8358/23

I- 8489/23

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

L 133235

12-00 pm

25328 5/23

16/10/23

Nepal Chandra Dutta.

Certified that the Endorsement Sheet's and the Signature Sheet attached to this document are part of the Document.

Additional District Sub-Registrar
BURDWAN

16 OCT 2023

DEED OF CONVEYANCE

Sl. No. 106 Sale Date 06/10/2023

Sold To Kamalam Realty LLP

Add Kolkata - 53

Stamp Rs. 5000/- P.

This Stamp Paper Purchase From

Purba Burdwan (No. Try. On Date 29 SEP 2023

Stamp Vendor-TAPAS PAL

Burdwan S.D.S.R. Office, Purba Burdwan

License No. -01/15-16

Tapas Pal

Signature

Additional District Sub-Registrar
BURDWAN

16 OCT 2023

Nepal Chandra Dutta.
Chandra Dutta.

Property within the Jurisdiction of the Burdwan Municipality,
Under Burdwan Additional District Sub-Registration Office,
P.S.- Burdwan Sadar, in the Dist. of Purba Bardhaman
Sold Area Of Land- 8331.27 Sq.ft. or 0.19125 Acre or 19.125 Decimal or 11 Katha 09 Chh. 6.27 Sq.ft
Consideration value - Rs. 1,80,00,000/-
Market Value assessed - Rs. 1,80,00,000/-

THIS DEED OF CONVEYANCE is made this 16th Day of OCTOBER, in the year of Two Thousand and Twenty Three.

BETWEEN

1) MR. NEPAL CHANDRA DUTTA, PAN – AFTPD1960Q S/o Late Debendra Chandra Dutta, by Faith – Hindu, by Nationality – Indian, by occupation – Business,

&

2) MRS. CHANDRA DUTTA, PAN – ADNPD5066B W/o – Mr. Nepal Chandra Dutta, by Faith – Hindu, by Nationality – Indian, by occupation – House Wife, both are residing at 412 B. Banamali, Banerjee Road, Kolkata Near Yubachakra Club, P.O. - Haridevpur, Dist. South 24 Parganas, West Bengal, PIN – 700082. hereinafter referred to as the **"VENDOR(S)"** (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include his/her/their heirs, executors, administrators, representatives and legal assignee) of the **FIRST PART**.

Additional District Sub-Registrar
BURDWAN

16 OCT 2023

Nepal Chandra Jha
Chandra Jha.

AND

"KAMALAM REALTY LLP" PAN - ABAFK2699G, A Limited Liability Partnership Firm, having its office at 29, Ram Swarup Khettry Road, P.O. New Alipore, P.S. – New Alipore, Dist.- South 24 Parganas, Kolkata – 700053, West Bengal. consisting of and the said partnership has been entered into amongst its only Partners namely:

1) MR. DEVANAND JAGWANI, PAN – ACWPJ3822D S/o Late Nautan Das Jagwani, by Nationality – Indian, by faith - Hindu, by occupation – Business, resident of 29, Ram Swarup Khettry Road, P.O. New Alipore, P.S. – New Alipore, Dist.- South 24 Parganas, Kolkata – 700053,West Bengal.

2) MRS. KALYANI JAGWANI, PAN – ACTPJ6162D, W/o Mr. Devanand Jagwani, by Nationality – Indian, by faith - Hindu, by occupation – Business, resident of 29, Ram Swarup Khettry Road, P.O. New Alipore, P.S. – New Alipore, Dist.- South 24 Parganas, Kolkata – 700053,West Bengal &

3) MISS. BHAVNA JAGWANI, PAN – AGUPJ9563B, D/o Mr. Devanand Jagwani, by Nationality – Indian, by faith - Hindu, by occupation – Business, resident of 29, Ram Swarup Khettry Road, P.O. New Alipore, P.S. – New Alipore, Dist.- South 24 Parganas, Kolkata – 700053,West Bengal.

Additional District Sub-Registrar
BURDWAN

16 OCT 2023

Nepal Chandra Dutta
Chandra Dutta.

And the said partnership firm Represented herein for the purpose by its only Managing Partner:

MR. DEVANAND JAGWANI, PAN – ACWPJ3822D S/o Late Nautan Das Jagwani, by Nationality – Indian, by faith - Hindu, by occupation – Business, resident of 29, Ram Swarup Khettry Road, P.O. New Alipore, P.S. – New Alipore, Dist.- South 24 Parganas, Kolkata – 700053, West Bengal. hereinafter referred to as the **"PURCHASER"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his/her/their heirs, heiresses, executors, administrators, representatives, assignees and successor in office) of the **SECOND PART.**

WHEREAS under schedule land/property originally belonged as per Revisional Settlement Record under R.S. Khatian No. 31 under R.S. Plot No. 1150 in the name of Bholanath Das - 50 %, Chandraditya Das - 25 % & Dibakar Das - 25 %. After the expiry of Bholanath Das as per Hindu Succession Act, all the properties of Bholanath Das devolved upon his only son namely Sudhir Kumar Das & After the expiry of Dibakar Das as per Hindu Succession Act, all the properties of Dibakar Das devolved upon his only legal heirs & Successors namely Debabrata Das (Son), Debasish Das(Son), Deb Kumar Das (Son), Tirthendu Das(Son), Parthana Das (Daughter) & Mirarani Das (Wife) **and** another Co- owner said Chandraditya Das was unmarried & issueless & after expiry of Chandraditya Das all the property of Chandraditya Das devolved upon Sudhir Kumar Das & others & he/she/they became the right full owners & possessors of under mentioned property left by said Bholanath Das, Dibakar Das & Chandraditya Das.

Additional District Sub-Registrar
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Nepal Chandra Dutta
Chandra Dutta

AND WHEREAS While said Sudhir Kumar Das & others jointly enjoying & possessing the same, they jointly transferred his/her/their right, title & interest in favour of Shipra Das by virtue of two separate Deed of Sale vide Deed being Nos. 6060 for 1991 office at A.D.S.R. Burdwan of an area 18.50 Decimal & another Deed of Sale, vide Deed being Nos. 6054 for 1991 office at A.D.S.R. Burdwan of an area 20 Decimal under R.S. Plot no. 1150 corresponding L.R. Plot No. 3085.

AND WHEREAS while said Shipra Das enjoying & possessing the same, she transferred her right, title & interest in favour of Anupada Ghosh by virtue of two separate deed of Sale deed being no. 7517 for 2010 office at A.D.S.R. Burdwan of an area 18.50 Decimal & another Deed of Sale, vide deed being No. 5001 for 2011 office at A.D.S.R. Burdwan of an area 20 Decimal under R.S. Plot No. 1150 corresponding L.R. Plot No. 3085.

AND WHEREAS another portion of the under mentioned R.S. Plot No. 1150 corresponding L.R. Plot No. 3085 Sudhir Kumar Das & others enjoying & possessing the same, he/she/they transferred his/her/their right, title & interest in favour of Ranu Das by virtue of two separate deed of Sale, vide deed being no. 6055 for 1991 office at A.D.S.R. Burdwan of an area 31 Decimal & another Deed of Sale, vide Deed being Nos. 6058 for 1991 office at A.D.S.R. Burdwan of an area 30 Decimal.

AND WHEREAS while said Ranu Das enjoying & possessing the same, she transferred her right, title & interest in favour of Anupada Ghosh by virtue of two separate

Additional District Sub-Registrar
BURDWAN

16 OCT 2023

Nepal Chandra Dutta.
Chandra Dutta.

deed of Sale, vide deed being no. 948 for 2011 office at A.D.S.R. Burdwan of an area 31 Decimal & another Deed of Sale, vide deed being No. 6455 for 2011 office at A.D.S.R. Burdwan of an area 30 Decimal under R.S. Plot No. 1150 corresponding L.R. Plot No. 3085.

AND WHEREAS another portion of the under mentioned R.S. Plot No. 1150 corresponding L.R. Plot No. 3085 Sudhir Kumar Das & others enjoying & possessing the same, he/she/they transferred his/her/their right, title & interest in favour of Susmita Sinha by virtue of two separate deed of Sale, vide deed being no. 6059 for 1991 office at A.D.S.R. Burdwan of an area 32 Decimal & another Deed of Sale, vide Deed being Nos. 6057 for 1991 office at A.D.S.R. Burdwan of an area 30 Decimal.

AND WHEREAS while said Susmita Sinha enjoying & possessing the same, she transferred her right, title & interest in favour of Anupada Ghosh by virtue of two separate deed of Sale, vide deed being no. 949 for 2011 office at A.D.S.R. Burdwan of an area 32 Decimal & another Deed of Sale, vide deed being No. 6454 for 2011 office at A.D.S.R. Burdwan of an area 30 Decimal under R.S. Plot No. 1150 corresponding L.R. Plot No. 3085.

AND WHEREAS during the execution & registration of Deed being Nos. 6054, 6055, 6057, 6058, 6059 & 6060 for 1991 office at A.D.S.R. Burdwan one Nalini Bala Adhikari being the one of the executor of sale deeds to avoid dispute & litigation.

Additional District Sub-Registrar
BURDWAN

16 OCT 2023

Nepalchandra Dutta.
Chandra Dutta.

AND WHEREAS said Anupada Ghosh Sanction a Master Plan from Burdwan Municipality, Vide Plan No. 1910 dated 16.08.2012.

AND WHEREAS while said Anupada Ghosh enjoying & possessing the same, he transferred his right, title & interest in favour of Mr. Nepal Chandra Dutta & Mrs. Chandra Dutta by virtue of deed of Sale, vide deed being no. 3258 dated 25/04/2013, Registered in Book – I, Vol. No. 12, Pages – 3378 to 3395 for 2013 office at A.D.S.R. Burdwan **(under Sub Plot No. 26 of an area 2338.30 Sq.ft, Sub Plot No. 27 of an area 2932.45 Sq.ft & Sub Plot No. 28 of an area 3060.52 Sq.ft i.e Total land area 8331.27 Sq.ft.).**

AND WHEREAS after purchasing the said property aforesaid Present owners i.e. Mr. Nepal Chandra Dutta & Mrs. Chandra Dutta recorded his/her/their names in L.R. Settlement record of rights under one man one Khatian vide L.R. Khatian No. 7662 & 7663 at Mouza- Ichlabad, J.L No. 75.

AND WHEREAS present owner i.e. Mr. Nepal Chandra Dutta converted the land from "Sali" to "Bastu", vide Memo No. 634/M8/02/BL-I/15 dated 24/04/2015, Vide Conversion Case No. 88/15 (1- A) & another Owner Mrs. Chandra Dutta converted the land from "Sali" to "Bastu", vide Memo No. 634/M8/02/BL-I/15 dated 24/04/2015, Vide Conversion Case No. 89/15 (1- A) in the office of the Block Land & Land Reforms Officer, Burdwan– I Block & he/she/they obtained NOC for Conversion of land at Mouza – Ichlabad, J.L. No. 75, L.R. Plot No. 3085 from Burdwan Development Authority, Burdwan.

Additional District Sub-Registrar
BURDWAN
16 OCT 2020

Nepal Chandra Seth.
Chandra Dutta.

AND WHEREAS the present owner i.e. First Part of this deed also mutated his/her/their names before the Burdwan Municipality under Ward No. 11, Holding No. 245/2, at Mahalla – Kshudiram Pally, P.S. – Burdwan Sadar, within the District of Purba Bardhaman.

AND WHEREAS present owners i.e. First Part of this deed enjoying and possessing the same and also paid the land Revenue Rent on behalf of the Govt. Of W.B and also paying the Municipal Taxes regularly.

AND WHEREAS the present **OWNERS/VENDORS** of this Deed seized and possessed of and otherwise well and sufficiently entitles ALL THAT piece and parcel of land more fully and particularly described in the Schedule hereunder written.

AND WHEREAS the **VENDORS** agreed to sale and **PURCHASER** agreed to purchase the under schedule property and it is declared by the **VENDORS** that under schedule property is free from all encumbrances and an Agreement was made between the parties and in this regards a Notice has been published on 01.10.2023 in daily English news paper **"Morning India"** & daily Bengali news paper **"Sukhabar"** & no objection has been filed till date.

NOW THIS DEED OF CONVEYANCE WITNESSETH that in pursuance of the said agreement and in consideration of the said the total sum of **Rs. – 1,80,00,000/- (Rs. One Crore Eighty Lakhs) . Only** paid by the **PURCHASER** to the **VENDORS** and acknowledging the receipt of the entire consideration money (more fully mentioned in Memo of

Additional District Sub-Registrar
BURDWAN

16 OCT 2023

Nagendra Singh
Chandra Singh

Consideration) the **VENDORS** do hereby grant, convey, sell, transfer assign and assure unto and to the use of the said **PURCHASER** the plot of land, mentioned in the schedule hereunder and free from all encumbrances.

The **VENDORS** do hereby admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the **PURCHASER** and his/her/their legal heirs and representatives and assigns and also the said property the **VENDORS** as beneficial owner indefeasibly grant, sell, convey and transfer all that land butted and bounded, called known numbered, described and distinguished together with all benefits and advantages of ancient and other lights, liberties, easements, privileges, appendages and appurtenances whatsoever to the said property or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belonging to or appurtenant there to and all the estate, right, title interest, use, claim and demand whatsoever both at law and in equity of the **VENDORS** unto and upon the said property or every part thereof without action or suit at law or in equity **TO HAVE AND TO HOLD** the said property and every part thereof granted, sold, conveyed and transferred to the use of the and his/her/their legal heirs and forever and Vendor do hereby or their executors, administrators and assigns. That notwithstanding act, deed or thing whatsoever by the **VENDORS** or his/her/their predecessors and ancestors in titles done or executed knowingly suffered to the contrary the **VENDORS** had at all material times hereto before and now has good right to grant, sell and convey to purchase and that the **PURCHASER** and his/her/their heirs and administrators and may at all times hereafter peaceably and quietly possessed and enjoyed the said property and every part thereof freely and clearly and whatever right, the **VENDORS** have /had is hereby

Additional District Sub-Registrar
BURDWAN

16 OCT 2023

Nepal Chandra Seth.
Chandra Dutta.

acquitted released and if in future any manner of claim, charges, liens or debts or attachments and encumbrances whatsoever suffered by the **VENDORS** or his/her/their ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid the **VENDORS** and any persons having or lawfully or equitably claiming as aforesaid the **VENDORS** and any persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof the **VENDORS** shall keep the **PURCHASER** indemnified against all claims, damages and losses and in the alternative shall be bound to refund the entire consideration money as well as costs & charges.

Be it noted that passport size self attested photographs and fingerprints of the **PURCHASER** and **VENDORS** enclosed herewith in a separate dummy paper which will be treated as a part of this deed.

That the Sold area of land more fully described in the annexed plan marked with **Red** which will be treated as a part of this Deed.

Sanjay

SCHEDULE PROPERTY ABOVE REFFERED TO

All that piece and parcel of land at Mouza – Ichlabad, J.L. No. – 075, Class of Land – At present **"Bastu", Sub Plot Nos. 26, 27 & 28,** R.S. Khatian No. 31 under **L.R. Khatian Nos. 7662 & 7663,** R.S. Plot No. 1150 Corresponding L.R. Plot No. 3085, **Total Area of Land is being Sold – 8331.27 Sq.ft (under Sub Plot No. 26 of an area 2338.30 Sq.ft, Sub Plot No. 27 of an area 2932.45 Sq.ft & Sub Plot No. 28 of an area 3060.52 Sq.ft) or 0.19125 Acre or 19.125 Decimal or 11 Katha 09 Chh. 6.27 Sq.ft** together with easement rights, quasi easement rights thereon.

Seal of the Additional District Sub Registrar, Burdwan

Additional District Sub-Registrar
BURDWAN

16 OCT 2023

Nepal Chandra Dutta.

Property within the Jurisdiction of the Burdwan Municipality, Ward No. – 11, Holding No. 245/2, Mahalla – Kshudiram Pally, P.S. – Burdwan Sadar, within the District of Purba Bardhaman.

LAND IS BUTTED AND BOUNDED BY:-

On the North	:	Sub Plot No. 25,
On the South	:	10 feet Wide Road thereafter 10 feet Wide Drain,
On the East	:	12 feet Wide Road, Vacant Land, R.S. Plot No. 1179 & 10 feet Wide Drain,
On the West	:	23 Feet 6 Inch wide Metal Road,

There is no building & Structure over the said land.

Rayat, Rent payable to the B.L & L.R.O. Burdwan- 1, on behalf of the Govt. of W.B.

Additional District Sub-Registrar
BURDWAN
16 OCT 2023

IN WITNESS WHEREOF the parties herein put their hands and seals/ their signature on the day, month and year first above written.

In the presence of:

Sanjay Sarkar
S/o Lt Swaraj Ch Sarkar
1 NO Sharukhai Avenue
P- Bardhaman - 3

Prothar Dhar
S/o Late Bijan Kanti Dhar
No 5 Jehlabad, Burdwan

Gourangga Ball.
S/o Lt. Jogesh Ch Ball.
No. 5 Jehlabad,
Purba Burdwan.

Debasis Dutta
S/o Late Santi Ranjan Dutta.
No. 5 Jehlabad, Sripally.
Purba Burdwan

Nepal Chandra Dutta.

Chandra Dutta.

SIGNATURE OF THE VENDORS

M/S. KAMALAM REALTY LLP
D. Jagwani
DESIGNATED PARTNER

Drafted by me:

Santimoy Roy
Advocate

SANTIMOY ROY
Advocate
Burdwan Dist. Judge's Court
E. No.-F-849/2001, Bar Council of W.B.

Additional District Sub-Registrar
BURDWAN

16 OCT 2023

MEMO OF CONSIDERATION

RECEIVED OF and from the within named PURCHASER herein the sum of Rs. – 1,80,00,000/- (Rs. One Crore Eighty Lakhs) Only as per being the within named as a full and final consideration money in the following manner.

Date	Bank Name	Mode of Payment	In Favour of	Amount (Rs.)
11/10/2023	IndusInd Bank, New Alipore, Kolkata	D.D. 378722	Nepal Chandra Dutta	Rs. 86,10,000/-
11/10/2023	IndusInd Bank, New Alipore, Kolkata	D.D. 378721	Chandra Dutta	Rs. 86,10,000/-
03/10/2023	IndusInd Bank, New Alipore, Kolkata	Fund Transfer	Nepal Chandra Dutta	Rs. 3,00,000/-
03/10/2023	IndusInd Bank, New Alipore, Kolkata	Fund Transfer	Chandra Dutta	Rs. 3,00,000/-
		Transfer		Rs. 90,0000/-
		Transfer		Rs. 90,0000/-
			Total Rs.– 1,80,00,000/- (Rs. One Crore Eighty Lakhs) Only	

Nepal Chandra Dutta.

Chandra Dutta.

SIGNATURE OF THE VENDORS

Additional District Sub-Registrar
BURDWAN

16 OCT 2023

TCH MAP SHOWING IN RED BORDER LINE THE LAND PORTION BEING
LD TO 'KAMALAM REALTY LLP' REPRESENTATIVE BY ① DEVANAND JAGWANI S/O NAUTAN DAS JAGWANI ② KALYANI JAGWANI W/O DEVANAND JAGWANI ③ BHAVNA JAGWANI D/O DEVANAND JAGWANI BOTH RESIDING AT – 20 RAM SWARUP KHETTRY ROAD NEW ALIPORE KOLKATA, WEST BENGAL - 700053 OF SITUATED AT MOUZA – ICHLAPAD J.L.NO-75, R.S PLOT NO- 1150(P) R.S KH.NO-31, L.R PLOT NO - 3085 (P) L.R.KH.NO - 7662, 7663, SUBPLOT NO - 26, 27 AND 28, P.S- BARDHAMAN (SADAR) DIST- PURBA BARDHAMAN WARD NO - 11 HOLDING NO- MAHALLA – KHUDIRAMPALLY UNDER BARDHAMAN MUNICIPALITY

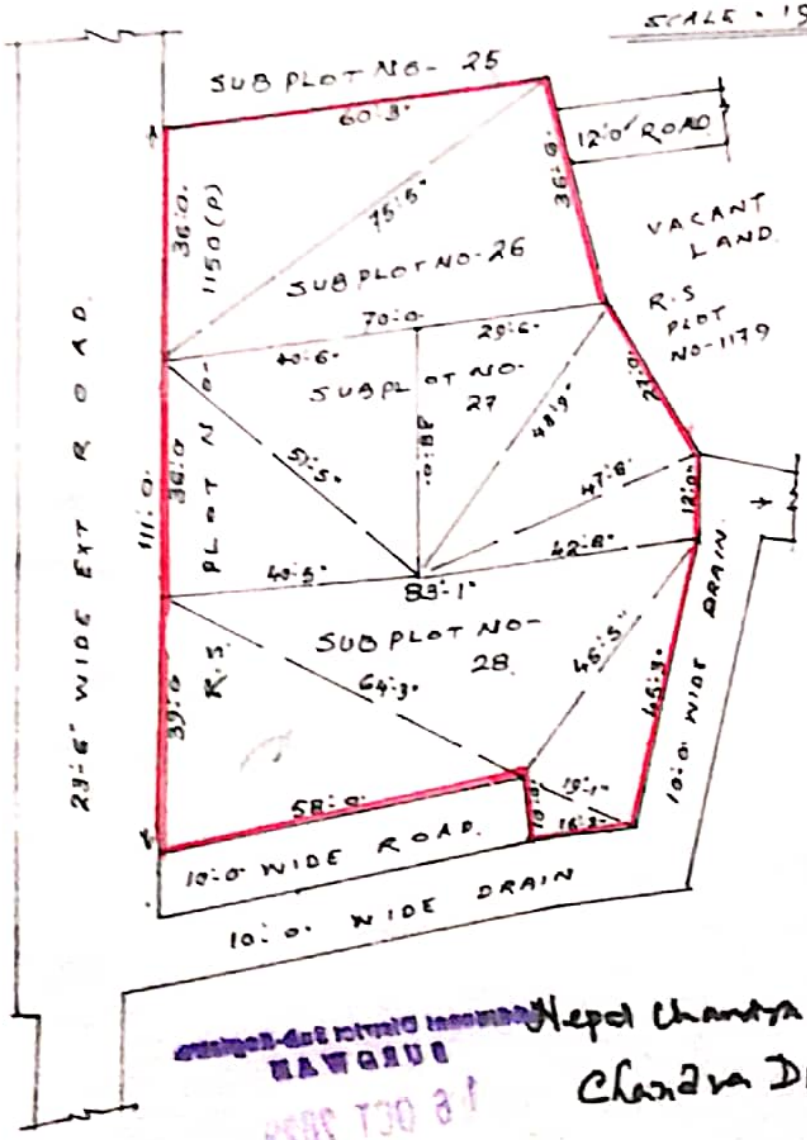
REFERENCES:-

R.S. PLOT NO- 1150 (P)
L.R. PLOT NO- 3085 (P)

IN AREA = 8331.27 SQFT = 11 KATHA, 9 CHH, 6.27 SQFT = 0.19125 ACRE

SUB PLOT NO - 26 = 2338.80 SQFT
SUB PLOT NO - 27 = 2932.45 SQFT
SUB PLOT NO - 28 = 3060.52 SQFT

SCALE = 192" = 1 MILE



SKETCHED BY:

SKETCHED BY-

MAFIZUL HAQUE
B. COM (SURVEYOR)
Regd. No.-E.S.A.-15
Chitonilpur, Bardhaman
Mob.-9332379112 / 9382163782

Nepal Chandra Dutta.
Chandra Dutta,

MS. KAMALAM REALTY LLP
DESIGNATED PARTNER

SIGNATURE OF VENDOR

SKETCH MAP SHOWING IN RED BORDER LINE THE LAND PORTION BEING SOLD TO 'KAMALAM REALTY LLP' REPRESENTATIVE BY (1) DEVANAND JAISWANI S/O NAUTAN DAS JAISWANI (2) KALYANI JAISWANI W/O DEVANAND JAISWANI (3) BHAVNA JAISWANI D/O DEVANAND JAISWANI BOTH RESIDING AT - 20 RAM SWARUP LIBERTY ROAD NEW ALIPORE KOLKATA, WEST- BENGAL - 700053 OF SITUATED AT MOUZA - TCHIAMAD J.L. NO- 75, R.S. PLOT NO 1150(P) R.S. KH. NO 81, L.R. PLOT NO - 3085(P) L.R. KH NO - 7662, 7663, SUB PLOT NO - 26, 27 AND 28 PS. BARDHAMAN (SADAR) DIST- PURBA BARDHAMAN WARD NO - 11 HOLDING NO MAHALLA - KHUDIRAM PALLY UNDER BARDHAMAN MUNICIPALITY

REFERENCES:

R.S. PLOT NO- 1150(P) | IN AREA - 8331.27 SQFT = 11 KATHA 9 CHH. 6.27 SQFT
L.R. PLOT NO 3085(P)

SUB PLOT NO 26 = 2338.30 SQFT = 0.19125 A (RE
SUB PLOT NO- 27 = 2932.45 SQFT
SUB PLOT NO- 28 = 3060.52 SQFT

SCALE - 1"=32' = 1MILE

SKETCHED BY-

SKETCHED BY-

MAFIZUL HAQUE
B.COM (SURVEYOR)

Additional District Sub-Registrar
BURDWAN
16 OCT 2025

Scanned with OKEN Scanner

SKETCH MAP SHOWING IN RED BORDER LINE THE LAND PORTION BEING SOLD TO 'KAMALAM REALTY LLP' REPRESENTATIVE BY ① DEVANAND JAGWANI S/O NAUTAN DAS JAGWANI ② KALYANI JAGWAN W/O DEVANAND JAGWANI ③ BHAVNA JAGWANI D/O DEVANAND JAGAWAN OF BOTH RESIDING AT – 29, RAM SWARUP KHETTRY ROAD, NEW ALIPORE KOLKATA, WEST- BENGAL - 700053 OF SITUATED AT MOUZA - ICHLABAD J.L.NO-75. R.S. PLOT NO- 1150(P) R.S. KH NO- 31, L.R. PLOT NO - 3085(P) L.R.KH NO - 7662, 7663, SUBPLOT NO – 26, 27, AND 28, P.S- BARDHAMAN (SADAR) DIST- PURBA BARDHAMAN. WARD NO- 11. HOLDING NO- MAHALLA – KHUDIRAM PALLY. UNDER BARDHAMAN MUNICIPALITY

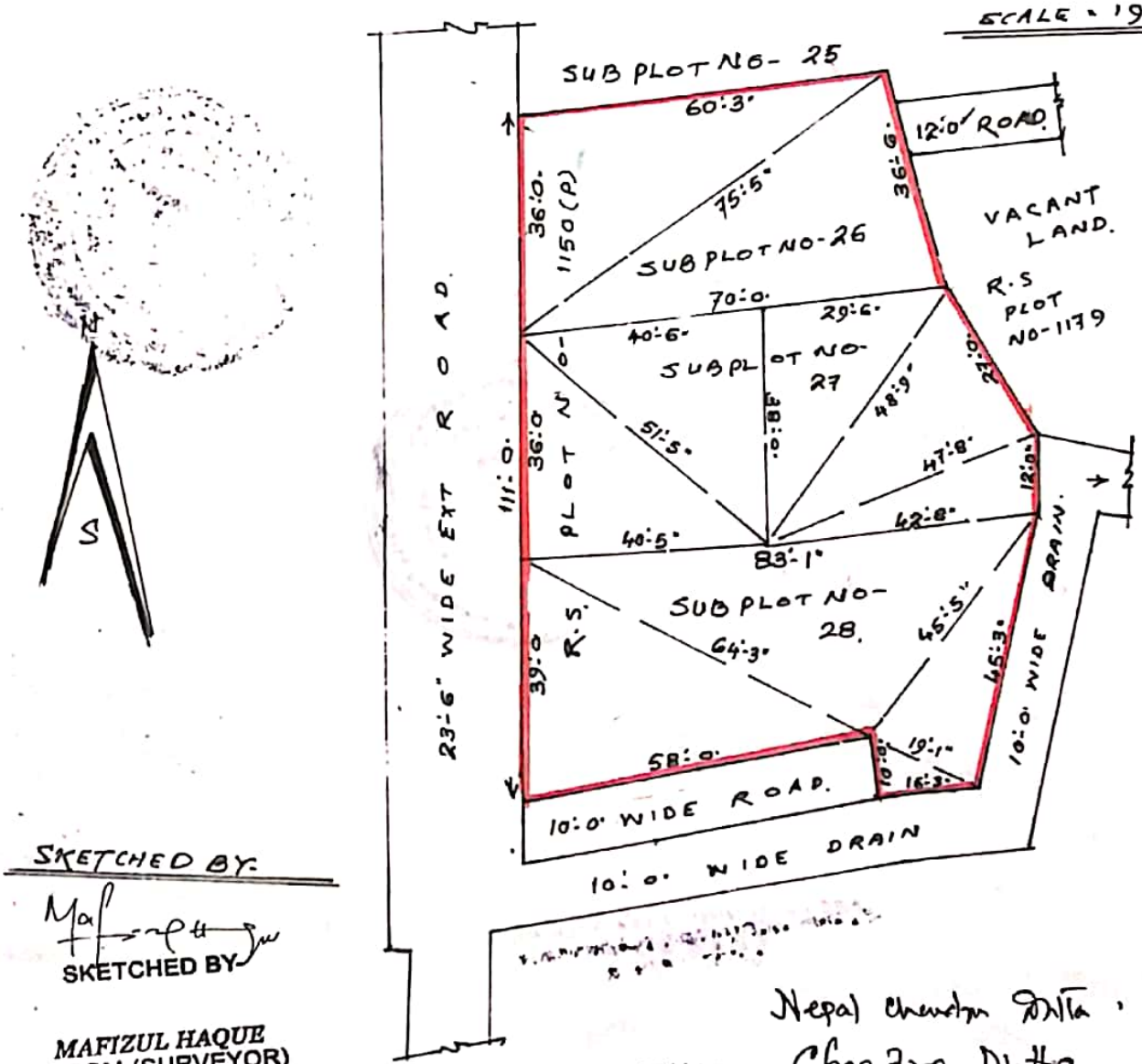
REFERENCES:-

R.S. PLOT NO- 1150 (P)
L.R. PLOT NO- 3085 (P)

IN AREA. 8331.27 SQFT = 11 KATHA, 9 CHH, 6.27 SQFT. = 0.19125 ACRE

SUB PLOT NO- 26 = 2338.30 SQFT
SUB PLOT NO- 27 = 2932.45 SQFT
SUB PLOT NO- 28 = 3060.52 SQFT

SCALE = 192" = 1 MILE



SKETCHED BY:

SKETCHED BY

MAFIZUL HAQUE
B. COM (SURVEYOR)
Regd. No.-E.S.A.-15
Chotonilpur, Bardhaman
Mob:-9332378712 / 9382163782

M/S. KAMALAM REALTY LLP
D. Jagwani
DESIGNATED PARTNER

Nepal Chandra Dutta.
Chandra Dutta.

SIGNATURE OF VENDOR

SPECIMEN FORM

LEFT HAND FINGER PRINT

RIG

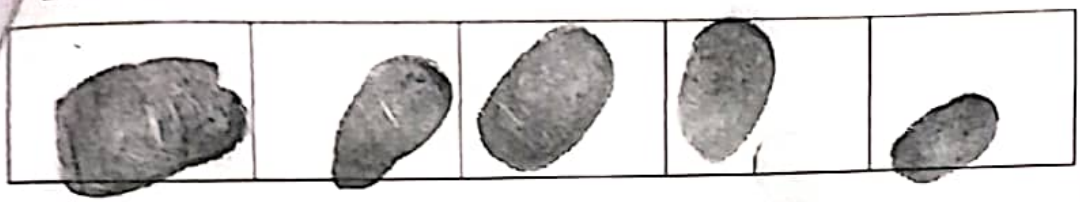
Seal of the Additional District Sub Registrar, Burdwan, Paschim Bardhaman

Additional District Sub-Registrar
BURDWAN

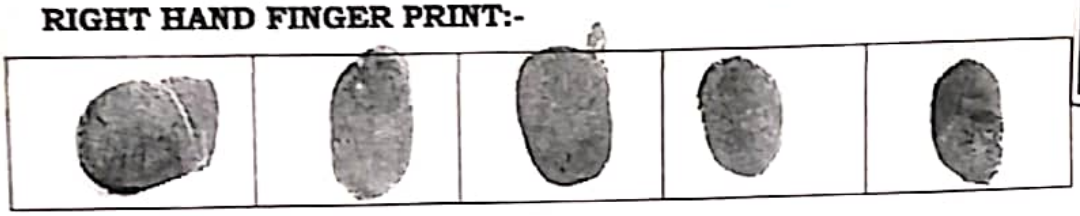
16 OCT 2023

SPECIMEN FORM FOR TEN FINGER PRINTS & PHOTO

LEFT HAND FINGER PRINT:-



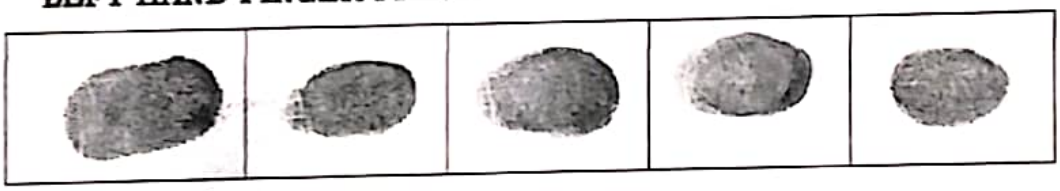
RIGHT HAND FINGER PRINT:-



Nepal Chandra Datta.

SIGNATURE

LEFT HAND FINGER PRINT:-



RIGHT HAND FINGER PRINT:-

Chandra Dutta.

SIGNATURE

LEFT HAND FINGER PRINT:-

RIGHT HAND FINGER PRINT:-

M/S. KAMALAM REALTY LLP

D. Jagwani

DESIGNATED PARTNER **SIGNATURE**

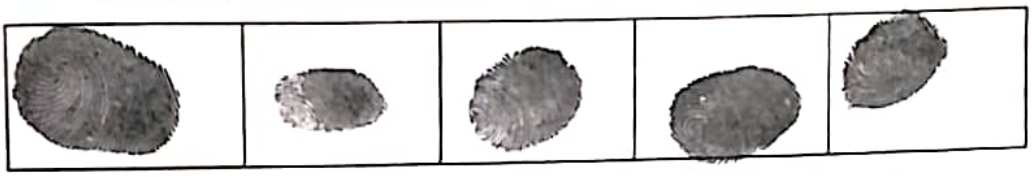
Seal of the Additional District Sub Registrar, Burdwan, Dist. Burdwan, Govt. of West Bengal

Additional District Sub-Registrar
BURDWAN

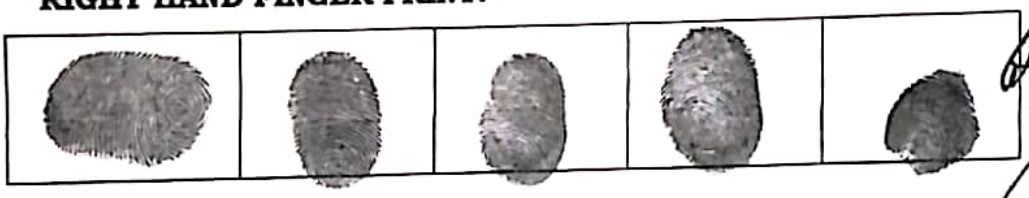
16 OCT 2023

WITNESS/IDENTIFIER

LEFT HAND FINGER PRINT:-



RIGHT HAND FINGER PRINT:-



Partha Dhar

Partha Dhar

Seal of the Additional District Sub Registrar, Burdwan

Additional District Sub-Registrar
BURDWAN

16 OCT 2023

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABAFK2699G

नाम / Name
KAMALAM REALTY LLP

निगमन / गठन की तारीख
Date of Incorporation / Formation
09/04/2023

58343

his card is lost / found, kindly inform / return to :
Tax PAN Services Unit, UTIITSL,
3, Sector 11, CBD Belapur,
mbai - 400 614.
Number : 033-40802999
खोने/पाने पर कृपया सूचित करें/लौटाएं :
सेवा यूनीट, UTIITSL,
Number : 033-40802999

For Income Tax Related Queries
E-Mail :
pangrievance@incometax.gov.in
tin.systems1.1@incometax.gov.in

M/S. KAMALAM REALTY LLP
D. Jagwani
DESIGNATED PARTNER

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACWPJ3822D

नाम /NAME

DEVANAND JAGWANI

पिता का नाम /FATHER'S NAME

NAUTANDAS JAGWANI

जन्म तिथि /DATE OF BIRTH

28-05-1962

हस्ताक्षर /SIGNATURE

D. Jagwani

आयकर आयुक्त, प.बं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

D. Jagwani

भारत सरकार
GOVERNMENT OF INDIA

Devanand Jagwani
Date of Birth/DOB: 28/05/1962
Male/ MALE
Mobile No: 9830333299

2382 4500 4284

MERA AADHAAR, MERI PEHCHAN

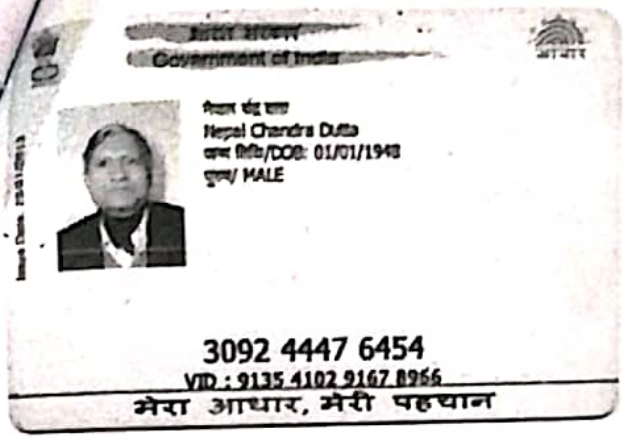
भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार

Address :
S/O Nautan Das Jagwani, 29, RAM
SWARUP KHETTRY ROAD, New Alipore,
Kolkata,
West Bengal - 700053

1947 | help@uidai.gov.in | www.uidai.gov.in | P.O. Box No 1947 Bengaluru 560 001

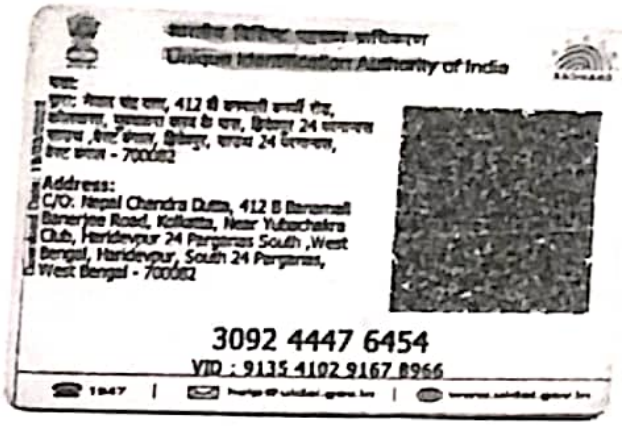
D. Jagwani



Government of India

Nepal Chandra Dutta
DOB: 01/01/1948
MALE

3092 4447 6454
VID : 9135 4102 9167 8966
मेरा आधार, मेरी पहचान



Unique Identification Authority of India

Address:
C/O: Nepal Chandra Dutta, 412 B Baranasi Banerjee Road, Kolkata, Near Yubachakra Club, Haridevpur 24 Parganas South ,West Bengal, Haridevpur, South 24 Parganas, West Bengal - 700082

3092 4447 6454
VID : 9135 4102 9167 8966

1947

(Nepal Chandra Dutta)

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AFTPD1960Q

नाम /NAME

NEPAL CHANDRA DUTTA

पिता का नाम /FATHER'S NAME

DEBENDRA CHANDRA DUTTA

जन्म तिथि /DATE OF BIRTH

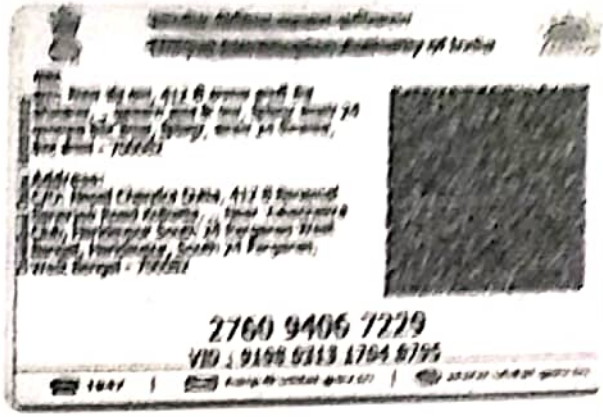
01-01-1948

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, (सम्पू:, अपा.), कोल.

COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

(Nepal Chandra Dutta)



Chandra Dutta.

Chandra Dutta

ভারত সরকার
Government of India

পার্থ ধর
Partha Dhar
পিতা : বিজন কান্তি ধর
Father : BIJON KANTI DHAR
জন্মতারিখ / DOB : 04/04/1970
পুরুষ / Male

6186 2664 3347

আধার – সাধারণ মানুষের অধিকার

Unique Identification Authority of India

ঠিকানা:
5 নং ইছলাবাদ, বর্ধমান (উপ), শ্রীখণ্ডী, বর্ধমান, পশ্চিমবঙ্গ, 713103

Address:
5 NO ICHLABAD, Burdwan (S), Sripalli, Bardhaman, West Bengal, 713103

6186 2664 3347

1947
1800 300 1947

Partha Dhar

pment and Municipal Affairs Department, GoWB.

OPTICS

Citizen Profiles

Name	ANUPADA DATTA , MANIK SAMADDAR, JHUMPA SIKDAR , PIYALI CHATTOPADHYA GOSWAMI	Municipality	BURDWAN MUNICIPALITY	Plot	
		Ward	11	Mouza	
		Location	KH. CHAKPALLY	Plot	
Assessee No	261020293443	Holding No	245/2	Khatian	
Address	Burdwan			JL No	75
Phone No				Deed No	
Email					

View land record

Property Tax Collection

Fin Year	Qtr	Property Tax	Surcharge	Outstanding P. Tax	Outstanding Surcharge	Rebate/ Interest	Paying P. Tax	Paying Surcharge	Action	Line Total	Payment Flow
[illegible]				5422.10	0.00	[illegible]	5422.50	0.00	☑	[illegible]	
[illegible]				7230.00	0.00	[illegible]	7230.00	0.00	☑	7049.24	
[illegible]									?	12758.41	
		Summary		12652.50	0.00	103.91	12652.50	0.00			

Total PTax./SChrg. 12652.5 Rs/-
Total Rbt./Int. 103.91 Rs/-
Total Adjst. Amnt. 0 Rs/-
Rounded Off -0.41 Rs/-

Net Payable 12756 Rs/-

Proceed

Major Information of the Deed

Deed No :	I-0203-08489/2023	Date of Registration	16/10/2023
Query No / Year	0203-2002532858/2023	Office where deed is registered	
Query Date	04/10/2023 5:48:58 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	SANTIMOY ROY BURDWAN COURT,Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, Mobile No. : 8444077293, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration 1]	
Set Forth value		Market Value	
Rs. 1,80,00,000/-		Rs. 1,80,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 9,00,010/- (Article:23)		Rs. 1,80,007/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purba Bardhaman, P.S:- Barddhaman, Municipality. BURDWAN, Road: Kshudiram Pally Road, Mouza: Ichhlabad, Jl No: 75, Pin Code : 713103

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3085 (RS :-1150)	LR-7662	Bastu	Bastu	0.095625 Acre	90,00,000/-	90,00,000/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L2	LR-3085 (RS :-1150)	LR-7663	Bastu	Bastu	0.095625 Acre	90,00,000/-	90,00,000/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
		TOTAL :			19.125Dec	180,00,000 /-	180,00,000 /-	
	Grand Total :				19.125Dec	180,00,000 /-	180,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	**Mr NEPAL CHANDRA DUTTA (Presentant)** Son of Late DEBENDRA CHANDRA DUTTA Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office	 16/10/2023	Captured LTI 16/10/2023	Nepal Chandra Dutta. 16/10/2023
	412 NO. B. BANAMALI BANERJEE ROAD, KOLKATTA NEAR YUBACHAKRA CLUB, City:- Not Specified, P.O:- HARIDEVPUR, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx0Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office			
2	**Mrs CHANDRA DUTTA** Wife of Mr NEPAL CHANDRA DUTTA Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office	 16/10/2023	Captured LTI 16/10/2023	Chandra Dutta 16/10/2023
	412 NO. B BANAMALI BANERJEE ROAD, KOLKATTA NEAR YUBACHAKRA CLUB, City:- Not Specified, P.O:- HARIDEVPUR, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADxxxxxx6B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office			

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**KAMALAM REALTY LLP** 29, RAM SWARUP KHETTRY ROAD, City:- Not Specified, P.O:- NEW ALIPORE, P.S:-New Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700053 , PAN No.:: ABxxxxxx9G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	**Mr DEVANAND JAGWANI** Son of NAUTAN DAS JAGWANI Date of Execution - 16/10/2023, , Admitted by: Self, Date of Admission: 16/10/2023, Place of Admission of Execution: Office	 Oct 16 2023 1:05PM	Captured LTI 16/10/2023	D Jagwani 16/10/2023
	29, RAM SWARUP KHETTRY ROAD, City:- Not Specified, P.O:- NEW ALIOPRE, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx2D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : KAMALAM REALTY LLP (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PARTHA DHAR Son of BIJON KANTI DHAR 5 NO, ICHLABAD, City:- Not Specified, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN.- 713103		Captured	Partha Dhar
	16/10/2023	16/10/2023	16/10/2023
Identifier Of Mr NEPAL CHANDRA DUTTA, Mrs CHANDRA DUTTA, Mr DEVANAND JAGWANI			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr NEPAL CHANDRA DUTTA	KAMALAM REALTY LLP-9.5625 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs CHANDRA DUTTA	KAMALAM REALTY LLP-9.5625 Dec

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: Kshudiram Pally Road, Mouza: Ichhlabad, Jl No: 75, Pin Code : 713103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3085, LR Khatian No:- 7662	Owner:নেপাল চন্দ্র দত্ত ., Gurdian:নেপাল চন্দ্র দত্ত, Address:নিজ , Classification:বাস্তু, Area:0.09500000 Acre,	Mr NEPAL CHANDRA DUTTA
L2	LR Plot No:- 3085, LR Khatian No:- 7663	Owner:চন্দ্রা দত্ত ., Gurdian:নেপাল চন্দ্র দত্ত, Address:নিজ , Classification:বাস্তু, Area:0.09500000 Acre,	Mrs CHANDRA DUTTA

Endorsement For Deed Number : I - 020308489 / 2023

On 16-10-2023

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

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

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

Presented for registration at 12:00 hrs on 16-10-2023, at the Office of the A.D.S.R. Bardhaman by Mr NEPAL CHANDRA DUTTA , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,80,00,000/-

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

Execution is admitted on 16/10/2023 by 1. Mr NEPAL CHANDRA DUTTA, Son of Late DEBENDRA CHANDRA DUTTA, 412 NO. B. BANAMALI BANERJEE ROAD, KOLKATTA NEAR YUBACHAKRA CLUB, P.O: HARIDEVPUR, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession Business, 2. Mrs CHANDRA DUTTA, Wife of Mr NEPAL CHANDRA DUTTA, 412 NO. B BANAMALI BANERJEE ROAD, KOLKATTA NEAR YUBACHAKRA CLUB, P.O: HARIDEVPUR, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession House wife

Indetified by Mr PARTHA DHAR, , , Son of BIJON KANTI DHAR, 5 NO, ICHLABAD, P.O. SRIPALLY, Thana. Bardhaman
, , Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Business

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

Execution is admitted on 16-10-2023 by Mr DEVANAND JAGWANI, PARTNER, KAMALAM REALTY LLP (LLP), 29, RAM SWARUP KHETTRY ROAD, City:- Not Specified, P.O:- NEW ALIPORE, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053

Indetified by Mr PARTHA DHAR, , , Son of BIJON KANTI DHAR, 5 NO, ICHLABAD, P.O: SRIPALLY, Thana: Bardhaman
, , Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,80,007.00/- (A(1) = Rs 1,80,000.00/- ,E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,80,007/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/10/2023 12:00AM with Govt. Ref. No: 192023240252990362 on 10-10-2023, Amount Rs: 1,80,007/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90039470 on 10-10-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 9,00,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 8,95,010/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 106, Amount: Rs.5,000.00/-, Date of Purchase: 06/10/2023, Vendor name: Tapas Pal
2. Stamp: Type: Court Fees, Amount: Rs.10.00/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/10/2023 12:00AM with Govt. Ref. No: 192023240252990362 on 10-10-2023, Amount Rs: 8,95,010/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90039470 on 10-10-2023, Head of Account 0030-02-103-003-02

Sanjit Sardar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
Purba Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2023, Page from 221952 to 221982

being No 020308489 for the year 2023.

Seal of the Additional District Sub Registrar, Burdwan, District Burdwan

Digitally signed by SANJIT SARDAR
Date: 2023.10.30 15:34:09 +05:30
Reason: Digital Signing of Deed.

(Sanjit Sardar) 30/10/2023

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. Bardhaman

West Bengal.