

2634/18

2634/2018



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL A.R.A. IV

Z 510364

15.3.18

NO-413579/18

M.V. = 1,10,65,56

[Signature]
Additional Registrar of Assurances-IV, Kolkata

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement are attached to this document and are the part of this Document.

[Signature]
Additional Registrar of Assurances-IV, Kolkata

15 MAR 2018

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on 15th day of MARCH, Two Thousand Eighteen A.D.

B E T W E E N

SRI GAUTAM ADHIKARY, son of Late Dilip Kumar Adhikary, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, PAN No.ACFPA9134J, residing at P-170/1, C.I.T. Road, Scheme

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- VII-M, P.O. & Police Station - Manicktala, Kolkata - 700054, hereinafter called as the "**VENDOR**" (which terms or expression shall unless excluded by or repugnant to the contexts be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

A N D

BENGAL IDEAL HOME MAKER & ASSOCIATES PVT. LTD., a company incorporated under the provisions of Companies Act, 1956, having its registered office at Ground floor, at Premises No. 932A/83, Jessore Road, Nilkusum Apartment, Police Station - Lake Town, P.O.- Lake Town, Kolkata - 700 089, **PAN No.AADC8880D**, represented by its Managing Director namely **SRI SUSANTA SUR ROY**, son of Late Niranjana Sur Roy, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at Indian, residing at 543, Swamiji Sarani, Police Station - Lake Town, Kolkata - 700048 (formerly 12/61, P. C. Ghosh Road, Police Station - Lake Town, Kolkata - 700048), **PAN no.ALUPS7185H**, hereinafter called the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its successor-in-office, representatives and assigns) of the **OTHER PART.**

WHEREAS by Cobala written in Bengali dated 10-08-1984, registered in the office of the Additional District Sub-Registry Office at Barasat, recorded in Book No.1, Volume No.19, at Pages 322 to 331 Being No.2742 for the year 1984, one Smt. Parul Bala Patra, wife of Late Pradyut Kumar Patra, the vendor therein, together with confirming parties namely Sri Jagadish Patra and others therein sold, conveyed and transferred being the property i.e. ALL THAT piece or parcel of land, measuring area 12 (twelve) Cottahs, more or less,

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lying and situated portion of Municipal Holding No.11/1, Nandan Kanan Main Road, in Ward No.17, in Mouza - Doharia, J.L. No.45, Touzi No.146, Rasa No.132, {R.S. Khatian No.29 under R.S. Dag No.1277 total measuring area 1 (one) Cottah 10 (ten) chittaks 7 (seven) square feet, more or less, **AND** R.S. Khatian No.29 under R.S. Dag No.1277/1659 total measuring area 11 (eleven) chittaks 36 (thirty six) square feet, more or less, within the jurisdiction of Madhyamgram Municipality, in ward No.17, P.S. Madhyamgram (formerly Barasat), Kolkata - 700 132, District 24 Parganas North, in favour of **BENGAL IDEAL HOME MAKER & ASSOCIATES PVT. LTD.**, a company incorporated under the provisions of Companies Act, 1956, having its registered office at Ground floor, 'Nilkusum Apartment' at Premises No.932A/83, Jessore Road, Police Station - Lake Town, P.O.- Lake Town, Kolkata - 700 089, represented by its Managing Director namely **SRI SUSANTA SUR ROY**, son of Late Niranjan Sur Roy, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at 543, Swamiji Sarani, P.O.- Sreebhumi, Police Station - Lake Town, Kolkata - 700048, the purchaser therein, for valuable consideration as mentioned therein, morefully and particularly described in the SCHEDULE thereunder written.

AND WHEREAS the said Sri Uttam Adhikary and Sri Gautam Adhikary, are joint owners of remaining and/or interalia land i.e. ALL THAT piece or parcel of proposed Bastu land as per ROR danga land, measuring an area 3 (three) Cottahs 11 (elven) chittaks 24 (twenty four) square feet, more or less, togetherwith tiles shaded structure measuring area 200 (two hundred) square feet, more or less, being Plot No.A (formerly out of Plot 'F') lying and situated portion of Municipal Holding No. 11/1, Nandan Kanan Main Road, in Ward No.17, at Mouza - Doharia, J.L. No.45, Touzi No.146, Rasa No.132,

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{R.S. Khatian No.29 under R.S. Dag No.1277 total measuring area 2 (two) Cottahs 14 (fourteen) chittaks 43 (forty three) square feet, more or less, and R.S. Khatian No.29 under R.S. Dag No.1277/1659, measuring area 0 (zero) cottahs 12 (twelve) chittak 26 (twenty six) square feet, more or less, within the jurisdiction of Madhyamgram Municipality, in ward No.17, P.S. Madhyamgram (formerly Barasat), Kolkata - 700 132, District 24 Parganas North, Additional District Sub-registrar Barasat, each having undivided one-equal half part or share in the aforesaid property.

AND WHEREAS by a registered Deed of Gift dated 13th day of March 2018, registered at the office of the Addl. Registrar of Assurances - IV, Kolkata, recorded in Book No. I, Being No. 2653 for the year 2018, the said Sri Uttam Adhikary, the Donor therein, conveyed and transferred for love and affection in favour of his brother viz; the said Sri Gautam Adhikary, being the property *ALL THAT* piece or parcel of proposed Bastu land and as per ROR danga land *undivided one-equal half part or share of the land/property mentioned in the First Schedule, half share measuring an area 01 (one) cotthas 13 (thirteen) chittaks 35 (thirty five) square feet, more or less out of total land measuring an area 3 (three) Cotthas 11 (elven) chittaks 24 (twenty four) square feet, more or less and togetherwith tin shaded structure measuring area 100 (one hundred) square feet, more or less out of total area 200 (two hundred) square feet, more or less, being Plot No. A (formerly out of Plot No. F)* lying and situated at portion of Municipal Holding No.11/1, Nandan Kanan Main Road, in Mouza - Doharia, J.L. No.45, Touzi No.146, Rasa No.132, in Ward No.17, within the jurisdiction of Madhyamgram Municipality, P.S. Madhyamgram (formerly Barasat), Kolkata - 700 132, District 24

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Parganas North. Details Dag No.; Khatian No.; Area of land and structure are given below:-

R.S. Dag No.	Khatian No.	Total Area of land	Gifted Area of land
		K - Ch - Sq.ft	K - Ch - Sq.ft
1277 (P)	29	02 - 14 - 43	01 - 07 - 22
1277/1659(P)	29	00 - 12 - 26	00 - 06 - 13
			01 - 13 - 35

morefully and parfticularfly described in the Schedules thereunder written.

AND WHEREAS by virtue of the said Deed of Gift, Sri Gautam Adhikary, the Vendor herein, absolute owner and absolutely seized and possessed or or otherwise well and sufficiently entitled to the property, ALL THAT piece or parcel of proposed Bastu land as per ROR danga land, measuring an area **3 (three) Cottahs 11 (elven) chittaks 24 (twenty four) square feet, more or less**, togetherwith tiles shaded structure measuring area 200 (two hundred) square feet, more or less, being Plot No.A (formerly out of Plot 'F') lying and situated portion of Municipal Holding No. 11/1, Nandan Kanan Main Road, in Ward No.17, at Mouza - Doharia, J.L. No.45, Touzi No.146, Rasa No.132, {**R.S. Khatian No.29 under R.S. Dag No.1277 total measuring area 2 (two) Cottahs 14 (fourteen) chittaks 43 (forty three) square feet, more or less, AND R.S. Khatian No.29 under R.S. Dag No.1277/1659, measuring area 0 (zero) cottahs 12 (twelve) chittak 26 (twenty six) square feet, more or less**, within the jurisdiction of Madhyamgram Municipality, in ward No.17, P.S. Madhyamgram (formerly Barasat), Kolkata - 700 132, District 24 Parganas North, Additional District Sub-registrar Barasat and thereafter mutated his name in the records of Madhyamgram

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Municipality being Municipal Holding No. 11/1, Nandan Kanan Main Road.

AND WHEREAS by Cobala written in Bengali dated 10/08/1984, registered in the office of the Additional District Registrar Barasat, 24-Parganas (North), recorded in Book No.1, Volume No.19, at Pages 313 to 321 Being No.2741 for the year 1984, one Smt. Parul Bala Patra, wife of Late Pradyut Kumar Patra, the vendor therein, togetherwith confirming parties namely Sri Jagadish Patra and others therein sold, conveyed and transferred being the property i.e. ALL THAT piece or parcel of land, measuring area **10(ten) Cottahs**, more or less, being Plot No.G, lying and situated in Mouza - Doharia, J.L. No.45, Touzi No.146, Rasa No.132, {**R.S. Khatian No.29 under R.S. Dag No.1277(p), measuring area 01(one) cottha 05(five) chittaks 00 (zero) square feet, more or less, AND R.S. Khatian No.29 under R.S. Dag No.1277/ 1659(P), measuring area 04(four) Cottahs 00(zero) chittak 20(twenty) square feet, more or less, AND R.S. Khatian No.29 under R.S. Dag No.1276(P), measuring area 04(four) Cottahs 10(ten) chittaks 25(twenty five) square feet, more or less**}, Police Station - Barasat, Kolkata - 700 132, within the jurisdiction of the Madhyamgram Municipality, Additional District Sub-Registry at Barasat, District - North - 24-Parganas, in faovur of Sri Gautam Adhikary, the Vendor herein, being the purchaser therein, for valuable consideration as mentioned therein, morefully and particularly described in the Schedule thereunder written and thereafter mutated his name in the record of the Madhyamgram Municipality and obtained a Municipal Holding No. 11, Nandan Kanan Main Road, in Ward No.17.

AND WHEREAS after the aforesaid sale deed vide No. 07988 for the year 2014 and also Deed of Gift vide No. 2653 for the year 2018 mentioned as aforesaid, now the Vendor herein, became sole

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and absolute owner of the property and absolutely seize and possess of or otherwise well and sufficiently entitled to the property being **ALL THAT** piece or parcel of proposed Bastu land and as per ROR danga land measuring an area **11(eleven) Cottahs 00 (zero) chittak 04(four) square feet, more or less** and togetherwith tin shaded structure measuring area **200 (two hundred) square feet, more or less, being Plot No. A, B & B-1 (formerly out of Plot No. F and G)** lying and situated at portion of Municipal Holding No. 11/1 and 11, Nandan Kanan Main Road, in Mouza - Doharia, J.L. No.45, Touzi No.146, Rasa No.132, in Ward No.17 now 25, within the jurisdiction of Madhyamgram Municipality, P.S. Madhyamgram (formerly Barasat), Kolkata - 700 132, District 24 Parganas North. Details Dag No.; Khatian No.; Area of land are given below:-

R.S. DAG NO.	KHATIAN NO.	SALEABLE AREA K - Ch - Sq.ft
1277 (P)	29	04 - 03 - 43
1277/1659(P)	29	02 - 01 - 26
1276 (P)	29	04 - 10 - 25
	Total	11 - 00 - 04

AND WHEREAS the Vendor herein, declare that the said property now free from all encumbrances, attachment, motgage, lien, lispence and also the vendor further declare that he never executed any instrument relating the property hereunder sold.

AND WHEREAS the Vendor herein has agreed to sell and the Purchaser herein has agreed to purchase **ALL THAT** piece or parcel of proposed Bastu land and as per ROR danga land measuring an area **11(eleven) Cottahs 00 (zero) chittak 04(four) square feet, more or less** and togetherwith tin shaded structure measuring area **200 (two hundred) square feet, more or less, being Plot**

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No. A, B & B-1 (formerly out of Plot No. F and G) lying and situated at portion of Municipal Holding No.11/1 and 11, Nandan Kanan Main Road, in Mouza - Doharia, J.L. No.45, Touzi No.146, Rasa No.132, in Ward No.17 now 25, within the jurisdiction of Madhyamgram Municipality, P.S. Madhyamgram (formerly Barasat), Kolkata - 700 132, District 24 Parganas North, togetherwith easement right ingress and egress to the property. *Details Dag No.; Khatian No.; Area of land are given below:-*

R.S. DAG NO.	KHATIAN NO.	SALEABLE AREA K - Ch - Sq.ft
1277 (P)	29	04 - 03 - 43
1277/1659(P)	29	02 - 01 - 26
1276 (P)	29	04 - 10 - 25
	Total	11 - 00 - 04

herein called the said "**PROPERTY**" morefully and particularly described in the schedule hereunder written, at or for total consideration of **Rs.90,00,000/- (Rupees ninety lac)** only, free from all encumbrances and charges and the Vendor herein today delivery of possession of the said property unto and in favour of the Purchaser herein.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and consideration of the sum of **Rs.90,00,000/- (Rupees ninety lac)** only of true and lawful money of the Union of India well and truly paid by purchaser herein to the Vendor at or immediately before the execution of these presents the receipt whereof the Vendor do hereby admit and acknowledge, and of and from the same and every part thereof acquit, release and discharge the purchaser, its heirs, executors, administrators, representatives and assigns and every one of them of the **said property** the Vendor as beneficial owner do by these

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ASSIGN AND ASSURE unto the purchasers, the said property being *ALL THAT* piece or parcel of proposed Bastu land and as per ROR danga land *measuring an area 11(eleven) Cottahs 00 (zero) chittak 04(four) square feet, more or less and togetherwith tin shaded structure measuring area 200 (two hundred) square feet, more or less, being Plot No. A, B & B-1 (formerly out of Plot No. F and G)* lying and situated at portion of Municipal Holding No. 11/1 and 11, Nandan Kanan Main Road, in Mouza - Doharia, J.L. No.45, Touzi No.146, Rasa No.132, in Ward No.17 now 25, within the jurisdiction of Madhyamgram Municipality, P.S. Madhyamgram (formerly Barasat), Kolkata - 700 132, District 24 Parganas North, togetherwith easement right ingress and egress to the property. *Details Dag No.; Khatian No.; Area of land are given below:-*

R.S. DAG NOS.	KHATIAN NOS.	SALEABLE AREA
		K - Ch - Sq.ft
1277 (P)	29	04 - 03 - 43
1277/1659(P)	29	02 - 01 - 26
1276 (P)	29	04 - 10 - 25
	Total	11 - 00 - 04

herein called the said **"PROPERTY"** morefully and particularly described in the schedule hereunder written , **OR HOWSOEVER** otherwise the said **"PROPERTY"** togetherwith easement right ingress and egress from the road or heretofore was situated, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** the land or ground whereupon or on part whereof the same is erected and built together further with all houses, out-houses, erections, fixtures, walls, yards, courtyards and benefit 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

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thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore with all the estate, right, title, inheritance, use, trust, property, claim, and demand whatsoever both at law and in equity of the Vendor into and upon the said "**PROPERTY**" or every part thereof **AND** all deeds, pattas, monuments, writings and evidence of title which in any wise relate to the said "**PROPERTY**" or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendor, his heirs, executors, administrators or representatives or any persons from whom they can or may procure the same without action or suit at law or in equity **AND TO HAVE AND TO HOLD OWN POSSESS AND ENJOY** the said "**PROPERTY**" and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with his rights, members and appurtenances unto and to the use of the Purchaser, its heirs, executors, administrators, representatives and assigns forever freed and discharged from or otherwise by the Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendor **AND THE** Vendor do hereby for himself his heirs, executors, administrators and representatives, covenant with the Purchaser, its heirs, executors, administrators, representatives and assigns, **THAT NOTWITHSTANDING** any act, deed, or thing whatsoever by the Vendor or by any of his predecessors and ancestors in title, done or executed or knowingly suffered to the contrary the Vendor had at all heretofore and now have good right, full power, absolute authority and indefeasible title to **GRANT, SELL, CONVEY, TRANSFER, ASSIGN AND ASSURE** the said "**PROPERTY**" hereby **GRANTED, SOLD, CONVEYED AND TRANSFERRED OR EXPRESSED OR INTENDED** so to be, unto and to the use of the Purchaser, its heirs, executors, administrators, representatives and assigns in the manner as aforesaid **AND THAT** the Purchaser, its heirs, executors,

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administrators, representatives and assigns shall and may at all times hereafter peaceably and quietly enter into, hold, possess and enjoy the said **"PROPERTY"** and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, hinder and interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for them or from or under any of his ancestors or predecessors in title and that the Purchaser herein shall be further **AND THAT FREE AND CLEAR AND FREELY AND CLEARLY** absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently save indemnify and keep indemnified the Purchaser, of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any of his ancestors or predecessors in title or any persons or persons lawfully or equitably claiming as aforesaid **AND FURTHER THAT** the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said **"PROPERTY"** or any part thereof from under or in trust for them the Vendor or from or under any of his predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser, its heirs, executors, administrators, representatives and assigns do and execute, or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said **"PROPERTY"** and every part thereof unto and to the use of the Purchaser, AND FURTHERMORE THAT if and in case the declaration as made by the Vendor herein respecting title of the Vendor to the property hereunder sold may be found to be untrue and/or incorrect, and if and in case defects in the Vendor title may be detected at any point of time in future and in consequence the Purchaser may have to suffer injuries or losses therefor the Vendor, his heirs, executors, and administrators shall be liable to indemnify the Purchaser that the Vendor shall make good defect at the cost of the Purchaser.

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SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of proposed Bastu land and as per ROR danga land measuring an area **11(eleven) Cottahs 00 (zero) chittak 04(four) square feet, more or less** and togetherwith tin shaded structure measuring area **200 (two hundred) square feet, more or less, being Plot No. A, B and B-1 (formerly out of Plot No. F and G)** lying and situated at portion of Municipal Holding No. 11/1 and 11, Nandan Kanan Main Road, in Mouza - Doharia, J.L. No.45, Touzi No.146, Rasa No.132, in Ward No.17 now 25, within the jurisdiction of Madhyamgram Municipality, P.S. Madhyamgram (formerly Barasat), Kolkata - 700 132, District 24 Parganas North togetherwith easement right ingress and egress to the said property and delineated map or plan annexed hereto and marked as "**RED**" colour and details Dag Nos.; Khatian Nos.; Area of land are given below:-

R.S. DAG NO.	KHATIAN NO.	SALEABLE AREA K - Ch - Sq.ft
1277 (P)	29	04 - 03 - 43
1277/1659(P)	29	02 - 01 - 26
1276(P)	29	04 - 10 - 25
	Total	11 - 00 - 04

The Property is butted and bounded:—

ON THE NORTH :R.S. Dag No. 1276(P) and 1277(P)
ON THE SOUTH :20' feet wide Nandan Kanan Main Road.
ON THE EAST :R.S. Dag No. 1276(P) & 1277/1659(P)
ON THE WEST :Poroshpathor Regency Housing Complex

Contd..P/14

SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of proposed Bastu land and as per ROR danga land measuring an area **11(eleven) Cottahs 00 (zero) chittak 04(four) square feet, more or less** and togetherwith tin shaded structure measuring area **200 (two hundred) square feet, more or less, being Plot No. A, B and B-1 (formerly out of Plot No. F and G)** lying and situated at portion of Municipal Holding No. 11/1 and 11, Nandan Kanan Main Road, in Mouza - Doharia, J.L. No.45, Touzi No.146, Rasa No.132, in Ward No.17 now 25, within the jurisdiction of Madhyamgram Municipality, P.S. Madhyamgram (formerly Barasat), Kolkata - 700 132, District 24 Parganas North togetherwith easement right ingress and egress to the said property and delineated map or plan annexed hereto and marked as "**RED**" colour and details Dag Nos.; Khatian Nos.; Area of land are given below:-

R.S. DAG NO.	KHATIAN NO.	SALEABLE AREA K - Ch - Sq.ft
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1276(P)	29	04 - 10 - 25
	Total	11 - 00 - 04

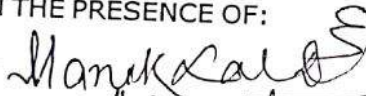
The Property is butted and bounded:—


ON THE NORTH :R.S. Dag No. 1276(P) and 1277(P)
ON THE SOUTH :20' feet wide Nandan Kanan Main Road.
ON THE EAST :R.S. Dag No. 1276(P) & 1277/1659(P)
ON THE WEST :Poroshpathor Regency Housing Complex

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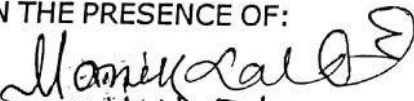
IN WITNESS WHEREOF the parties hereto abovenamed set and subscribe their respective hands and signatures the day, month and year first above written.

SIGNED AND DELIVERED
BY THE VENDOR AT CALCUTTA
IN THE PRESENCE OF:

1. 
Advocate
2. Bivash Kumar
2/119 Vidya Sagar Colony
Roi-47


SRI GAUTAM ADHIKARY
...VENDOR/ FIRST PART

SIGNED, SEALED AND ACCEPTED
BY THE PURCHASER AT CALCUTTA
IN THE PRESENCE OF:


1. 
Advocate
2. Bivash Kumar
2/119 Vidya Sagar Colony
Roi-47

Bengal Ideal Home Maker & Associates Pvt. Ltd.


Managing Director

BENGAL IDEAL HOME MAKER &
ASSOCIATES PVT. LTD
Represented by its
Managing Director
SRI SUSANTA SUR ROY
...PURCHASER/ FIRST PART

Drafted by :


Mr. Manik Lal De
Advocate
High Court, Calcutta.
WB/632/1988

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RECEIVED on and from the within named purchaser a sum of Rs.90,00,000/- (**Rupees ninety lac**) only the total consideration in respect of the said property, in the manner as under:—

Memo of Consideration

Cheque No./ Draft /Cash	Dated	Drawn on	Amount
678784	14.11.2017	SBI, Kalindi Housing Branch	32,00,000.00
678789	11.12.2017	SBI, Kalindi Housing Branch	22,00,000.00
NEFT	13.12.2017	SBI, Kalindi Housing Branch	4,35,916.00
Cash	20.12.2017		50,000.00
678810	25.01.2018	SBI, Kalindi Housing Branch	5,00,000.00
678823	08.03.2018	SBI, Kalindi Housing Branch	3,00,000.00
NEFT	14.03.2018	SBI, Kalindi Housing Branch	1,36,472.00
706152	15.03.2018	SBI, Kalindi Housing Branch	20,87,612.00
TDS			90,000.00
TOTAL RUPEES NINETY LAC ONLY.		TOTAL Rs.	90,00,000.00

WITNESSES

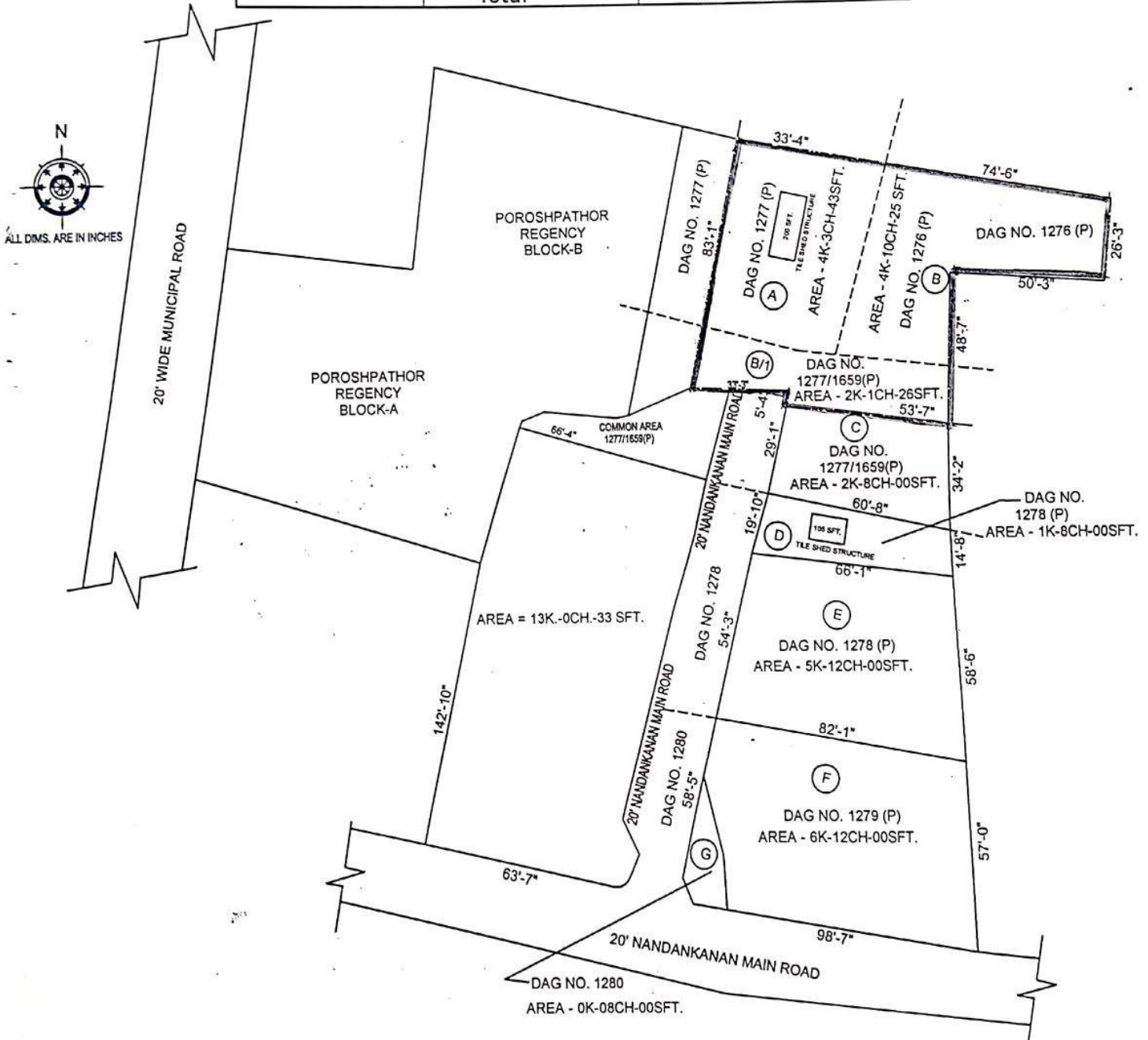
1. Manik Lal
Advocate

Gautam Adhikary
SRI GAUTAM ADHIKARY
...VENDOR/ FIRST PART

2. Bivash Munkhya
2/19 Vidya Sagar Colony
RA-47

Site plan in respect of ALL THAT piece or parcel of proposed Bastu land and as per ROR danga land measuring an area **11(eleven) Cottahs 00 (zero) chittak 04(four) square feet, more or less** and togetherwith tin shaded structure measuring area **200 (two hundred) square feet, more or less, being Plot No. A, B and B-1 (formerly out of Plot No. F and G)** lying and situated at portion of Municipal Holding No. 11/1 and 11, Nandan Kanan Main Road, in Mouza - Doharia, J.L. No.45, Touzi No.146, Rasa No.132, in Ward No.17 now 25, within the jurisdiction of Madhyamgram Municipality, P.S. Madhyamgram (formerly Barasat), Kolkata-700132, District 24 Parganas North, details Dag Nos.; Khatian Nos.; Area of land are given below:-

R.S. DAG NO.	KHATIAN NO.	SALEABLE AREA K - Ch - Sq.ft
1277 (P)	29	04 - 03 - 43
1277/1659(P)	29	02 - 01 - 26
1276(P)	29	04 - 10 - 25
Total		11 - 00 - 04



Gautam Acharya
SIGNATURE OF THE VENDOR

Bengal Ideal Home Maker & Associates Pvt. Ltd.
Amey
Managing Director

SIGNATURE OF THE PURCHASER
Scanned by CamScanner

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1904-2018, Page from 124031 to 124059
being No 190402760 for the year 2018.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2018.03.22 08:58:50 +05:30
Reason: Digital Signing of Deed.

AK

(Asit Kumar Joarder) 22-03-2018 08:58:39
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

... is digitally signed.)