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I - 1957/2018

भारतीय गैर न्यायिक
भारत INDIA

8

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

H 907355

1263 443/18

Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this documents are the part of this document.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

03 OCT 2018

DEED OF CONVEYANCE FOR SALE OF
PART AND PORTION OF LAND & BUILDING

THIS INDENTURE made on this the 27th day of September, Two Thousand Eighteen (2018) of the Christian Era;

BETWEEN

SMT. MAYA SEN CHOUDHURY, wife of Late Paritosh Sen Choudhury, having P A N - AJJPC7208E, by Faith - Hindu, by Occupation - Household work, by Nationality - Indian, resident of Plot No.240, Dum Dum Park, Post Office - Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055 in the District of North 24-Parganas and hereinafter referred to and called as the "OWNER / VENDOR" which term or expression shall unless otherwise excluded by or repugnant to the Hitech Construction Company

Partner

25/9/18 500/-

क्रेता नाम Hitech Construction Co.
राम्प डेजार काकर 556, D. D. Road
बिधान नगर (सल्टलेक सिटी) ए. डि. एन. ए. 404-55
मोटे प्राम्प क्रमा ताः 10 SEP 2018
मालान नं. मोटे कत टाका बरिन
छाकी बरान्कपुर डेजार-मिता दस्त 998000

[Signature]
T. 1048

HITECH CONSTRUCTION COMPANY
[Signature]
Partner

[Signature]
T. 1049

HITECH CONSTRUCTION COMPANY
[Signature]
Partner

[Signature]
T. 1050



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

27 SEP 2018

Mahua Das Gupta
Wife of
K. P. Das Gupta
240 Durga Durga Park
P.S. Lake Town
404-55

context or subject be deemed to mean and include all her legal heirs, representatives, administrators, executors and / or assigns) of the ONE PART ;

- AND -

HITECH CONSTRUCTION COMPANY (PAN - AAFH6644E), a Partnership Firm of Promoters, Developer, Contractors and Engineers, having its registered Office at Plot No.556, Dum Dum Park, Post Office - Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055 in the District of North 24-Parganas and represented by its Partners namely, 1. Sri Rabin Ganguly, son of Late Sudhir Kumar Ganguly, having P A N - ADTPG7283K and 2. Smt. Mousumi Ganguly, wife of Sri Rabin Ganguly, having P A N - ADNPG3770B, both by Faith - Hindu, both by Occupation - Business, both by Nationality - Indian and both residing at Plot No.530, Dum Dum Park, Post Office - Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055 in the District of North 24-Parganas and hereinafter referred to and called as the "PURCHASER" (which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include all its successor or successors-in-interest, executors, representatives, administrators and / or assigns) of the OTHER PART.

WHEREAS :

a) By or under an Agreement dated 21st December, 1951 made between the Government of West Bengal and the Krishnapur Refugee Co-Operative Colony Limited (a registered Co-operative Society having Registration No.69 of 1949, 24-Parganas) and hereinafter referred to as the ' said Society ', all that piece and parcel of 85.33 Acres of Bastu land comprised in C. S. Dag Nos.2323, 2324, 2326, 2327, 2330-33, 2343-73, 2376-93, 2395-2404, 2413-17, 2425-32, 2440, 2442-91 and 2555-58 lying under Mouza - Krishnapur (presently, Shyamnagar), J. L. No.17, R. S. No.180 under Police Station - Rajarhat (presently, Lake Town) in the District of 24-Parganas (presently, North 24-Parganas) had been allotted by the Government of West Bengal unto and in favour of the said Society.

b) The said Krishnapur Refugee Co-Operative Colony Limited upon acquiring the aforesaid 85.33 Acres of land area in the manner stated herein before, made out a Scheme for development of the same by splitting it into several residential Plots with an object of rehabilitation of the Refugees from the then East Pakistan by allotment and distribution of the said split out Plot of lands amongst the members of the Society who have no other homestead land elsewhere in India.

c) That in the midst of aforesaid process, the Governor of the State of West Bengal vide execution and registration of an Indenture of Conveyance dated the 27th November, 1975, duly transferred and conveyed the aforesaid residential Plots of land ad-measuring total area of 85.33 Acres be the same a little more or less unto and in favour of the said Krishnapur Refugee Co-operative Colony Limited empowering and authorizing thereby the said Society to fulfill the object of rehabilitation of its members, being the refugees of the then East Pakistan, by lawful allotment and distribution of the said Plots of land on Ownership basis in favour of the members of the said Society. The said Deed of Indenture was registered with the Office of the Sub-Registrar at Cossipore, Dum Dum on the said 27th November, 1975 and recorded there in Book No. I, Volume No.175, Pages - 193 to 200, Being No.9811 for the Year 1975 of the said Office.

d) The said Krishnapur Refugee Co-operative Colony Limited in continuation of its process to allot and distribute the residential Plots of land to its members, by executing a registered Deed of Conveyance (Bengali Saf-Bikray Kobola) dated 14th May, 1976 corresponding to 31st Baishakh, 1383 B. S. against receipt of valuable consideration duly sold, conveyed, transferred, assigned and assured unto and in favour of Smt. Santi Lata Sen Chowdhury, wife of Late Nalini Mohan Sen Chowdhury and her 4 (Four) Sons and 2 (Two) Married Daughters namely, Sri Paritosh Sen Chowdhury, Sri Bhabothosh Sen Chowdhury, Sri Anutosh Sen Chowdhury, Sri Bibhutosh Sen Chowdhury, Smt. Anjali Roy and Smt. Manju Dasgupta, as collective Purchasers of all that piece and parcel of Plot of Bastu land ad-measuring an area of 10 (Ten) Kattahs be the same a little more or less and lying and situate at being Scheme Plot No.240 & 241, Dum Dum Park, Police Station - Lake Town, Kolkata - 700 055 appertaining to Mouza - Shyamnagar, J. L. No.17 (now 32 / 20), R. S. No.180 comprised in C. S. Dag Nos.2338 and 2363, Municipal Holding No.352 (old No.236) within the limit of Ward No.28 under the South Dum Dum Municipality, Additional District Sub-Registration Office at Bidhannagar, Salt Lake City in the District of North 24-Parganas and hereinafter referred to as the 'said Premises' and more particularly described in the First Schedule written hereinafter. The said Deed of Conveyance (Bengali Saf-Bikray Kobola) was registered with the Office of the Sub-Registrar at Cossipore, Dum Dum on the said 14th May, 1976 and recorded there in Book No. I, Volume No.50, Pages - 239 to 243, Being No.3315 for the Year 1976 of the said Office.

- e) The said Smt. Santi Lata Sen Chowdhury, wife of Late Nalini Mohan Sen Chowdhury along with her 4 (Four) Sons and 2 (Two) Married Daughters namely, Sri Paritosh Sen Chowdhury, Sri Bhabothosh Sen Chowdhury, Sri Anutosh Sen Chowdhury, Sri Bibhutosh Sen Chowdhury, Smt. Anjali Roy and Smt. Manju Dasgupta, upon acquiring the collective lawful right, bonafide interest, marketable title and peaceful physical possession of the herein above stated all that 10 (Ten) Kattahs of Bastu land in the manner stated hereinbefore, duly mutated their respective names in the Assessment Register of the South Dum Dum Municipality and since thereafter, by raising the construction of a Brick built Single Storeyed residential building, the said Smt. Santi Lata Sen Chowdhury along with her 4 (Four) Sons and 2 (Two) Married Daughters as collective lawful Owners seized and possessed of the said Premises together with the building standing thereon free from all encumbrances, to the exclusion of all other on Payment of requisite Municipal rates and taxes there for.
- f) That the said Smt. Santi Lata Sen Chowdhury, wife of Late Nalini Mohan Sen Chowdhury, in course of her such lawful occupation and enjoyment of the said Premises together with Old building standing thereon, died intestate on 05th October, 2010 leaving behind surviving her said herein above named 4 (Four) Sons and 2 (Two) Married Daughters to inherit equally all her undivided 1/7th Share of Ownership in respect of the said Premises together with old brick built Single Storeyed Building standing thereon according to the provisions of the Hindu Succession Act, 1956.
- g) Thus upon demise of the said Late Santi Lata Sen Chowdhury, her said 4 (Four) Sons and 2 (Two) Married Daughters namely, Sri Paritosh Sen Chowdhury, Sri Bhabotosh Sen Chowdhury, Sri Anutosh Sen Chowdhury, Sri Bibhutosh Sen Chowdhury, Smt. Anjali Roy and Smt. Manju Dasgupta, became the collective lawful Owners (each having undivided 1/6th share) of the said Premises together with old brick built Single Storeyed building having the constructed area of 983 Square feet approximately standing thereon and in course of their such collective occupation and enjoyment of the said Premises, the elder most Son namely, Sri Paritosh Sen Chowdhury died intestate on 21.03.2011 leaving him surviving his wife namely, Smt. Maya Sen Chowdhury, the only Son namely, Sri Priyadarshi Sen Chowdhury and the only Married Daughter namely, Smt. Mahua Dasgupta to inherit his undivided 1/6th share of ownership in respect of the said Premises together with Old Building standing thereon according to the provisions of the Hindu Succession Act, 1956.

h) The Second elder most Son of Late Santi Lata Sen Chowdhury namely, Sri Bhabotosh Sen Chowdhury also died intestate on 07.01.2011 leaving him surviving his wife namely, Smt. Kum Kum Sen Chowdhury and 2 (Two) Sons namely, Sri Jhinuk Chowdhury and Sri Shankho Chowdhury to inherit his undivided $1/6^{\text{th}}$ Share of ownership in respect of the said Premises together with Old Building standing thereon according to the provisions of the Hindu Succession Act, 1956.

i) The third Son of Late Santi Lata Sen Chowdhury namely, Sri Anutosh Sen Chowdhury, also died intestate on 24.04.2017 leaving him surviving his wife namely, Smt. Uma Sen Chowdhury and the only Son namely, Sri Anirban Sen Chowdhury to inherit his undivided $1/6^{\text{th}}$ Share of ownership in respect of the said Premises together with Old Building standing thereon according to the provisions of the Hindu Succession Act, 1956.

j) The elder most married Daughter namely, Smt. Anjali Roy, also died intestate on 23.02.2015 leaving her surviving only Son namely, Sri Anindya Roy and the only married Daughter namely, Smt. Nandini Dutta Roy to inherit her undivided $1/6^{\text{th}}$ share of ownership in respect of the said Premises together with Old Building standing thereon according to the provisions of the Hindu Succession Act, 1956.

k) That in course of hereinabove stated collective lawful occupation and enjoyment of the said Premises together with Single Storeyed old Brick built Building standing thereon, the Wife / Widow of the deceased Elder most Son (Late Paritosh Sen Chowdhury) namely, Smt. Maya Sen Chowdhury, being the Party of the One Part hereof as the Owner / Vendor hereto decided to dispose of by way of absolute Sale and Transfer of her undivided $1/18^{\text{th}}$ (One - Eighteenth) Share of Ownership in respect of the said Premises which is equivalent to land area of 8 (Eight) Chittacks and 40 (Forty) Square feet be the same a little more or less out of the total land area of 10 (Ten) Kattahs of the said Premises together with undivided $1/18^{\text{th}}$ (One - Eighteenth) Share of the total Constructed area of the 40 (Forty) Years old Brick built Single Storeyed Building standing thereon which is equivalent to Constructed area of 54.61 Square feet approximately out of the total Constructed area of 983 Square feet approximately, due to diverse lawful reason of her own inasmuch as due to un-willingness of the other Co-Sharers of the said Premises to Purchase the said undivided Share of the Owner / Vendor, announced to dispose of her

said 1/18 (One-Eighteenth) Share of Ownership comprising of Land and Building unto and in favour of any intending Purchaser / s who will be ready and agreeable to pay the assessed, settled and consolidated Consideration Price there for being the fair Market value of Rs.20,00,000/- (Rupees Twenty Lac) only inclusive of the Price of Share of land and Constructed Area of the 40 (Forty) Years old Brick built Building standing thereon, to which the Party of the Other Part hereof as intending bonafide Purchaser, relying on the herein before stated representations and assurances of the Owner / Vendor hereto and believing the same as true and correct, duly agreed to. Accordingly, the Owner / Vendor hereof now, on receipt of the full and final Payment of the aforesaid entire Consideration amount from the Purchaser hereof, decided to execute and register the present Indenture with a view to absolute Sale and Transfer of her undivided 1/18th (One-Eighteenth) Share of Ownership which is equivalent to land area of 8 (Eight) Chittacks and 40 (Forty) Square feet be the same a little more or less out of the total land area of 10 (Ten) Kattahs together with Constructed Area of 54.61 Square feet approximately being the undivided 1/18th (One-Eighteenth) Share of Ownership out of the total Constructed area of 983 Square feet approximately of the 40 (Forty) Years old Brick built Single Storeyed Building standing thereon unto and in favour of the Party of the Other Part hereto as bonafide Purchaser thereof and so particularly described in the Second Schedule written hereinafter.

NOW, THIS INDENTURE WITNESSETH that, in pursuance of the aforesaid understanding, agreement and intendment as well as upon full and final Payment of the assessed, settled and consolidated Consideration Price being the fair Market value of Rs.20,00,000/- (Rupees Twenty Lac) only so paid by the Purchaser hereof to the Owner / Vendor hereto on or before execution of the Present Indenture in the manner stated under the Memorandum of Consideration written hereinafter (the receipt whereof the Owner / Vendor doth hereby categorically admits and acknowledges the same and each and every part thereof acquit, release and forever discharges the Purchaser and entirety of the said undivided 1/18th Share of Ownership in respect of the said Premises together with old Building Standing thereon), the Owner / Vendor doth hereby indefeasibly do Sale, transfer, convey, grant, assign, confirm and assure categorically unto and in favour of the Purchaser hereof free from all encumbrances ALL THAT piece and parcel of undivided 1/18th (One-Eighteenth) Share of Ownership of the Owner / Vendor which is

equivalent to land area of 8 (Eight) Chittacks and 40 (Forty) Square feet be the same a little more or less out of the total land area of 10 (Ten) Kattahs together with undivided 1/18th (One-Eighteenth) Share of Ownership of the Owner / Vendor in respect of the 40 (Forty) Years old Brick built Single Storeyed Building standing thereon which is equivalent to Constructed area of 54.61 Square feet approximately out of the total Constructed area of 983 Square feet approximately of the Building and situate at Plot No.240, Dum Dum Park, Police Station - Lake Town, Kolkata - 700 055 appertaining to Mouza - Shyamnagar, J. L. No.20 / 32, R. S. No.180 comprised in C. S. Dag Nos.2338 and 2363, Municipal Holding No.352 within the limit of Ward No.28 under the South Dum Dum Municipality, Additional District Sub-Registration Office at Bidhannagar, Salt Lake City in the District of North 24-Parganas and more particularly described in the First and Second Schedule written hereinafter respectively TOGETHER ALSO WITH the building, right, lights, liberties, privileges, easements and appurtenances whatsoever to the said messuage, tenement, land, hereditament and premises belonging or in anywise appertaining to or with the same or any part thereof and now or at any time heretofore were or was held, used, occupied, enjoyed or reputed to belong or appurtenant thereto and the reversion or reversions, remainder or remainders and yearly, monthly or otherwise the rents, issues and profits thereof and all the estate right, title, interest, property claim or demand whatsoever of the Owner / Vendor into or upon the said messuage, tenement, land, hereditament and premises or any part thereof both at law or in equity TOGETHER ALSO WITH all deeds, pottahs, muniments, writings and evidence of title in anywise relating to or concerning the same or any part thereof which now are or hereafter shall or may be in the custody, possession or power of the Owner / Vendor or any other person or persons from whom she can or may procure the same without any action or suit at law or in equity and TO HAVE AND TO HOLD the messuage, tenement, land, hereditament and the said Premises with building thereon hereby granted, sold, transferred, conveyed, assigned or assured or expressed or intended so to be unto and to the use of the Purchaser free from all encumbrances absolutely and forever in succession.

THE OWNER •/ VENDOR DOTH HEREBY ALSO COVENANT WITH THE PURCHASER AS FOLLOWS :

a) That notwithstanding any act, deed, matter or thing whatsoever heretofore done, committed or knowingly suffered by the Owner / Vendor to the contrary, the Owner / Vendor is now lawfully and absolutely seized and possessed

of or otherwise well and sufficiently entitled to the said Property comprising of land and building doth hereby sold, granted, transferred, conveyed, assigned and assured absolute and indefeasible estate or an estate equivalent or analogous thereto and free from all encumbrances whatsoever to the exclusion of all other.

b) That the Owner / Vendor has good right, full power and absolute indefeasible authority to sell, grant, transfer and convey the said Property comprising of land and building and every part thereof unto and to the use of the Purchaser, its successors, nominees and representatives in the manner aforesaid and according to the true intent and meaning of these presents.

c) That it shall be lawful for the Purchaser at all time hereafter peaceably and quietly to enter into the said Property and to hold, own, possess, occupy and enjoy the said Property and each and every part thereof and further to receive the rents issues and profits thereof without any lawful eviction, interruption, hindrance, disturbance, claim or demand in whatsoever form of or by the Owner / Vendor or any other Person or Persons having lawfully or equitably claiming any estate, right, title and interest whatsoever in the said Property from, under, through or in trust for the Owner / Vendor and free and clear and freely and clearly and absolutely acquitted, exonerated and for ever discharged or otherwise by the Owner / Vendor well and sufficiently saved defended, kept harmless and indemnified of from and against all charges and encumbrances whatsoever made, done, executed or occasioned by the Owner / Vendor.

d) That the Owner / Vendor and all person having lawfully or equitably claiming any estate right, title or interest whatsoever in the said Property from, through, under or in trust for the Owner / Vendor shall and will from time to time and at all time hereafter at the request and costs of the Purchaser, its successors and executors do make acknowledge and execute or cause to be done made acknowledged and executed all such further and other acts, deeds, things and assurances whatsoever for further better and more perfectly assuring the said Property hereby sold, granted, transferred, conveyed, assigned and assured and every part thereof unto and to the use of the Purchaser, its successors as shall or may be reasonably required.

e) That the Owner / Vendor shall not do anything or make any grant or terms whereby the right of the Purchaser hereunder sold, conveyed and transferred in respect of the said Property may be prejudicially affected.

f) The Owner / Vendor hereof shall and will from time to time and at all time hereafter at the requests and costs of the Purchaser do produce and give inspection of all deeds, papers and documents relating to the said Premises situate at Plot No.240, Dum Dum Park, Police Station - Lake Town, Kolkata - 700 055 before any authority as and when so required by Purchaser and shall duly fulfill and perform all its obligation and covenant hereby expressly contained.

g) The Owner / Vendor also categorically declare that, the said Property comprising of the undivided share of Land and Building or any part or portion thereof had never been placed or presently, being covered under any debt, mortgage, hypothecation or under any charge of Bank or Financial Institution and the Owner / Vendor and each and everyone of them in free and totally un-encumbered manner conveying and transferring the said Property and each and every part thereof unto and in favour of the Purchaser, its successors, executor and representatives absolutely and forever.

h) The Owner / Vendor also categorically confirming the absolute sale and transfer of the said Property comprising of undivided share and interest of Land and Building unto and in favour of the Purchaser hereto relinquishing all their respective right, title, authority, interest and possession in respect of the said demised Property once for all in favour of the Purchaser, its successors, executors, representatives and / or assigns in the manner aforesaid effective from the date of execution of the present Indenture.

i) That the Owner / Vendor hereof by executing the present Indenture also delivered the peaceful physical vacant Possession of her share of Ownership in respect of the said Premises comprising of undivided share of land and building along with right and interest on all common portions, part or areas of the said Land and Building to the Purchaser for common use, occupation and enjoyment of the same along with the other Co-Sharers of the Land and Building without raising any objection with regard thereto on any ground whatsoever.

THE FIRST SCHEDULE ABOVE REFERRED TO
(THE LAND / SAID PREMISES)

ALL THAT piece and parcel of revenue paying Plot of 'Bastu' land ad-measuring an area of 10 (Ten) Kattahs be the same a little more or less together with 40 (Forty) Years old Brick built Single Storeyed building (Cemented

Flooring) having the total Constructed area of 983 Square feet approximately standing there on and situate at being entirety of Plot No. 240, Dum Dum Park, Police Station - Lake Town, Kolkata - 700 055 appertaining to Mouza - Shyamnagar, J. L. No.32 / 20, R. S. No.180 comprised in C. S. Dag Nos.2338 and 2363, Municipal Holding No.352 within the limit of Ward No.28 under the South Dum Dum Municipality, Additional District Sub-Registration Office at Bidhannagar, Salt Lake City in the District of North 24-Parganas and which is butted and bounded as follows :

ON THE NORTH : By Plot No.242, Dum Dum Park,

ON THE EAST : By 20' feet wide Municipal Road, ←

ON THE SOUTH : By 20' feet wide Municipal Road and ↗

ON THE WEST : By Plot No.269 & 270, Dum Dum Park. ↘

THE SECOND SCHEDULE ABOVE REFERRED TO
(THE LAND AND BUILDING HEREBY SOLD AND CONVEYED)

ALL THAT piece and parcel of undivided 1/18th (One - Eighteenth) Share of Ownership of the Owner / Vendor which is equivalent to land area of 8 (Eight) Chittacks and 40 (Forty) Square feet be the same a little more or less out of the total land area of 10 (Ten) Kattahs together with undivided 1/18th (One - Eighteenth) Share of Ownership of the Owner / Vendor in respect of the 40 (Forty) Years old Brick built Single Storeyed Building (Cemented Flooring) standing thereon which is equivalent to Constructed area of 54.61 Square feet approximately out of the total Constructed area of 983 Square feet approximately of the Building and situate at Plot No.240, Dum Dum Park, Police Station - Lake Town, Kolkata - 700 055 appertaining to Mouza - Shyamnagar, J. L. No.20 / 32, R. S. No.180 comprised in C. S. ^{R.S.} Dag Nos.2338 and 2363, Municipal Holding No.352 within the limit of Ward No.28 under the South Dum Dum Municipality, Additional District Sub-Registration Office at Bidhannagar, Salt Lake City in the District of North 24-Parganas and so particularly stated in the First Schedule written hereinabove TOGETHER WITH all other easement, quasi-easement and common right and interest on all Common areas, facilities, amenities, provisions and installations attached to and available with the Land and Building which includes the water supply line, water reservoir, sanitary provisions, sewerage line, electricity line with electric

meter, courtyard, Entrance and Exit Passage / Gate, Front, Side and Back Open Space of the Premises is the Property / Share of Ownership of the Owner / Vendor which do hereby absolutely sold, conveyed and transferred unto and in favour of the Purchaser hereto and which is butted and bounded as follows :

ON THE NORTH : By Plot No.242, Dum Dum Park,

ON THE EAST : By 20' feet wide Municipal Road,

ON THE SOUTH : By 20' feet wide Municipal Road and

ON THE WEST : By Plot No.269 & 270, Dum Dum Park.

IN WITNESS WHEREOF the Owner / Vendor and the Purchaser hereto doth hereunto set and subscribe their respective hand and seal in presence of the Witnesses named herein below on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

at Kolkata in presence of :

WITNESSES :

1. Mahua Das Gupta
240, Dum Dum Park
P.S. Lake Town
700055.

2. Nandini Dutta Ray
240 Dum Dum Park
Calcutta - 700055

Maya SuChaudhary

SIGNATURE OF THE OWNER /
VENDOR OF THE ONE PART.

HITECH CONSTRUCTION COMPANY

Chandray G. Hossain

Partner

SIGNATURE OF THE PURCHASER
OF THE OTHER PART.

Drafted by :

Bani Brata Basak
(Mr. Bani Brata Basak)
Advocate,
High Court, Calcutta.
WB-447/2005

RECEIVED from the within named **Purchaser**
the within mentioned Consideration amount of
Rs.20,00,000/- (Rupees Twenty Lac) only
being the full and final Payment towards
Sale of the Said Property so stated
hereinbefore, in the manner as follows :-

MEMO. OF CONSIDERATION.

By an Account Payee Cheque bearing No.000992
dated 24.09.2018 and drawn upon HDFC Bank,
Dum Dum Park Branch, Kolkata - 700 055.

..... Rs.10,00,000.00

By an Account Payee Cheque bearing No.000993
dated 24.09.2018 and drawn upon HDFC Bank,
Dum Dum Park Branch, Kolkata - 700 055.

..... Rs.10,00,000.00

Total

.....

Rs.20,00,000.00

(Rupees Twenty Lac) only

SIGNED, SEALED AND DELIVERED

at Kolkata in presence of :

WITNESSES:

1. *makha Das Gupt*
240 Dum Dum Park
P.S. Lake Town
700055.

2. *Nandini Datta Ray*
240 Dum Dum Park
Kolkata - 700055

Maya SenGanguly

SIGNATURE OF THE OWNER /
VENDOR OF THE ONE PART.


SIGNATURE OF THE
 REPRESENTANT/
 EXECUTANT/SELLER/
 BUYER/CLAIMANT
 WITH PHOTO.

UNDER RULE 44A OF THE I.R. ACT, 1908
N.B. - L.H. BOX-SMALL TO THUMB PRINTS.
R.H. BOX - THUMB TO SMALL PRINTS

	L.H.					
	R.H.					

Maya Sen Chaudhari

TESTED :- Maya Sen Chaudhari

	L.H.					
	R.H.					

Subir Singh

TESTED :-

SIGNATURE OF THE
REPRESENTANT/
EXECUTANT/SELLER/
BUYER/CLAIMANT
WITH PHOTO.

UNDER RULE 44A OF THE I.R. ACT, 1908.
N.B. - L.H. BOX-SMALL TO THUMB PRINTS,
R.H. BOX - THUMB TO SMALL PRINTS.



L.H.



R.H.



Mousumi Chakraborty

TESTED :- *Mousumi Chakraborty*



PHOTO

L.H.



R.H.



TESTED :-









Government of West Bengal

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

OFFICE OF THE A.D.S.R. BIDHAN NAGAR, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15041000263443/2018

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	Smt Maya Sen Choudhury Plot No 240, Dum Dum Park, P.O:- Bangur Avenue, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN - 700055	Seller		 10/05	Maya Sen Choudhury 27.8.18
2	Shri Rabin Ganguly Plot No 530, Dum Dum Park, P.O:- Bangur Avenue, P.S:- Lake Town, District-North 24- Parganas, West Bengal, India, PIN - 700055	Represent ative of Buyer [Hitech Constructi on Company		 10/05	Rabin Ganguly 27-09-2018
3	Smt Mousumi Ganguly Plot No 530 Dum Dum Park, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24- Parganas, West Bengal, India, PIN - 700055	Represent ative of Buyer [Hitech Constructi on Company		 10/05	Mousumi Ganguly 27-09-2018



	Name and Address of Identifier	Identifier of	Signature with date
1	Mahua Dasgupta Wife of Kalika Prasad Dasgupta 240, Dum Dum Park, P.O:- Bangur Avenue, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN - 700055	Smt Maya Sen Choudhury, Shri Rabin Ganguly, Smt Mousumi Ganguly	<i>Mahua Dasgupta</i> <i>27.9.2018</i>

(Deputy)
Bandyopadhyay
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BIDHAN NAGAR
North 24-Parganas, West
Bengal



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

HITECH CONSTRUCTION COMPANY

01/04/2010
Permanent Account Number

AAFFHG644E

Signature

In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTH181,
Plot No. 3, Sector 11, CBD Belapur,
New Mumbai - 400 614.
इस कार्ड के खाने/पाने या खोना सूचना दें/वापस करें।
आयकर की सेवा युनिट, UTH181,
प्लॉट नं: 3, सेक्टर 11, सीडी बेलपुर,
नवी मुंबई-400 614.



HITECH CONSTRUCTION COMPANY

[Handwritten signature]

Partner

Major Information of the Deed

No.	I-1504-01957/2018	Date of Registration	03/10/2018
Query No / Year	1504-1000263443/2018	Office where deed is registered	
Query Date	26/09/2018 11:39:13 AM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Bani Brata Basak High Court Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9331062185, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 20,00,000/-	Rs. 20,00,000/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 1,20,020/- (Article:23)	Rs. 20,014/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Dum Dum Park., Mouza: ShyamNagar

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	RS-2338		Bastu	Bastu	4 Chatak 20 Sq Ft	9,79,750/-	9,79,750/-	Width of Approach Road: 20 Ft.,
L2	RS-2363		Bastu	Bastu	4 Chatak 20 Sq Ft	9,79,000/-	9,79,000/-	Width of Approach Road: 20 Ft.,
TOTAL :					.9167Dec	19,58,750 /-	19,58,750 /-	
Grand Total :					.9167Dec	19,58,750 /-	19,58,750 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
	On Land L1	54.61 Sq Ft	41,250/-	41,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 54.61 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		54.61 sq ft	41,250 /-	41,250 /-	

Major Information of the Deed :- I-1504-01957/2018-03/10/2018

ts :

Name, Address, Photo, Finger print and Signature

Smt Maya Sen Choudhury

Wife of Late Paritosh Sen Choudhury Plot No 240, Dum Dum Park, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AJJPC7208E, Status :Individual, Executed by: Self, Date of Execution: 27/09/2018

, Admitted by: Self, Date of Admission: 27/09/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/09/2018

, Admitted by: Self, Date of Admisslon: 27/09/2018 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Hitech Construction Company 556, Dum Dum Park, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 , PAN No.:: AAFH6644E, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Shri Rabin Ganguly (Presentant) Son of Late Sudhir Kumar Ganguly Plot No 530, Dum Dum Park, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADTPG7283K Status : Representative, Representative of : Hitech Construction Company (as Partner)
2	Smt Mousumi Ganguly Wife of Shri Rabin Ganguly Plot No 530 Dum Dum Park, P.O:- Bangur Avenue, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADNPG3770B Status : Representative, Representative of : Hitech Construction Company (as Partner)

Identifier Details :

Name & address	
Shua Dasgupta Wife of Kalika Prasad Dasgupta 240, Dum Dum Park, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Smt Maya Sen Choudhury, Shri Rabin Ganguly, Smt Mousumi Ganguly	

Major Information of the Deed :- I-1504-01957/2018-03/10/2018

Property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Maya Sen Choudhury	Hitech Construction Company-0.0381945 Dec
2		Hitech Construction Company-0.0381945 Dec
3		Hitech Construction Company-0.0381945 Dec
4		Hitech Construction Company-0.0381945 Dec
5		Hitech Construction Company-0.0381945 Dec
6		Hitech Construction Company-0.0381945 Dec
7		Hitech Construction Company-0.0381945 Dec
8		Hitech Construction Company-0.0381945 Dec
9		Hitech Construction Company-0.0381945 Dec
10		Hitech Construction Company-0.0381945 Dec
11		Hitech Construction Company-0.0381945 Dec
12		Hitech Construction Company-0.0381945 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt Maya Sen Choudhury	Hitech Construction Company-0.0381945 Dec
2		Hitech Construction Company-0.0381945 Dec
3		Hitech Construction Company-0.0381945 Dec
4		Hitech Construction Company-0.0381945 Dec
5		Hitech Construction Company-0.0381945 Dec
6		Hitech Construction Company-0.0381945 Dec
7		Hitech Construction Company-0.0381945 Dec
8		Hitech Construction Company-0.0381945 Dec
9		Hitech Construction Company-0.0381945 Dec
10		Hitech Construction Company-0.0381945 Dec
11		Hitech Construction Company-0.0381945 Dec
12		Hitech Construction Company-0.0381945 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Maya Sen Choudhury	Hitech Construction Company-4.55083333 Sq Ft
2		Hitech Construction Company-4.55083333 Sq Ft
3		Hitech Construction Company-4.55083333 Sq Ft
4		Hitech Construction Company-4.55083333 Sq Ft
5		Hitech Construction Company-4.55083333 Sq Ft
6		Hitech Construction Company-4.55083333 Sq Ft
7		Hitech Construction Company-4.55083333 Sq Ft
8		Hitech Construction Company-4.55083333 Sq Ft
9		Hitech Construction Company-4.55083333 Sq Ft
10		Hitech Construction Company-4.55083333 Sq Ft
11		Hitech Construction Company-4.55083333 Sq Ft
12		Hitech Construction Company-4.55083333 Sq Ft

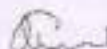
Major Information of the Deed :- I-1504-01957/2018-03/10/2018

Endorsement For Deed Number : I - 150401957 / 2018

On 26-09-2018

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 20,00,000/-



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

On 27-09-2018

Presentation(Under Section 52 & Rule 22A(3) 48(1),W.B. Registration Rules,1962)

Presented for registration at 18:20 hrs on 27-09-2018, at the Private residence by Shri Rabin Ganguly .

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

Execution is admitted on 27/09/2018 by Smt Maya Sen Choudhury, Wife of Late Paritosh Sen Choudhury, Plot No 240, Dum Dum Park, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession House wife

Indetified by Mahua Dasgupta, , Wife of Kalika Prasad Dasgupta, 240, Dum Dum Park, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Others

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

Execution is admitted on 27-09-2018 by Shri Rabin Ganguly, Partner, Hitech Construction Company (Partnership Firm), 556, Dum Dum Park, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055

Indetified by Mahua Dasgupta, , Wife of Kalika Prasad Dasgupta, 240, Dum Dum Park, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Others

Execution is admitted on 27-09-2018 by Smt Mousumi Ganguly, Partner, Hitech Construction Company (Partnership Firm), 556, Dum Dum Park, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055

Indetified by Mahua Dasgupta, , Wife of Kalika Prasad Dasgupta, 240, Dum Dum Park, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Others



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

Major Information of the Deed :- I-1504-01957/2018-03/10/2018

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 20,014/- (A(1) = Rs 20,000/- , E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 20,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/09/2018 7:18PM with Govt. Ref. No: 192018190291843741 on 26-09-2018, Amount Rs: 20,014/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 612199896 on 26-09-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,20,020/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 1,19,520/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4095, Amount: Rs 500/-, Date of Purchase: 25/09/2018, Vendor name: Mita Dutta
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/09/2018 7:18PM with Govt. Ref. No: 192018190291843741 on 26-09-2018, Amount Rs: 1,19,520/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 612199896 on 26-09-2018, Head of Account 0030-02-103-003-02

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

Hitech Construction Company

Partner

Major Information of the Deed :- I-1504-01957/2018-03/10/2018

Registration under section 60 and Rule 69.

Registered in Book - I

Deed No. 1504-2018, Page from 76475 to 76506
Deed No 150401957 for the year 2018.



Digitally signed by Debajyoti
Bandyopadhyay
Date: 2018.10.04 15:20:58 +05:30
Reason: Digital Signing of Deed.

(Debajyoti Bandyopadhyay) 10/04/18 3:20:40 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.

Hitech Construction Company

Partner

(This document is digitally signed.)