rates and taxes and other outgoings payable in respect of the said property have been paid and/or shall be paid by the Vendors upto the date of execution of these presents.
 - f) The said property is not subject to any acquisition or requisition proceedings;
 - g) The Vendors do not hold any vacant land within the meaning of Urban Land (Ceiling and Regulation) Act, 1976;
 - h) The Vendors are legally competent to transfer the said property and nobody has made any claim in respect of the said property.
 - i) There is no legal bar or impediment restraining the Vendors from transferring the said property, dealing with disposing off the said property in any manner whatsoever.
 - j) The said property is not charged for any pendentility or debutter or wakf.
- Y. The Purchaser has caused all necessary searches at the Registry Offices, Municipality, Courts and other Authorities and also inspected the title deeds, all documents relating to the title of the Vendors of the said property and area,

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nature of construction and have fully satisfied with the same and has agreed to purchase the said property in vacant condition.

- Z. At the request of the Purchaser, the Vendors have agreed to execute the deed of conveyance in respect of the said property in favour of the Purchaser in the manner stated herein below.

NOW THIS DEED WITNESSES

- I. That in pursuance of the said oral agreement and in consideration of the said sum of Rs. 2,04,00,000/- (Rupees Two Crore Four Lakhs) only being the lawful money of Union of India paid by the Purchaser on or before the execution of these presents, to the Vendors (the receipts whereof the Vendors do and each of them doth hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof do hereby forever acquit release and discharge the Purchaser as well as the said property hereby transferred and conveyed) the Vendors do and each of them doth grant, convey, sell, assure and assign unto and to the Purchaser **ALL THAT** piece and parcel of Bastu land measuring an area of 5 Cottah 1 Chittack 3 square feet be the same a little more or less, together with ground plus one storied building standing thereon measuring an area of 3200 square feet be the same a little more or less i.e. on the ground floor measuring an area of 2000 square feet be the same a little more or less and on the first floor measuring an area of 1200 square feet be the same a little more or less, comprising of rooms, Toilets, electric connection and 16 Feet wide Common Passage at North East situate lying at and being Plot Nos. 6 and 7, comprised in R.S. Dag No. 747, recoded under R.S. Khatian No. 207, corresponding to L.R. Khatian Nos. 1140, 1142 and 1141, J.L. No. 25, lying and situated at Mouza Dakshindari, Division 2, Sub Division 6, Re Sa No. 6, Holding No. 10, now premises Nos. 3A and 3B (previously premises No. 228/1/2), S.K. Deb Road, Post Office Sreebhumi, Police Station Lake Town, Ward No. 34, within the limit of South Dum Dum Municipality, Dihi Panchannagram, Touzi No. 1298/2833, office of Sub Registrar Cossipore Dum Dum, now Additional District Sub Registrar Bidhannagar, District North 24 Pargnanas, more fully and particularly described in the Schedule hereunder written and demarcated in a map or plan annexed hereto and bordered "RED" in colour thereon hereinafter referred to as the "said property" 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,

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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 the said property **FURTHER TOGETHER WITH** all the deeds, documents, writings 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 Vendors into, 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 absolutely and forever.

II. **THE VENDORS FURTHER COVENANT WITH THE PURCHASER AS FOLLOWS:**

- a) That notwithstanding any act, deed, matter and thing by the Vendors or any person claiming by, from, through or under the Vendors or any of them or in trust for the Vendors have made, done, committed or omitted or knowingly suffered to the contrary to the Vendors 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.

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- b) 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 Vendors 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 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 and on and from the date of execution and registration 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 without making the Vendors liable in any manner whatsoever.
- c) That the 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 as shall or may be reasonably required by the Purchaser, their successors/assigns.
- d) That the Vendors do hereby covenant with the Purchaser the Vendors have 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 Vendors are 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.
- e) Simultaneously at the time of execution and registration of this deed of conveyance, the Vendors have handed over to the Purchaser all documents relating to the title of the said property under and custody and control of the Vendors and peaceful and vacant possession of the said property to the Purchaser which the Purchaser doth hereby admit and acknowledge.

III. THE PURCHASER DOTH HEREBY COVENANT WITH THE VENDORS as follows:

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- a) The purchaser shall mutate its name in the records of Block Land and Reforms Office and South Dum Dum Municipality as absolute owner of the said property at its own costs and expenses and shall pay the Municipal Rates and Taxes independently, without any hindrance from the end of the Vendors.
- b) The Purchaser shall be entitled to take all necessary steps in order to merge and/or amalgamate the Present Holding Numbers 3A and 3B and upon mutation of the said property in favour of the purchaser, new Holding No against the mutation in the name of the Purchaser its own costs and expenses.
- c) 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 Vendors at his own costs and expenses.
- d) The Purchaser shall at all material times hereafter regularly make payment of Payment of Panchayat Tax, Khazna and other statutory taxes as shall be payable time to time and shall not make the Vendors' liable on any account whatsoever.
- e) 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.
- f) The Purchaser shall be at full liberty to sale, transfer and alienate the said property as an absolute owner unto and in favour of any Third Party without any hindrance from the end of the Vendors without making the Vendors liable in any manner whatsoever.

THE SCHEDULE ABOVE REFERRED TO SAID PROPERTY

ALL THAT piece and parcel of Bastu land measuring an area of 5 Cottah 1 Chittack 3 square feet be the same a little more or less, together with ground plus one storied building standing thereon at Premises No. 3A & 3B, S.K. Deb Road, (Canal st. to Jyoti Weaving Mill), measuring an area of 3200 square feet be the same a little more or less cemented flooring i.e. on the ground floor measuring an area of 2000 square feet be the same a little more or less and on the first floor measuring an area of 1200 square feet be the same a little more or less, No lift provision in this building comprising rooms, Toilets, electric connection and 16 Feet wide Common Passage at North East situate lying at and being Plot Nos. 6 and 7, comprised in R.S. Dag No. 747, recoded under R.S.

Khatian No. 207, corresponding to L.R. Khatian Nos. 1140, 1142 and 1141, J.L. No. 25, lying and situated at Mouza- Dakshindari, Division 2, Sub Division 6, Re Sa No. 6, Holding No. 10, now premises Nos. 3A and 3B (previously premises No. 228/1/2), S.K. Deb Road, Post Office Sreebhumi, Police Station Lake Town, Kolkata-700 048, Ward No. 34, within the limit of South Dum Dum Municipality, DihiPanchannagram, Touzi No. 1298/2833, office of Sub Registrar Cossipore Dum Dum, now Additional District Sub Registrar Bidhannagar, District North 24 Pargnanas, which is butted and bounded as follows:- Plan is attached.

ON THE NORTH : S.K. Deb Road, 5th By Lane: 16 feet
ON THE SOUTH : House of Bimalendu Chowdhury;
ON THE EAST : S.K. Deb Road, 5th By Lane: 16 feet
ON THE WEST : Land of Madhab Kundu;

OR HOWSOEVER OTHERWISE demarcated in a map or plan annexed hereto and bordered "RED" in colour thereto.

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

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

1. 
(DEEJET BANERJEE)

2. Saharupa Banerjee

3. Prateek Banerjee

SIGNED AND DELIVERED by the **PURCHASER** through their Directors namely Naresh Kumar Agarwal and Reshmi Basak by virtue of the Board Resolution dated 16th August, 2022 at Kolkata in the presence of:

FOR SHRI SHYAM INFRA REALTORS PRIVATE LIMITED

✓ N.K. Agarwal

✓ Reshmi Basak

DIRECTOR

RECEIVED of and from the within-named Purchaser the within mentioned sum of Rs. 2,04,00,000/- (Rupees Two Crore Four Lakhs only) only as per memo below:


MEMO OF CONSIDERATION

1.	RECEIVED from within named Purchaser through NEFT transferred in ICICI Bank, Lake Town Branch, Kolkata in the account of the Vendor No. 1 on 6 th September, 2022 amounting to	: Rs.5,00,000.00
2.	RECEIVED from within named Purchaser within sum through NEFT transferred in Kotak Mahindra Bank, Dum Dum Branch, Kolkata in the joint account of the Vendor No. 2 and 3 on 6 th September, 2022 amounting to	: Rs.5,00,000.00
3.	RECEIVED from within named Purchaser through NEFT transferred in ICICI Bank, Lake Town Branch, Kolkata in the account of the Vendor No. 1 on 7 th September, 2022 amounting to	: Rs.71,23,000.00
4.	RECEIVED from within named Purchaser within sum through NEFT transferred in Kotak Mahindra Bank, Dum Dum Branch, Kolkata in the joint account of the Vendor No. 2 and 3 on 7 th September, 2022 amounting to	: Rs.1,20,73,000.00
5.	Amount deducted on account of TDS @ 1% of the total amount payable to the Vendor No. 1 amounting to	: Rs. 77,000.00
6.	Amount deducted on account of TDS @ 1% of the total amount payable to the Vendor No. 2 amounting to	: Rs. 63,500.00
7.	Amount deducted on account of TDS @ 1% of the total amount payable to the Vendor No. 3 amounting to	: Rs. 63,500.00

Total: Rs. 2,04,00,000.00

(Rupees Two Crore and Four Lakhs) only.

WITNESSES:

1. 
Solicitor & Advocate

2.

1. 

2. Saharupa Banerjee

3. 

Drafted by:



(D. MITRA),
Solicitor & Advocate,
High Court, Calcutta.
10, Old Post Office Street,
Room No. 29, First Floor,
Kolkata-700 001.
Enrollment No. W/B/1348/1977
Mobile: 9831462881 & 8337062881.

NO

\$

DATED THIS _____ DAY OF SEPTEMBER, 2022

\$

BETWEEN

SRI DEVJEET BANERJEE & ORS.

.....VENDORS

AND

SHRI SHYAM INFRA REALTORS

PRIVATE LIMITED

.....PURCHASER

DEED OF CONVEYANCE

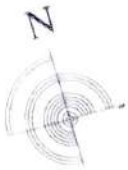
MR. D. MITRA,
SOLICITOR & ADVOCATE,
ROOM NO. 29, FIRST FLOOR,
10, OLD POST OFFICE STREET,
KOLKATA-700 001.
Mobile: 9831462881 & 8337062881

PLAN OF THE LAND SITUATE LYING AND BEING AT PLOT NOS.-6 &7,
 RISEN IN R.S. DAG NO.- 747, RECORDED UNDER R.S. KHATIAN NO.-
 CORRESPONDING TO L.R. KHATIAN NOS.-1140,1142 & 1141,J.L. NO.-
 MOUZA- DAKSHINDARI, DIVISION 2, SUB DIVISION 6, RE SA NO.- 6,
 MUZI NO. 1298/2833, HOLDING NO.- 10, NOW PREMISES NOS.- 3A &3B
 PREVIOUSLY PREMISES NO.- 228/1/2), S.K. DEB ROAD, POST OFFICE -
 SREEBHUMI, POLICE STATION- LAKE TOWN, WARD NO.-34, DIST.-NORTH
 24PGS, UNDER SOUTH DUM DUM MUNICIPALITY.

-: AREA STATEMENT :-

LAND AREA (M/L)=05 KA. 01 CH. 03 SFT. WITH G+I STORIED BUILDING
 LAND MARKED=RED

* NOTE :- LAND AREA AS PER DEED



16'-0" WIDE MUNICIPAL ROAD

11275 [37']

PART OF RS DAG NO - 747

SIGN. OF VENDOR

FOR SHRI SHYAM INFRA REALTORS PRIVATE LIMITED

M. K. Agarwal

Rashmi Basak
 DIRECTOR

SIGN. OF PURCHASER

R. S. D A G NO - 748

14630 [48']

BED ROOM

BALCONY

G(AREA=2000 SFT)+
 ONE(AREA=1200 SFT)
 STORIED BUILDING

TOILET

TOILET

DINING

BED ROOM

LAND AREA (M/L)
 =05 KA. 01 CHA. 03 SFT.

24545 [80'-6"]

16'-0" WIDE MUNICIPAL ROAD

R. S. D A G NO - 751

8530 [28']

7695 [25'-3"]

BED ROOM

TOILET

LIVING

BED ROOM

TOILET

KITCHEN

16840 [55'-3"]

PART OF R.S DAG. NO - 748

Satampa Banerjee
Prateek Banerjee

SPECIMEN FORM FOR TEN FINGERPRINTS



	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					

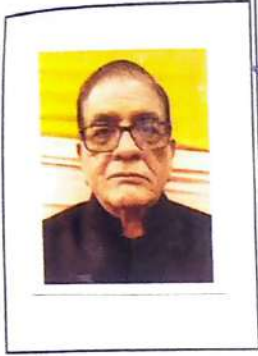
Signature



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

Signature

SPECIMEN FORM FOR TEN FINGERPRINTS



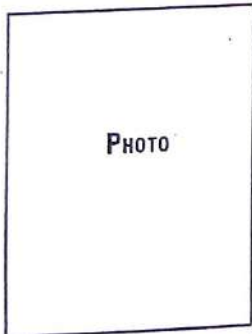
N. K. Agarwal	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature N. K. Agarwal



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

Signature Rashmi Basak



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

Signature _____



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

GRN Details

GRN: 192022230116257578
GRN Date: 07/09/2022 11:47:33
BRN : 1629939817525
Gateway Ref ID: 0485605224
Payment Status: Successful
Payment Mode: Online Payment (SBI Epay)
Bank/Gateway: SBIEpay Payment Gateway
BRN Date: 07/09/2022 11:53:47
Method: ICICI Bank - Corporate NB
Payment Ref. No: 2002627022/4/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr NARESH KUMAR AGARWAL
Address: 35/1C HARI GHOSH STREET KOLKATA - 700006
Mobile: 9831079719
EMail: shrishyaminfirerealtors@gmail.com
Period From (dd/mm/yyyy): 07/09/2022
Period To (dd/mm/yyyy): 07/09/2022
Payment ID: 2002627022/4/2022
Dept Ref ID/DRN: 2002627022/4/2022

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002627022/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	1020020
2	2002627022/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	204014
			Total	1224034

- IN WORDS: TWLEVE LAKH TWENTY FOUR THOUSAND THIRTY FOUR ONLY.





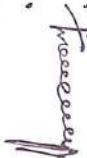





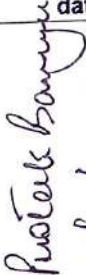
Government of West Bengal

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










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

Signature / LTI Sheet of Query No/Year 19012002627022/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri DEVJEET BANERJEE 288/1/2 S K DEB ROAD, City:- , P.O:- SREEBHUMI, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048	Seller		5931 	 8/9/2022
2	Smt SATARUPA BANERJEE 288/1/2 S K DEB ROAD, City:- , P.O:- SREEBHUMI, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048	Seller		5932 	 8/9/2022
3	PROTEETI BANERJEE 288/1/2 S K DEB ROAD, City:- , P.O:- SREEBHUMI, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048	Seller		5933 	 8/9/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr NARESH KUMAR AGARWAL 35/1C HARI GHOSH STREET, City:- Kolkata, P.O:- BEADON STREET, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006	Representative of Buyer [SHRI SHYAM INFRA REALTOR S PRIVATE LIMITED]		 5930	 8.09.2022.
5	Mrs RASHMI BASAK 6D B G LANE, City:- Kolkata, P.O:- BEADON STREET, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006	Representative of Buyer [SHRI SHYAM INFRA REALTOR S PRIVATE LIMITED]		 5936	 8.09.2022
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	SANCHARI MITRA Daughter of Late S MITRA H C CALCUTTA, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001	Shri DEVJEET BANERJEE, SATARUPA BANERJEE, PROTEETI BANERJEE, Mr NARESH KUMAR AGARWAL Mrs RASHMI BASAK		 5935	 8/09/2022

(Pradipta Kishore Guha)
 ADDITIONAL REGISTRAR
 OF ASSURANCE
 OFFICE OF THE A.R.A. - I
 KOLKATA
 Kolkata, West Bengal

Major Information of the Deed

Deed No :	I-1901-08149/2022	Date of Registration	14/09/2022
Query No / Year	1901-2002627022/2022	Office where deed is registered	
Query Date	31/08/2022 6:01:58 PM	A R A	KOLKATA, District Kolkata
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	4335] Other than immovable Property Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2,04,00,000/-	Rs. 2,04,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,20,120/- (Article 23)	Rs. 2,04,098/- (Article A(1), E)		
Remarks	Received Rs. 50,000 (FIFTY only) from the applicant for issuing the assesment slip (in area)		

Land Details :

District North 24-Parganas, P.S. Lake Town, Municipality SOUTH DUM DUM, Road S K Deb Road (canal st. to and weaving mill), Mouza Dakshindan, Premises No. 3A/3B, Ward No. 034, II No. 25, Pin Code 700048

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-747	RS-207	Bastu Bastu	5 Katha + Chatak 1 Sq Ft	1,60,00,000/-	1,60,00,000/-	Width of Appro Road 16 Ft
Grand Total :					8.36Dec 160,00,000 /-	160,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3200 Sq Ft	44,00,000/-	44,00,000/-	Structure Type Structure

Gr. Floor, Area of floor : 2000 Sq Ft., Residential Use, Cemented Floor, Age of Structure 0Year, Roof Type Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor : 1200 Sq Ft., Residential Use, Cemented Floor, Age of Structure 0Year, Roof Type Pucca, Extent of Completion: Complete

Total :	3200 sq ft	44,00,000 /-	44,00,000 /-
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Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Shri DEVJEET BANERJEE Son of Late DEBAPRIYA BANDOPADHYAYA 288/1/2 S K DEB ROAD, City:- , P.O:- SREEBHUMI, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AExxxxxx0L, Aadhaar No: 89xxxxxxxx4093, Status :Individual, Executed by: Self, Date of Execution: 08/09/2022 , Admitted by: Self, Date of Admission: 08/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/09/2022 , Admitted by: Self, Date of Admission: 08/09/2022 ,Place : Pvt. Residence</p>
2	<p>Smt SATARUPA BANERJEE Wife of Late SANTIPRIYA BANDOPADHYAY 288/1/2 S K DEB ROAD, City:- , P.O:- SREEBHUMI, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AQxxxxxx8D, Aadhaar No: 78xxxxxxxx0982, Status :Individual, Executed by: Self, Date of Execution: 08/09/2022 , Admitted by: Self, Date of Admission: 08/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/09/2022 , Admitted by: Self, Date of Admission: 08/09/2022 ,Place : Pvt. Residence</p>
3	<p>PROTEETI BANERJEE Daughter of Late SANTIPRIYA BANDOPADHYAY 288/1/2 S K DEB ROAD, City:- , P.O:- SREEBHUMI, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AJxxxxxx4H, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/09/2022 , Admitted by: Self, Date of Admission: 08/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/09/2022 , Admitted by: Self, Date of Admission: 08/09/2022 ,Place : Pvt. Residence</p>

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>SHRI SHYAM INFRA REALTORS PRIVATE LIMITED 18 RABUNDRA SARANI, City:- Kolkata, P.O:- GPO, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx9M, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mr NARESH KUMAR AGARWAL (Presentant) Son of PREMSUKH DAS AGARWAL 35/1C HARI GHOSH STREET, City:- Kolkata, P.O:- BEADON STREET, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx8R, Aadhaar No: 66xxxxxxxx5992 Status : Representative, Representative of : SHRI SHYAM INFRA REALTORS PRIVATE LIMITED (as DIRECTOR)</p>
2	<p>Mrs RASHMI BASAK Daughter of NARESH KUMAR AGARWAL 6D B G LANE, City:- Kolkata, P.O:- BEADON STREET, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BJxxxxxx5N, Aadhaar No: 51xxxxxxxx6598 Status : Representative, Representative of : SHRI SHYAM INFRA REALTORS PRIVATE LIMITED (as DIRECTOR)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
SANCHARI MITRA Daughter of Late S MITRA H C CALCUTTA, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			

Identifier Of Shri DEVJEET BANERJEE, Smt SATARUPA BANERJEE, PROTEETI BANERJEE, Mr NARESH KUMAR AGARWAL, Mrs RASHMI BASAK

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri DEVJEET BANERJEE	SHRI SHYAM INFRA REALTORS PRIVATE LIMITED-2.78667 Dec
2	Smt SATARUPA BANERJEE	SHRI SHYAM INFRA REALTORS PRIVATE LIMITED-2.78667 Dec
3	PROTEETI BANERJEE	SHRI SHYAM INFRA REALTORS PRIVATE LIMITED-2.78667 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri DEVJEET BANERJEE	SHRI SHYAM INFRA REALTORS PRIVATE LIMITED-1066.66666700 Sq Ft
2	Smt SATARUPA BANERJEE	SHRI SHYAM INFRA REALTORS PRIVATE LIMITED-1066.66666700 Sq Ft
3	PROTEETI BANERJEE	SHRI SHYAM INFRA REALTORS PRIVATE LIMITED-1066.66666700 Sq Ft

On 08-09-2022

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

Presented for registration at 21:50 hrs on 08-09-2022, at the Private residence by Mr NARESH KUMAR AGARWAL

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 2,04,00,000/-

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

Execution is admitted on 08/09/2022 by 1. Shri DEVJEET BANERJEE, Son of Late DEBAPRIYA BANDOPADHYAY, 288/1/2 S K DEB ROAD, P.O: SREEBHUMI, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Service, 2. Smt SATARUPA BANERJEE, Wife of Late SANTIPRIYA BANDOPADHYAY, 288/1/2 S K DEB ROAD, P.O: SREEBHUMI, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession House wife, 3. PROTEETI BANERJEE, Daughter of Late SANTIPRIYA BANDOPADHYAY, 288/1/2 S K DEB ROAD, P.O: SREEBHUMI, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Service

Indetified by SANCHARI MITRA, , , Daughter of Late S MITRA, H C CALCUTTA, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 08-09-2022 by Mr NARESH KUMAR AGARWAL, DIRECTOR, SHRI SHYAM INFRA REALTORS PRIVATE LIMITED (Private Limited Company), 18 RABUNDRA SARANI, City:- Kolkata, P.O:- GPO, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by SANCHARI MITRA, , , Daughter of Late S MITRA, H C CALCUTTA, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 08-09-2022 by Mrs RASHMI BASAK, DIRECTOR, SHRI SHYAM INFRA REALTORS PRIVATE LIMITED (Private Limited Company), 18 RABUNDRA SARANI, City:- Kolkata, P.O:- GPO, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by SANCHARI MITRA, , , Daughter of Late S MITRA, H C CALCUTTA, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Pradipta
Pradipta Kishore Guha
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 10-09-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,04,098/- (A(1) = Rs 2,04,000/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 2,04,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt of WB Online on 07/09/2022 11:53AM with Govt. Ref. No: 192022230116257578 on 07-09-2022, Amount Rs: 2,04,014/- , Bank: SBI EPay (SBIEPay), Ref. No. 1629939817525 on 07-09-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,20,020/- and Stamp Duty paid by online = Rs 10,20,020/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/09/2022 11:53AM with Govt. Ref. No: 192022230116257578 on 07-09-2022, Amount Rs: 10,20,020/-, Bank: SBI EPay (SBlePay), Ref. No. 1629939817525 on 07-09-2022, Head of Account 0030-02-103-003-02



Pradipta Kishore Guha
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 13-09-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,04,098/- (A(1) = Rs 2,04,000/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,20,020/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 93190, Amount: Rs.100/-, Date of Purchase: 07/09/2022, Vendor name: S Mukherjee

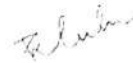


Pradipta Kishore Guha
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 14-09-2022

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.



Pradipta Kishore Guha
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2022, Page from 364875 to 364906
being No 190108149 for the year 2022.



Digitally signed by pradipta kishore guha
Date: 2022.09.15 12:37:03 +05:30
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 2022/09/15 12:37:03 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)