

1975/26

1-1895/2026

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

AT 978903

Certified that the document
is admitted to Registration.
The signature sheet/s and the
endorsement sheets attached
with this document are the
part of this document.

Add. District Sub Registra,
Garia, South 24 Parganas

27 MAY 2026

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on the 27th
day of May, Two Thousand Twenty Six (2026) in Christian Era.

BETWEEN

2

SRI NIRANJAN KAUNDA, (PAN-AGAPK2777J, D.O.B. 01/01/1940, Aadhaar No.4493 6110 3445, Mobile No. 9830402239), son of Late Mahendra Chandra Kaunda, by Religion-Hinduism, by Occupation-Lawyer, by Nationality-Indian and residing at Laskarpur, Holding No 320, Street Name Peyara Bagan, P.O. Laskarpur, P.S. Sonarpur (now Narendrapur), Kolkata-700153, hereinafter called and referred to as the **"VENDOR"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

-A N D-

M/S. JAYA CONSTRUCTION, a proprietorship firm having its registered office at 53, New Santoshpur Main Road, P. O.-Santoshpur, P. S. Purba Jadavpur (now Survey Park), Kolkata-700075, being represented by its sole proprietor **SRI ASHOK KUMAR GHOSH** (PAN-AFWPG7145P, D.O.B. 10/01/1975, Aadhaar No.3291 3663 6062, Mobile No. 98303 59862) son of Late Murari Mohan Ghosh, by Religion-Hindu, by Nationality- Indian, by Occupation-Business, residing at 125/4, Santoshpur Avenue, P.O.-Santoshpur, P.S. Purba Jadavpur (now Survey Park), Kolkata-700075 hereinafter called and referred to as the **"PURCHASER"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART.**

WHEREAS one Jitesh Ranjan Ghosh, son of Late Rashik Lal Ghosh, of Laskarpur, P.S. Sonarpur (now Narendrapur) District-South 24 Parganas, purchased various plots of lands from Ahajuddin Mondal situated at Mouza-Laskarpur, P.S. Sonarpur, Pargana-Magura, Sub-Registry Office-Sonarpur, Touzi No. 3-5, R.S. No. 174, J.L. No. 57, Khatian No. 426, Dag No. 587, land measuring more or less 0.25 decimal Danga land and in the same Mouza under Khatian No. 78, 0.09 decimal Doba land by one registered deed of sale which was registered on **04.10.1951** and registered at the office at District Registry office at Alipore and while enjoying the above lands as absolute owner, the said Jitesh Ranjan Ghosh decided to sell the lands and knowing this information from reliable sources, Sushil Kumar Kaunda, Anil Kumar Kaunda and Niranjana Kaunda-three sons of Mahendra Chandra Kaunda (now deceased) agreed to purchase the land as described hereinabove and finally on receipt of the total consideration amount from the above three Purchasers i.e. the three sons of Mahendra Chandra Kaunda (now deceased), the said Jitesh Ranjan Ghosh transferred the above lands in favour of the above three Purchasers by one registered deed of sale, which was registered on **18.10.1960** and recorded in Book No. I, Volume No. 77, pages 81 to 84, being No. 3169 for the year 1960 and registered at the office at District Registrar Alipore, South 24 Parganas.

AND WHEREAS in the last Revisional Settlement record the said lands recorded under Khatian Nos. 699/700 in the name of previous owner.

AND WHEREAS the above three Purchasers i.e. the three sons of Late Mahendra Chandra Kaunda (now deceased) filed one title

at No. 123 year 1963 against Sahajuddin Mondal and others, before the Ld. 1st Sub Judge Alipore, which was later on decreed on **20.02.1964**, wherein it was mentioned that the said two Khatian Nos. were wrongly recorded.

AND WHEREAS one of the three Purchasers namely Anil Kumar Kaunda, son of Late Mahendra Chandra Kaunda (now deceased) sold his undivided $1/3^{\text{rd}}$ share in the land measuring more or less $0.08\frac{1}{3}$ decimal Danga land and more or less 0.03 decimal Doba land in favour of his two brothers namely Sushil Kumar Kaunda and Niranjan Kaunda by one registered deed of sale which was registered on **01.03.1971** and recorded in Book No. I, Volume No. 12, pages 103 to 107, **being No. 715, for the year 1971** and registered at the Sub-Registry Office, Sonarpur, 24 Parganas (South).

AND thereafter one partition deed was signed and executed on **06.03.1971** between the above two brothers namely Sushil Kumar Kaunda and Niranjan Kaunda both sons of Late Mahendra Chandra Kaunda, which was registered and recorded in Book No. I, Volume No. 12, pages 108 to 110, **being No. 716 in the year 1971** and registered at the Sub-Registry Office at Sonarpur, Dist. 24 Parganas and as per the terms and conditions of the said partition deed, land measuring more or less $07\frac{5}{6}$ cottahs (out of 15 cottahs) at Mouza-Laskarpur, P.S. Sonarpur (now Narendrapur), Dist. South 24 Parganas, Hal Khatian No. 699, Dag No. 587 and in the same Mouza and Police Station Land

measuring 09 satak doba land under Khatian No. 78, Dag No. 574 allotted in the name of Sushil Kumar Kaunda.

AND WHEREAS land measuring more or less $07\frac{1}{6}$ Cottahs (out of 15 cottahs) at Mouza-Laskarpur, P.S. Sonarpur (now Narendrapur), District- South 24 Parganas, Hal Khatian No. 699, Dag No. 587 as described in the **Schedule** hereunder allotted in the name of Sri Niranjan Kaunda i.e. the Vendor herein who mutated his name in the Assessment Department of the Rajpur Sonarpur Municipality which is being assessed as **holding No. 320, Street name-Peyara Bagan**, P.O.-Laskarpur, P.S.-Sonarpur (now Narendrapur), Kolkata-700153 and which is now lying in the jurisdiction of the Rajpur Sonarpur Municipality, Ward No. 31 and constructed a two-storied residential building on the land as described in the **Schedule** hereunder written.

AND WHEREAS thereafter the Vendor/Owner herein submitted one mutation application to the office at B.L. & L.R.O. and finally the name of the Vendor/Owner herein Sri Niranjan Kaunda, son of Late Mahendra Chandra Kaunda recorded as the Owner of Bastu land measuring more or less $07\frac{1}{6}$ Cottahs (07 Cottahs 02 Chittacks 30 Square feet) situated at Mouza-Laskarpur, J.L. No. 57, comprised in R.S. Khatian No. 699, R.S. Dag No. 587, corresponding to L.R. Khatian No. 649, L.R. Dag No. 1290, P.S.-Sonarpur (now Narendrapur), Kolkata-700153, District-South 24 Parganas and now paying Govt. Revenue in his own name regularly.

AND WHEREAS the Landowner Sri Niranjan Kaunda, son of Late Mahendra Chandra Kaunda duly mutated his name in the office of the Rajpur Sonarpur Municipality being **Holding No. 320, Street Name-Peyara Bagan, Ward No. 31, Kolkata 700153, District-South 24 Parganas having Assessee No. 1104302045591** and absolutely seized and possessed of the same by paying taxes regularly.

AND WHEREAS thereafter the said Sri Niranjan Kaunda, constructed a two-storied residential building on the aforesaid land measuring an area of **1550 Square feet** more or less cemented floor (on ground floor 850 Square feet and on first floor 700 Square feet) and started to live with his family members without any disturbance from any corner and paying taxes regularly.

AND WHEREAS the Vendor/Owner herein decided to develop the aforesaid land with structure and hence met with the Developer herein namely **M/S JAYA CONSTRUCTION**, a proprietorship firm having its registered office at 53, New Santoshpur Main Road, P. O. Santoshpur, P. S. Purba Jadavpur (now Survey Park), Kolkata-700075, being represented by its sole proprietor Sri Ashok Kumar Ghosh, son of Late Murari Mohan Ghosh.

AND WHEREAS under this circumstances stated above the Vendor/Owner herein agreed and finally one Development Agreement was executed between the Vendor/Owner and the Developer on **29/11/2021** which was duly registered in the office

of the A.D.S.R. Garia, District South 24 Parganas and recorded in its Book No. I, Volume No. 1629-2021, Pages from 230044 to 230088, **being No. 162906199 for the year 2021.**

AND WHEREAS one development power of attorney was signed on the same day (after development agreement registration) by the Vendor/Owner herein and the Developer which was duly registered in the office of the A.D.S.R. Garia, District-South 24 Parganas and recorded in its Book No. I, Volume No. 1629-2021, Pages from 230022 to 230043, **being No. 162906203 for the year 2021.**

AND WHEREAS the Developer therein intends to commence construction of the proposed **G+IV** storied residential building with lift facility in accordance with the plan sanctioned by the Rajpur Sonarpur Municipality being **Building Permit No. SWS-OBPAS/2207/2023/1868** dated **19.10.2023** upon the aforesaid land more fully and particularly described in the **SCHEDULE** hereunder written.

AND WHEREAS the Developer started construction by demolishing the old, dilapidated two storied residential building and the construction is under progress at present.

AND WHEREAS thereafter the Vendor/Owner herein for his old age, physical disability, legal necessity and urgent need of money, agreed to sell and the Purchaser herein agreed to purchase **ALL THAT** piece and parcel of Bastu land measuring an area of **07 Cottahs 02 Chittacks 30 Square feet** ($07\frac{1}{6}$ Cottahs) be the same

a little more or less with all rights of easements, quasi-easements and appurtenances whatsoever together with all sorts of right of easement over and in respect of 23 feet wide Municipal road, lying on the Western side thereon situate at Mouza- Laskarpur, J.L. No. 57, comprised in R.S. Khatian No. 699, R.S. Dag No. 587, corresponding to L.R. Khatian No. 649, L.R. Dag No. 1290, P.S.-Sonarpur (now Narendrapur), Kolkata-700153, within the limits of the Rajpur Sonarpur Municipality under Ward No.31, within the limits of District-South 24 Parganas, within the jurisdiction of A.D.S.R., Garia, District-South 24 Parganas together with all easement rights and is satisfied about the title of the Landowner to the said property.

AND WHEREAS the party of the **SECOND PART/PURCHASER** herein offered a total consideration price of Lump Sum amount of Rs.1,24,00,000/- (Rupees-One Crore Twenty Four Lakh) only to the party of the **FIRST PART/VENDOR** and the party of the **FIRST PART/VENDOR** herein has accepted the said proposal of the **PURCHASER** herein.

NOW THIS INDENTURE WITNESSETH that in pursuance of agreement for sale and in consideration of the sum of Rs.1,24,00,000/- (Rupees-One Crore Twenty Four Lakh) only paid in full by the said party of the **SECOND PART/PURCHASER** to the **FIRST PART/VENDOR** by several installments in different dates on or before the execution of these presents (the receipt thereof the **VENDOR** doth hereby admit and acknowledge as per memo of consideration hereunder written and of and from the payment of the

same and every part thereof the **VENDOR** doth hereby acquit, release and forever discharge the said **PURCHASER** as well as the land hereby sold) and of and from the same and every part thereof the **VENDOR** doth hereby grant, convey, transfer, sell, assign and assure unto and discharge the said Purchaser its heirs, executors, administrators and assign **ALL THAT** piece and parcel of Bastu land measuring an area of **07 Cottahs 02 Chittacks 30 Square feet** ($7\frac{1}{6}$ Cottahs) be the same a little more or less with all rights of easements, quasi-easements and appurtenances whatsoever together with all sorts of right of easement over and in respect of 23 feet wide Municipal road, lying on the Western side thereon situate at Mouza- Laskarpur, J.L. No. 57, comprised in R.S. Khatian No. 699, R.S. Dag No. 587, corresponding to L.R. Khatian No. 649, L.R. Dag No. 1290, P.S.- Sonarpur (now Narendrapur), Kolkata-700153, within the limits of the Rajpur Sonarpur Municipality under Ward No.31, within the limits of District-South 24 Parganas, within the jurisdiction of A.D.S.R., Garia, District-South 24 Parganas lying within the limits of the Rajpur Sonarpur Municipality being **Holding No. 320, Street Name-Peyara Bagan**, Ward No. 31, Kolkata 700153, District-South 24 Parganas having **Assessee No. 1104302045591** Kolkata-700153, District-South 24 Parganas within the jurisdiction of A.D.S.R. Garia, together with all easement rights, more fully and specifically described in the **SCHEDULE** of the property hereunder written and delineated in the plan annexed hereto by **RED** line border or **HOWSOEVER OTHERWISE** the said landed property, hereditaments messuages tenements now is or are hereto before was or were situated butted and bounded called known numbered described and/or distinguished and /or reputed so to be **TOGETHER WITH** free and unrestricted liberty of all paths, passages,

ways, sewers, drains, water, water sources and all other former and ancient rights, lights, liberties, benefits, privileges, advantages, easements and appendages, appurtenances whatsoever to the said land messuages, tenements belonging to or in anywise appertaining thereto or usually held, used enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders and the rents, issues and profits thereof **AND ALL** the estate, right, title, interest, claim and demand whatsoever both at law and in equity of the **VENDOR** into or upon the said land hereditaments messuages and premises and every part thereof **AND ALL** the deeds, pattahs, muniments, writings, evidences of title whatsoever relating to or concerning with the said land and every part thereof which now are or hereafter may be in the custody power, control or possession of the **VENDOR** or any person or persons from whom the said **VENDOR** may procure the same without any lawful action or suit **TO HAVE AND TO HOLD** the said plot of land messuages tenements so to be unto the said **PURCHASER** absolutely and forever free from all encumbrances and the **VENDOR** doth hereby covenant with the **PURCHASER** that notwithstanding any act, things, deeds, matters whatsoever made done executed or knowingly suffered to the contrary the **VENDOR** now have good right full power, absolute authority and indefeasible title to grant, transfer, convey, sell the said land hereby sold or expressed or intended so to be unto and to the use of the said **PURCHASER** in the manner as aforesaid and delivered vacant and peaceful possession thereof simultaneously with the execution of these presents **AND** that the **PURCHASER** shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said land messuages, tenements or every part thereof and pay the rents and taxes to the appropriate authorities upon getting his name

mutated in the office of the Assessment Department of the Rajpur Sonarpur Municipality and receive the rents issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever from or by any person or persons lawfully or equitably claiming from under or in trust for the **VENDOR** or any of his predecessor-in-title and that free and clear freely and clearly and absolutely acquitted, exonerated, discharged saved harmless and keep the **PURCHASER** indemnified from or against all charges, estates, encumbrances created by the **VENDOR** of his predecessor-in-title further that the **VENDOR** and all persons having or lawfully or equitably claiming any estate or interest upon the said land or any part thereof from under or in trust for the **VENDOR** shall and will from time to time or at all times hereafter at the costs and requests of the **PURCHASER** do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further better and more perfectly assuring and conveying the said land unto and in favour of the said **PURCHASER** as shall or may reasonably require.

The **VENDOR** further declares that the said land hereby sold has not been previously leased-out, mortgaged, sold nor in any way transferred and there is no charge, lien, lispendense or any attachments. The said land is not the subject matter of any suit or proceedings pending before any Court of Law not the said land is a decretal property. The **VENDOR** has transferred the said land while having good and marketable title and free from all encumbrances and delivered vacant possession of the said land to the **PURCHASER** herein.

If any of the statements or covenants made hereinbefore by the **VENDOR** is subsequently found to be false or untrue or any fraud is detected hereinafter the **VENDOR** shall be liable for the same.

If any error or omission is transpired in future in the recitals of this **DEED**, the **VENDOR** at the request and costs of the **PURCHASER** shall do and execute any supplementary deed or deed of rectification, declaration in favour of the **PURCHASER** free of any consideration and/or remuneration.

AND the said party of the **FIRST PART/VENDOR** do his limits and extent to his respective right, title and interest do hereby grant, transfer, sell, convey, release, assign and assure the said Purchaser in relation to the said property i.e. **ALL THAT** piece and parcel of Bastu land measuring an area of **07 Cottahs 02 Chittacks 30 Square feet** ($7\frac{1}{6}$ Cottahs) be the same a little more or less with all rights of easements, quasi-easements and appurtenances whatsoever together with all sorts of right of easement over and in respect of 23 feet wide Municipal road, lying on the Western side thereon situate at Mouza- Laskarpur, J.L. No. 57, comprised in R.S. Khatian No. 699, R.S. Dag No. 587, corresponding to L.R. Khatian No. 649, L.R. Dag No. 1290, P.S.-Sonarpur (now Narendrapur), Kolkata-700153, within the limits of the Rajpur Sonarpur Municipality under Ward No.31, within the limits of District-South 24 Parganas, within the jurisdiction of A.D.S.R., Garia, District-South 24 Parganas lying within the limits of the Rajpur Sonarpur Municipality being **Holding No. 320, Street Name-Peyara Bagan**, Ward No. 31, Kolkata 700153, District-South 24 Parganas having **Assessee No. 1104302045591** Kolkata-700153,

District-South 24 Parganas within the jurisdiction of A.D.S.R. Garia, together with all easement rights, hereby sold, granted, transferred, conveyed, assigned and assured as aforesaid and more fully and particularly described in the **SCHEDULE** hereunder written.

AND THAT THE PURCHASER DOTH HEREBY AGREED AND DECLARED as follows:

1. The **PURCHASER** had prior to the execution of this **DEED of SALE** made thorough search about the title of **ALL THAT** piece and parcel of Bastu land measuring an area of **07 Cottahs 02 Chittacks 30 Square feet** ($7\frac{1}{6}$ Cottahs) be the same a little more or less with all rights of easements, quasi-easements and appurtenances whatsoever together with all sorts of right of easement over and in respect of 23 feet wide Municipal road, lying on the Western side thereon situate at Mouza- Laskarpur, J.L. No. 57, comprised in R.S. Khatian No. 699, R.S. Dag No. 587, corresponding to L.R. Khatian No. 649, L.R. Dag No. 1290, P.S.-Sonarpur (now Narendrapur), Kolkata-700153, within the limits of the Rajpur Sonarpur Municipality under Ward No.31, within the limits of District-South 24 Parganas, within the jurisdiction of A.D.S.R., Garia, District-South 24 Parganas lying within the limits of the Rajpur Sonarpur Municipality being **Holding No. 320, Street Name-Peyara Bagan**, Ward No. 31, Kolkata 700153, District-South 24 Parganas having **Assessee No. 1104302045591** Kolkata-700153, District-South 24 Parganas within the jurisdiction of A.D.S.R. Garia, together with all easement rights, hereby sold, granted, transferred, conveyed,

assigned and assured as aforesaid and more fully and particularly described in the **SCHEDULE** hereunder written and he will not be entitled to make further investigation and/or objection to any matter relating to the title of the aforesaid property.

2. The **PURCHASER** had seen the said property. Since the **PURCHASER** had made thorough search and enquiry about the said land and being fully satisfied about the titles and facilities/amenities, the **PURCHASER** shall thereof not be entitled to make further question and/ or objection and/or make any claim or demand whatsoever against the **VENDOR** herein with regard hereto.

AND THAT THE VENDOR DOTH HEREBY AGREES AND DECLARES as follows:

- 1) The **VENDOR** declares that the said property i.e. **ALL THAT** piece and parcel of Bastu land measuring an area of **07 Cottahs 02 Chittacks 30 Square feet** ($7\frac{1}{6}$ Cottahs) be the same a little more or less with all rights of easements, quasi-easements and appurtenances whatsoever together with all sorts of right of easement over and in respect of 23 feet wide Municipal road, lying on the Western side thereon situate at Mouza- Laskarpur, J.L. No. 57, comprised in R.S. Khatian No. 699, R.S. Dag No. 587, corresponding to L.R. Khatian No. 649, L.R. Dag No. 1290, P.S.-Sonarpur (now Narendrapur), Kolkata-700153, within the limits of the Rajpur Sonarpur Municipality under Ward No.31,

within the limits of District-South 24 Parganas, within the jurisdiction of A.D.S.R., Garia, District-South 24 Parganas lying within the limits of the Rajpur Sonarpur Municipality being **Holding No. 320, Street Name-Peyara Bagan, Ward No. 31, Kolkata 700153, District-South 24 Parganas having Assessee No. 1104302045591** Kolkata-700153, District-South 24 Parganas within the jurisdiction of A.D.S.R. Garia, together with all easement rights, hereby sold, granted, transferred, conveyed, assigned and assured as aforesaid and more fully and particularly described in the **SCHEDULE** hereunder written has not yet been affected by any scheme of acquisition or requisition and the **VENDOR** never received any notice to the effect and the **VENDOR** also declares that the said land is not affected by any order or attachment or injunction of any Court of Law or any other competent authority or authorities whatsoever.

- 2) That the **PURCHASER** shall have every right to mutate his name in the office of the Assessment Department of the Rajpur Sonarpur Municipality at his own cost and for the same, the **VENDOR** shall endorse and convey his consent or "No. Objection", if required.
- 3) That the **PURCHASER** shall have absolute right to use and enjoy land hereby sold as absolute Owner thereof with all rights to sell, transfer, convey and mortgage the same against consideration to any third party as per his own choice and discretion.

TITLE INDEMNITY AND DECLARATION:

1. The **VENDOR** herein has represented to the **PURCHASER** herein that he has good and marketable right, title, interest and Ownership in respect of the said land and the **VENDOR** with and dispose of the right, title and interest in respect of the said land more fully described in the **Schedule** hereunder written.
2. The **VENDOR** herein has not entered into any agreement with anybody whosoever for sale in respect of the said land prior to this Deed of Sale and he will not enter into any agreement with anybody till cancellation of this Agreement for Sale.
3. After execution of this Deed of Sale, the **VENDOR** herein shall not charge, mortgage or let out in respect of the said **Schedule** land and/or shall not deal with the said **Schedule** land and/or shall not encumber the said land.

THE SCHEDULE ABOVE REFERRED TO

(Description of the land)

ALL THAT piece and parcel of Bastu land measuring an area of **07 Cottahs 02 Chittacks 30 Square feet** ($7 \frac{1}{6}$ Cottahs) be the same a little more or less lying and situate at Mouza-Laskarpur, J.L. No. 57, comprised in R.S. Khatian No. 699, R.S. Dag No. 587, corresponding to L.R. Khatian No. 649, L.R. Dag No. 1290, P.S.-Sonarpur (now Narendrapur), Kolkata-700153, District-South 24 Parganas within the limits of the Rajpur Sonarpur Municipality, **Holding No. 320, Street Name-Peyara Bagan**, Kolkata-700 153, having its **Assessee No. 1104302045591**, within

the limits of District-South 24 Parganas, within the jurisdiction of Additional District Sub-Registrar at Garia, within the jurisdiction of Rajpur Sonarpur Municipality, Ward No. 31, butted and bounded as follows:

- ON THE NORTH** : Private passage to building known as PACIFIC MADHURI;
- ON THE SOUTH** : House of Late Amulya Ratan Ganguly;
- ON THE EAST** : Multi-storied building called and known as PACIFIC MADHURI;
- ON THE WEST** : Rajpur Sonarpur Municipality Road (about 23' wide);

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

SIGNED, SEALED AND DELIVERED BY:

Signed, Sealed and Delivered
at Kolkata in the Presence of:

WITNESSES:

1. Krishna Gopal Biswal.
83, Naba Nagar
Kolkata-32.
2. Dipankar Sen,
10/25, N. H. Rd.,
Kolkata-700028

N. Tanyan Karunka

Sig. of the **FIRST PARTY**

(VENDOR)

For JAYA CONSTRUCTION

Ashok Kumar

Proprietor

Sig. of the **SECOND PARTY**

(PURCHASER)

Prepared & Drafted by me:

Dipankar Sen.

(Dipankar Sen)

Advocate

Calcutta High Court; WB/564/1988

Enrollment No.:

Typed by me:

Krishna Gopal Biswal
Jadavpur
Kolkata-32.

MEMO OF CONSIDERATION.

Received of and from the within named **PURCHASER** the within mentioned sum of Rs.1,24,00,000/- (Rupees **One Crore Twenty Four Lakh**) only being the total consideration for the **SCHEDULE** property hereinabove written as per memo below:

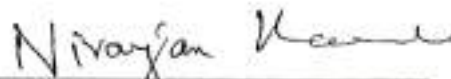
Sl.No.	Date	Cheque No.	Bank & Br.	Amount.
1.	16.03.2025	Online		50,000/-
2.	04.04.2025	Online		50,000/-
3.	05.05.2025	Online		50,000/-
4.	22.07.2025	Online		50,000/-
5.	23.07.2025	Online		50,000/-
6.	14.10.2025	Online		50,000/-
7.	13.04.2026	Online		50,000/-
8.	25.04.2026	Online		50,000/-
9.	12.05.2026	000216	HDFC BANK Santoshpur Kolkata-75	4,00,000/-
10.	18.05.2026	RTGS	DO	56,00,000/-
11.	22.05.2026	000222	DO	58,76,000/-
12.	TDS deducted by the Purchaser (1%)			1,24,000/-

Total Rs. **1,24,00,000/-** (Rupees **One Crore Twenty Four Lakh**) only.

WITNESSES:

1. Krishna Gopal Biswal :

2. Dipankar Sen


Sig. of the **FIRST PARTY**
(VENDOR)

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name _____

Signature _____

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name NIRANJANA KAUNDA

Signature Niranjana Kaunda

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name ASHOK KUMAR GHOSH

Signature Ashok Kumar Ghosh

SITE PLAN AT HOLDING NO. 320, PEYARA BAGAN, WARD NO. - 031, R.S.
DAG NO. 587, L.R.DAG NO.- 1290, R.S. KHATIAN NO. 699, L.R.KHATIAN NO.-
649, J.L NO. - 57, MOUZA - LASKARPUR, DISTRICT. - SOUTH 24 PARGANAS,
UNDER RAJPUR SONARPUR MUNICIPALITY, P.S. - NARENDRAPUR

NAME OF THE PURCHASER: M/S JAYA CONSTRUCTION
PROPRIETOR - ASHOK KUMAR GHOSH

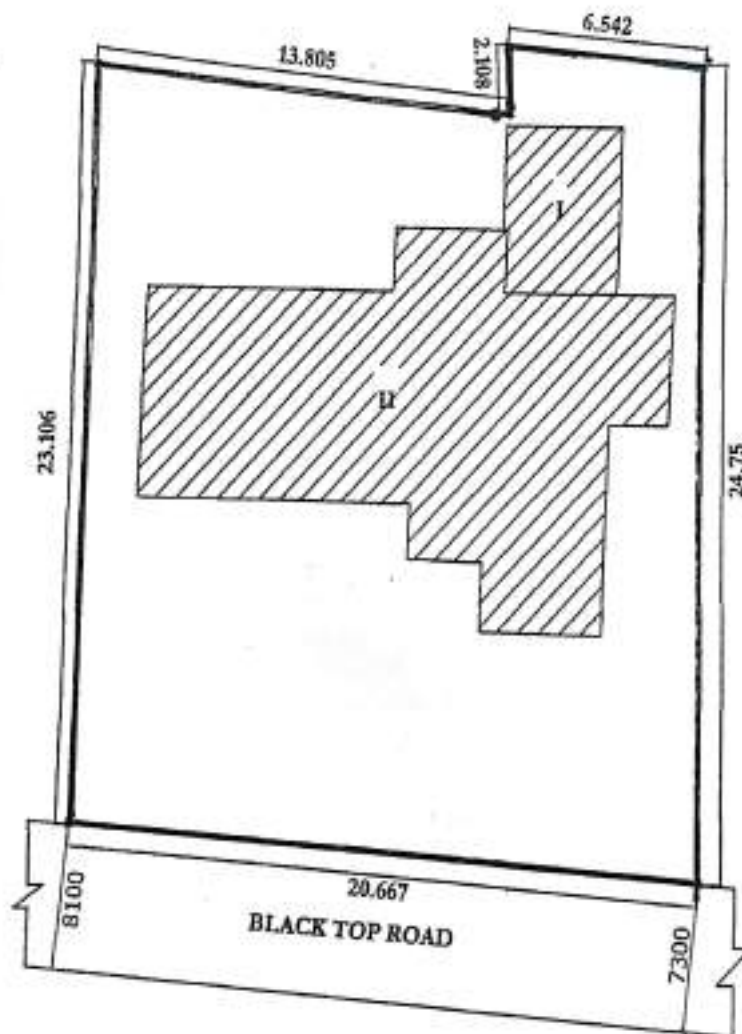
AREA OF LAND : 07 KH - 02 CH - 30 SQ.FT.

AREA OF STRUCTURE : GROUND FLOOR = 850 SQ.FT.

1ST FLOOR = 700 SQ.FT.

AREA OF LAND IS SHOWN BY RED BORDER LINE

SCALE - 1:200



Miraj Kumar

SIGNATURE OF OWNER / VENDOR

For JAYA CONSTRUCTION
Ashok Kumar Ghosh
Proprietor

SIGNATURE OF PURCHASER

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



51926260270059772468

GRN Details

GRN:	192026270059772468	Payment Mode:	SBI Epay
GRN Date:	24/05/2026 23:30:10	Bank/Gateway:	SBIePay Payment Gateway
BRN :	4513695587223	BRN Date:	24/05/2026 23:30:43
Gateway Ref ID:	2681144000101	Method:	HDFC Bank - Retail NB
GRIPS Payment ID:	240520262005977245	Payment Init. Date:	24/05/2026 23:30:10
Payment Status:	Successful	Payment Ref. No:	2001111377/6/2026
(Query No**Query Year)			

Depositor Details

Depositor's Name:	Mr Ashok Kumar Ghosh
Address:	53, New Santoshpur Main Road, Kolkata - 700075
Mobile:	9830359862
Email:	ashokkumarghosh10@gmail.com
Period From (dd/mm/yyyy):	24/05/2026
Period To (dd/mm/yyyy):	24/05/2026
Payment Ref ID:	2001111377/6/2026
Dept Ref ID/DRN:	2001111377/6/2026

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount ()
1	2001111377/6/2026	Property Registration- Stamp duty	0030-02-103-003-02	867920
2	2001111377/6/2026	Property Registration- Registration Fees	0030-03-104-001-16	124400
3	2001111377/6/2026	Mutation/Conversion -Receipt	0029-00-800-028-27	2364
4	2001111377/6/2026	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
Total				994984

IN WORDS: NINE LAKH NINETY FOUR THOUSAND NINE HUNDRED EIGHTY FOUR ONLY.



BAR COUNCIL OF WEST BENGAL

As Amended under the Advocates Act, 1961

2 & 3, Kailash Park, 1st Floor, 174/175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Email: westbengalbarcouncil@gmail.com

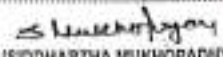
Website: www.westbengalbarcouncil.org

IDENTITY CARD

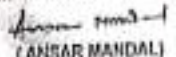
NAME : DIPANKAR SEN, Advocate

Father's/Husband's Name : Santimay Sen





(SIDDHARTHA MUKHOPADHYAY)
Chairman Executive Committee



(ANSHAR MANDAL)
Chairman

Duplicate

Card No. 1149

Address recorded on the Roll: B-1, KAE, Salt Lake City

Kolkata-700064

Present Address: 10/25, V.V.S. Road, P.S. Dum Dum

Kolkata-700028

Enrollment No. WB-115647

Date of Birth: 05.07.1954

Date of Issue: 29.11.2011


 Secretary / Assistant Secretary

Dipankar Sen.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AGAPK2777J



नाम /NAME

NIRANJAN KAUNDA

पिता का नाम /FATHER'S NAME

MAHENDRA CHANDRA KAUNDA

जन्म तिथि /DATE OF BIRTH

01-01-1940

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, प.ब.-XI

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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AFWPG7145P



नाम/Name
ASHOK KUMAR GHOSH

पिता का नाम / Father's Name
MURARI MOHAN GHOSH

जन्म की तारीख / Date of Birth
10/01/1975

हस्ताक्षर / Signature



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 654.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/वापस करें :
आयकर पैन सेवा यूनिट, UTITSL,
प्लॉट नं. 3, सेक्टर 11, सीडी बी बेलपुर,
नवी मुंबई - 400 654.



भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No.: 1040/94438/03273

To
Niranjan Kaunda
S/O: Mahendra Ch Kaunda
Laskarpur poyara bagan
Rajpur Sonarpur (M)
Laskar Pur
South 24 Parganas West Bengal - 700153
9830402233

Download Date: 17/01/2016

Generation Date: 09/01/2016

Signature valid
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
17 JAN 2016 11:53 AM



आपका आधार क्रमांक / Your Aadhaar No. :

4493 6110 3445

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India

Niranjan Kaunda
Date of Birth/DOB: 01/01/1940
Male/MALE

4493 6110 3445

मेरा आधार, मेरी पहचान



भारत सरकार
GOVERNMENT OF INDIA

अशोक कुमार घोष

Ashok Kumar Ghosh

आधारसंख्या / AOB: 10/01/1373

पुरुष / MALE



3291 3663 6062

आधार - सामान्य मानव अधिकार



भारतीय जनसंख्या प्राधिकरण
THE NATIONAL AUTHORITY OF INDIA

ठिकाना:
3D - 3D, 3D, 125/4
संतोषपुर एडमिटेड, संतोषपुर,
कोलकाता,
पश्चिम बंगाल - 700075

Address
3rd -FR, FI-3A, 125/4
Santoshpur Avenue,
Santoshpur, Kolkata,
West Bengal - 700075



125/4
125/4

125/4

125/4

125/4

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



240520262005977245

GRIPS Payment Detail

GRIPS Payment ID:	240520262005977245	Payment Init. Date:	24/05/2026 23:30:10
Total Amount:	994984	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	4513695587223	BRN Date:	24/05/2026 23:30:43
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr Ashok Kumar Ghosh
Mobile: 9830359862

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192026270059772468	Directorate of Registration & Stamp Revenue	994984
Total			994984

IN WORDS: NINE LAKH NINETY FOUR THOUSAND NINE HUNDRED EIGHTY FOUR ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



Major Information of the Deed

Deed No :	1-1629-01895/2026	Date of Registration :	27/05/2026
Query No / Year	1629-2001111377/2026	Office where deed is registered	
Query Date	03/05/2026 6:13:12 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	KRISHNA GOPAL BISWAS NABANAGAR, Thana : Jadavpur, District : South 24-Parganas, WEST BENGAL, PIN - 700132, Mobile No. : 9143247512, Status : Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[K305] Other than Immovable Property. Declaration [No of Declaration : 2]		
Set Forth value:	Market Value		
Rs. 1,24,00,000/-	Rs. 1,24,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 8,68,020/- (Article:23)	Rs. 1,24,000/- (Article:11), E)		
Remarks			

Land Details :

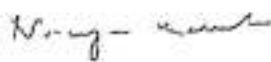
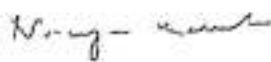
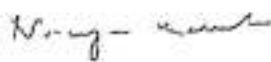
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Pearyabagan Road (Bipul Bagherghol), Mouza: Laskarpur, Premises No: 320, , Ward No: 31, Holding No:320 JI No: 57, Pin Code : 700153

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1290 (RS :-)	LR-849	Bestu	Bestu	7 Katha 2 Chatak 30 Sq Ft	1,12,00,000/-	1,12,00,000/-
Grand Total :				11.825Dec	112,00,000 /-	112,00,000 /-	Width of Approach Road: 23 Ft.

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1550 Sq Ft	12,00,000/-	12,00,000/-	Structure Type: Structure, Status of Completion : Completed
Gr. Floor, Area of floor : 850 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1550 sq ft	12,00,000 /-	12,00,000 /-	

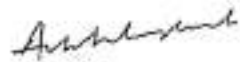
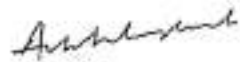
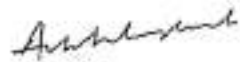
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Niranjana Kaunda Son of Late Mahendra Chandra Kaunda Executed by: Self, Date of Execution: 27/05/2026 Admitted by: Self, Date of Admission: 27/05/2026 ,Place : Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>27/05/2026</td> <td></td> <td>LTI 27/05/2026</td> <td>27/05/2026</td> </tr> </tbody> </table> Peyara Bagan, 320, City:- Not Specified, P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India,Date of Birth:XX-XX-1XX0 , PAN No.: AGxxxxxx73, Aadhaar No: 44xxxxxxxx3445, Status :Individual, Executed by: Self, Date of Execution: 27/05/2026 , Admitted by: Self, Date of Admission: 27/05/2026 ,Place : Office	Name	Photo	Finger Print	Signature	Shri Niranjana Kaunda Son of Late Mahendra Chandra Kaunda Executed by: Self, Date of Execution: 27/05/2026 Admitted by: Self, Date of Admission: 27/05/2026 ,Place : Office				27/05/2026		LTI 27/05/2026	27/05/2026
Name	Photo	Finger Print	Signature										
Shri Niranjana Kaunda Son of Late Mahendra Chandra Kaunda Executed by: Self, Date of Execution: 27/05/2026 Admitted by: Self, Date of Admission: 27/05/2026 ,Place : Office													
27/05/2026		LTI 27/05/2026	27/05/2026										

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Jaya Construction 53, New Santoshpur Main Road, City:- Not Specified, P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Date of Incorporation:XX-XX-1XX5 , PAN No.: AFxxxxxx5P, Aadhaar No: 32xxxxxxxx6062, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Ashok Kumar Ghosh (Presentant) Son of Late Murari Mohan Ghosh Date of Execution - 27/05/2026 , Admitted by: Self, Date of Admission: 27/05/2026, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>May 27 2026 11:16AM</td> <td></td> <td>LTI 27/05/2026</td> <td>27/05/2026</td> </tr> </tbody> </table> 125/4, Santoshpur Avenue, City:- Not Specified, P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: AFxxxxxx5P, Aadhaar No: 32xxxxxxxx6062 Status : Representative, Representative of : Jaya Construction (as)	Name	Photo	Finger Print	Signature	Shri Ashok Kumar Ghosh (Presentant) Son of Late Murari Mohan Ghosh Date of Execution - 27/05/2026 , Admitted by: Self, Date of Admission: 27/05/2026, Place of Admission of Execution: Office				May 27 2026 11:16AM		LTI 27/05/2026	27/05/2026
Name	Photo	Finger Print	Signature										
Shri Ashok Kumar Ghosh (Presentant) Son of Late Murari Mohan Ghosh Date of Execution - 27/05/2026 , Admitted by: Self, Date of Admission: 27/05/2026, Place of Admission of Execution: Office													
May 27 2026 11:16AM		LTI 27/05/2026	27/05/2026										

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Dipankar Sen Son of Late Sanimoy Sen 10/25, Nagendra Nath Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700026		 Captured	
	27/05/2026	27/05/2026	27/05/2026

Identifier Of Shri Niranjan Kaunda, Shri Ashok Kumar Ghosh

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Niranjan Kaunda	Jaya Construction-11.825 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Niranjan Kaunda	Jaya Construction-1550.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Peayarabagan Road (Sripur Bagherghol), Mouza: Laskarpur, Premises No: 320, Ward No: 31, Holding No:320 JI No: 57, Pin Code : 700153

Sch No.	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1290, LR Khatian No:- 649	Owner:স্বামী শ্রী, Gurdian:স্বামী শ্রী, Address:লাস্কর, Classification:লাস্কর, Area:0.12000000 Acre,	Seller is not the recorded Owner as per Applicant.

On 27-05-2026

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 11.50 hrs on 27-05-2026, at the Office of the A.D.S.R. GARIA by Shri Ashok Kumar Ghosh .

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 1,24,00,000/-

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

Execution is admitted on 27/05/2026 by Shri Niranjan Kaunda, Son of Late Mahendra Chandra Kaunda, Peyara Bagan, 320, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Advocate

Identified by Shri Dipankar Sen, . . Son of Late Santimoy Sen, 10/25, Nagendra Nath Road, P.O: Dumdum, Thana: Dum Dum, . North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Advocate

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

Execution is admitted on 27-05-2026 by Shri Ashok Kumar Ghosh, . Jaya Construction (Sole Proprietorship), 53, New Santoshpur Main Road, City:- Not Specified, P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Identified by Shri Dipankar Sen, . . Son of Late Santimoy Sen, 10/25, Nagendra Nath Road, P.O: Dumdum, Thana: Dum Dum, . North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,24,400.00/- (A(1) = Rs 1,24,000.00/- , E = Rs 400.00/-) and Registration Fees paid by by online = Rs 1,24,400/-, by POS = Rs 0/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/05/2026 11:30PM with Govt. Ref. No: 192026270059772468 on 24-05-2026, Amount Rs: 1,24,400/-,
Bank: SBI EPay (SBIEPay), Ref. No. 4513695587223 on 24-05-2026, Head of Account 0030-03-104-001-16

Description of Payment

By POS on 27/05/2026 11:30AM with Govt. Ref. No: 192026270064306156 on 27-05-2026, Amount Rs: 0/-, Bank: SBI, Ref. No. 16292001111377/01/2026 on 27-05-2026, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 8,68,020/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 8,67,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 6164, Amount: Rs.100.00/-, Date of Purchase: 15/05/2026, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/05/2026 11:30PM with Govt. Ref. No: 192026270059772468 on 24-05-2026, Amount Rs: 8,67,920/-,
Bank: SBI EPay (SBIEPay), Ref. No. 4513695587223 on 24-05-2026, Head of Account 0030-02-103-003-02

Sanjeev Kumar Shaw
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1629-2026, Page from 49584 to 49614
being No 162901895 for the year 2026.



Digitally signed by SANJEEV KUMAR SHAW
Date: 2026.05.27 12:07:18 +05:30
Reason: Digital Signing of Deed.

(Sanjeev Kumar Shaw) 27/05/2026
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.