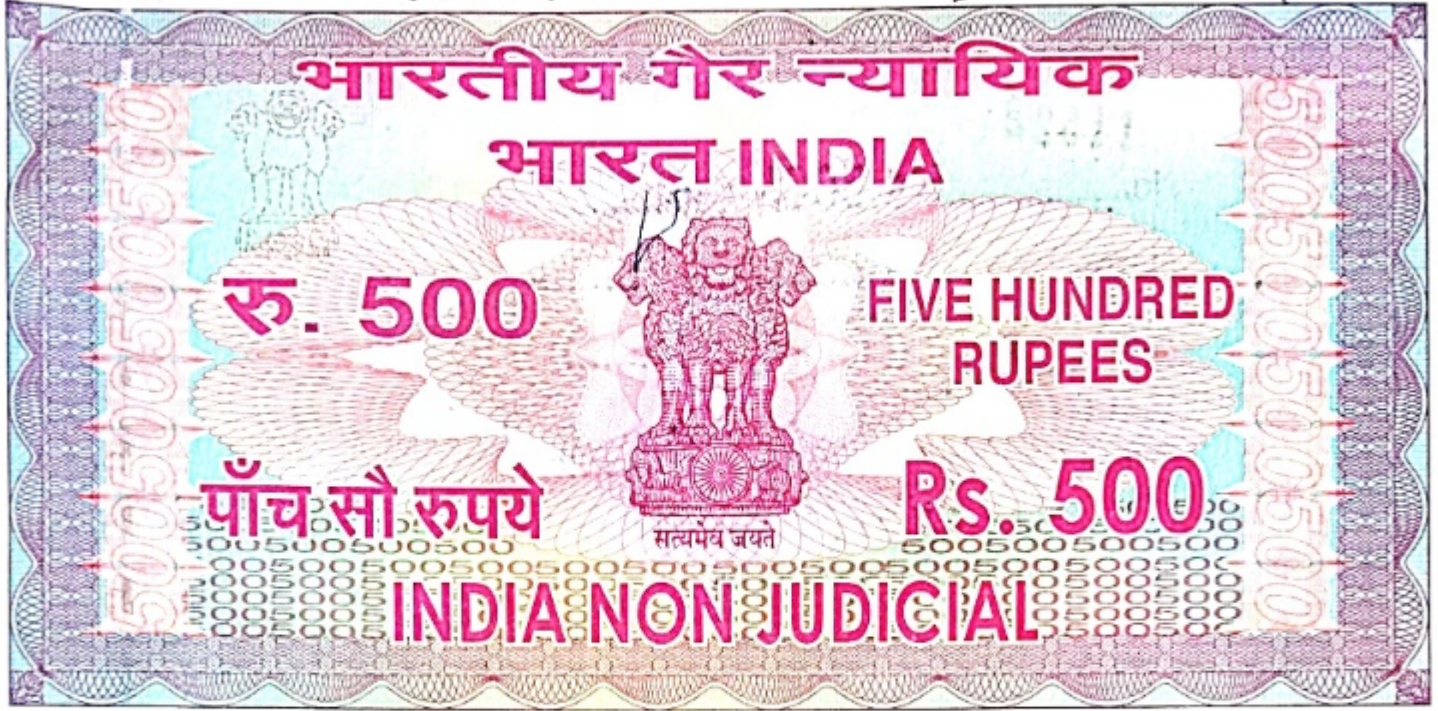


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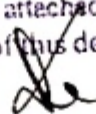


पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

P 235883

17.04.25
D-7269474

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


District Sub-Register-III
Alipore, South 24-parganas

17-04-25

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE was made on this 17th day of April, Two Thousand and Twenty-Five (2025).

B E T W E E N

11522

09 APR 2025



No. Rs. 500/- Date

Name *Mr. Philamal Construction*

Address *395 Bosed main Rd*

Vendor: *Subhankar Das - 84*
Alipore Co. ... South

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kot-27

11522 = 500/-



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS, ALIPORE
17 APR 2025

Identified by me
Aziz Monelal
S/o - Lt Sahabuddin Monelal
South Kumbha Khali
P.O & P.S - Maunbhepur
Kot - 7/103
Dist - South 24 PGS

(1) SRI SAMAR KUMAR GHOSH, son of Late Haran Chandra Ghosh, having PAN : AHGPG9016P, Aadhaar No. 4425 86019553, Mobile No. 96743 90245, and **(2) SRI RUPAK GHOSH**, son of Sri Samar Kumar Ghosh, having PAN : ATLPG0252E, Aadhaar No. 2103 7401 9438, Mobile No. 62899 56312, both by Occupation - Business, by Faith - Hindu, by Nationality - Indian, residing at Ramchandrapur (South), P.O. Narendrapur, P.S. Sonarpur, Kolkata- 700 103, District - South 24 Parganas, West Bengal, hereinafter called and referred to as the "**OWNERS/VENDORS**" (which term or expression shall unless excluded by or repugnant to the subject or context to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

M/S PHILOMEL CONSTRUCTION, having PAN : AAKFP3073E, a Partnership Firm having its office at 395, Boral Main Road, near Rangkal, P.O.- Boral, P.S. Narendrapur, Kolkata - 700 084, District South 24 Parganas, being represented by its two partners namely **(1) SRI BIJOY GHOSH**, having PAN : ADYPG4183B, Aadhaar No. 4079 8352 1391, Mobile No. 96745 41799, son of Late Lalmohon Ghosh, by Occupation - Business, by Faith - Hindu, by Nationality- Indian, residing at C/9 , Rajnarayan Park , P.O & Vill - Boral, P.S. Narendrapur, Kolkata - 700 154, and **(2) SRI JIBAN GHOSH**, having PAN : AFDPG8121N, Aadhaar No. 9854 8929 0836, Mobile No. 94334 69491, son of Late Monindra Ghosh, by Occupation- Business, by Faith - Hindu, by Nationality - Indian, residing at 286, Sarojini Apartment, Laskarpur Purbapara, P.O. - Laskarpur,

P.S. Narendrapur, Kolkata - 700 153, hereinafter called or 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 its heir, successor-in-interest of the said Firm, executors, administrators, legal representatives, and/or assigns) of the **SECOND PART**.

WHEREAS:

Devolution of Title of SAMAR KUMAR GHOSH as follows; -

1. While seized and possessed the property got by inherited left behind his deceased father Surya Kumar Ganguly, the said Tarak Ganguly sold, transferred, and conveyed ALL THAT the piece and parcel of the land measuring more or less 3 (Three) Decimal out of share of the said land 34 decimals, lying and situated at Mouja -Ramchandrapur, J.L.No.58, comprised in C.S. & R.S. Dag No.1158, under R.S. Khatian No.917, corresponding to L.R. Dag No.1292 under L.R. Khatian No.840, P.S. Sonarpur, District: South-24 Parganas TOGETHER-WITH all rights attached thereto and butted bounded by as :- on the North:- 16 feet Metal Road. On the East:- Land of Bibha Ghosh, on the South :- Pond of Shankar Prasad Ganguly and on the West :- Land of Nirapada Ghosh & Samar Kumar Ghosh unto and in favour of Samar Kumar Ghosh, son of Late Haran Chandra Ghosh, by virtue of Deed of Conveyance, which was registered on 10th day of December-2015, in the office at A.R.A-I, Kolkata, and recorded in Book No.I, Volume No. 1901-2015, Pages

from 180313 to 180331, Being No. 190109638 for the year 2015.

- 2. While seized and possessed the property got by inherited left behind his deceased father Subodh Kumar Ganguly, the said Sunil Kumar Ganguly and Samir Kumar Ganguly jointly sold, transferred, and conveyed ALL THAT the piece and parcel of the land measuring more or less 1 (One) Decimal out of share of the said land 34 decimals, lying and situated at Mouja -Ramchandrapur, J.L.No.58, comprised in C.S. & R.S. Dag No.1158, corresponding to L.R. Dag No.1292 under L.R. Khatian No.973, P.S. Sonarpur, District: South-24 Parganas TOGETHER-WITH all rights attached thereto and butted bounded by as :- on the North:- 16 feet Metal Road. On the East:- Land of R.S. Dag No.1158, on the South :- Land of R.S. Dag No.1160 and on the West :- Land of R.S. Dag No.1158, unto and in favour of Samar Kumar Ghosh, son of Late Haran Chandra Ghosh, by virtue of Deed of Conveyance, which was registered on 26th day of August-2017, in the office at A.D.S.R., Sonarpur, South 24 Parganas, and recorded in Book No.I, Volume No. 1608-2017, Pages from 94925 to 94944, Being No. 160804350 for the year-2017.*
- 3. While seized and possessed the property got by inherited left behind his deceased father Banamali Ganguly, the said Somenath Ganguly and Sumita Mukherjee, wife of Anjan Mukherjee jointly sold, transferred, and conveyed ALL THAT the piece and parcel of the land measuring more or less 4*

(Four) Decimal out of share of the said land 34 decimals, lying and situated at Mouja -Ramchandrapur, J.L.No.58, comprised in C.S. & R.S. Dag No.1158, corresponding to L.R. Dag No.1292 under L.R. Khatian Nos.597 & 925, P.S. Sonarpur, District: South-24 Parganas TOGETHER-WITH all rights attached thereto and butted bounded by as :- on the North:- 16 feet Metal Road. On the East:- Land of R.S. Dag No.1158, on the South :- Land of R.S. Dag No.1160 and on the West :- Land of R.S. Dag No.1158, unto and in favour of Samar Kumar Ghosh, son of Late Haran Chandra Ghosh, by virtue of Deed of Conveyance, which was registered on 26th day of August-2017, in the office at A.D.S.R., Sonarpur, South 24 Parganas, and recorded in Book No.I, Volume No. 1608-2017, Pages from 94945 to 94964, Being No. 160804351 for the year-2017.

- 4. Thus, by virtue of aforesaid three number of Sale Deed, being Nos. 09638/2015, 04350/2017 & 04351/2017, the said Samar Kumar Ghosh got three number of adjacent plot of lands become sole and absolute owner, seized, possessed and entitled to the total aggregating piece of land measuring an area 8 (Eight) Decimals land and thereafter he had been recorded his name in respect of the said total land before the Record of Rights of the BL & LRO, P.S. Sonarpur, District South 24 Parganas, being published in L.R. Dag No.1292 under L.R. Khatian No. 2942, P.S Sonarpur, in the District-South 24 Parganas and paying Govt. taxes to the concern authority.*

Devolution of Title of RUPAK GHOSH as follows; -

1. While seized and possessed the property got by inherited left behind his deceased father Sushil Kumar Ganguly, the said Sailen Kumar Ganguly sold, transferred, and conveyed ALL THAT the piece and parcel of the land measuring more or less 4 (Four) Decimal out of share of the said land 34 decimals, lying and situated at Mouja -Ramchandrapur, J.L.No.58, comprised in C.S. & R.S. Dag No.1158, corresponding to L.R. Dag No.1292 under R.S. Khatian No.1009, P.S. Sonarpur, District: South-24 Parganas TOGETHER-WITH all rights attached thereto and butted bounded by as :- on the North :- 16 feet Metal Road. On the East:- Land of Bibha Ghosh, on the South :- Pond of Shankar Prasad Ganguly and on the West :- Land of Nirapada Ghosh & Samar Kumar Ghosh unto and in favour of Rupak Ghosh (the Declarant-1), son of Samar Kumar Ghosh, by virtue of Deed of Conveyance, which was registered on 22nd day of July-2015, in the office at A.R.A-I, Kolkata, and recorded in Book No.I, Volume No. 1901-2015, Pages from 60804 to 60824, Being No. 190105943 for the year-2015.
2. While seized and possessed the said property the said Rupak Ghosh had been found and detected that there were some typographical errors / mistakes crept in the schedule of the said property, thereby said Rupak Ghosh had rectified and corrected by declaring a registered Deed of Declaration, which was registered on 24th day of December 2016, in the office at A.R.A-I, Kolkata, and recorded in Book

No.I, Volume No. 1901-2016, Pages from 290469 to 290481, Being No. 190108921 for the year-2016.

3. Thus, the said Rupak Kumar Ghosh by virtue of aforesaid Sale Deed, being No. 05943 of 2015, become sole and absolute owner, seized, possessed and entitled to ALL THAT the piece and parcel of land measuring an area 4 (Four) Decimals land and he had been recorded his name in respect of the said land before the Record of Rights of the BL & LRO, P.S. Sonarpur, District South 24 Parganas, being published in L.R. Dag No.1292 under L.R. Khatian No. 2941, P.S Sonarpur, in the District- South 24 Parganas and paying Govt. taxes to the concern authority.

AND WHEREAS with view to develop and construct Multi-Storied residential cum commercial Building, the said Samar Kumar Ghosh and Rupak Ghosh jointly decided amalgamated on their joint property which is adjacent to each other into one plot of land i.e., **ALL THAT** piece and parcel of total aggregating land measuring an area of 12 Decimals, be the same a little more or less, lying and situated at Mouza- Ramchandrapur, J.L. No. 58, R.S. No. 228, Touzi No. 114, Pargana-Magura, comprised in C.S. & R.S. Dag No. 1158, corresponding to L.R. Dag No. 1292 under L.R. Khatian Nos. 1009, 917, 973, 597 & 925, presently L.R. Khatian Nos. 2941 & 2942, under Bonhooghly -1 Gram Panchayat, P.S.- formerly Sonarpur now Narendrapur, Kolkata: 700103, District South 24 Parganas, West Bengal, which is morefully and particularly described and mentioned in the **SCHEDULE**

hereunder written, hereinafter referred to as **"THE SAID PREMISES"**.

AND WHEREAS subsequently the said Samar Kumar Ghosh and Rupak Ghosh, the Land Owners herein, due to their paucity of funds jointly entered a Development Agreement dated 31st August 2022 with the **M/S PHILOMEL CONSTRUCTION**, the Developer herein, a Partnership Firm having it's office at 395, Boral Main Road, near Rangkal, P.O.- Garia, P.S. Narendrapur, Kolkata - 700084, District South 24 Parganas, being represented by its two partners namely **(1) SRI BIJOY GHOSH**, son of Late Lalmohon Ghosh, By Faith - Hindu, By Occupation - Business, By Nationality - Indian, residing at C/9 , Rajnarayan Park , P.O+Vill -Boral, P.S. Narendrapur, Kolkata - 700 154, and **(2) SRI JIBAN GHOSH**, son of Late Monindra Ghosh, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 286, Sarojini Apartment, Laskarpur Purbapara, P.S. Narendrapur, Kolkata-700153, who is competent enough to develop and construct multi-storied building with own cost on the said First Schedule land. The said Development Agreement, which was duly registered in the office of the D.S.R.-III and recorded in Book No.I, Volume No. 1603-2022, Pages from 482435 to 482479, Being No.160313636 for the year 2022. The said Landowners jointly executed and conferred a Development Power of Attorney after Registered Development Agreement on 31st August, 2022, which was duly registered in the office of the D.S.R.-III and recorded in Book No.I, Volume No. 1603-2022, Pages from 482380 to 482404, Being No.160313638 for the year 2022, subsequently made and executed a Deed of

Declaration on 24.02.2023, which was duly registered in the office of the D.S.R.-III and recorded in Book No. IV, Volume No. 1603-2023, Pages from 2085 to 2097, Being No.160300129 for the year 2023 to overcome some typographical errors/mistakes.

Be it mentioned here that the said Developer in accordingly terms and conditions of the said Development Agreement dated 31.08.2022 and Development Power of Attorney after Registered Development Agreement on 31.08.2022 made and applied for obtaining a Building Sanction Plan from the Bonhooghly -1 Gram Panchayat for constructing a residential cum commercial multi-storied building on the said land, situated at Mouza-Ramchandrapur, P.S.- formerly Sonarpur now Narendrapur, Kolkata: 700103, District South 24 Parganas.

AND WHEREAS *with view to avoid future complications for developing their said amalgamated plot of land, viz., ALL THAT piece and parcel of total aggregating land measuring an area of 12 Decimals be the same a little more or less, lying and situated at Mouza- Ramchandrapur, J.L. No. 58, R.S. No. 228, Touzi No. 114, Pargana-Magura, comprised in C.S. & R.S. Dag No.1158, corresponding to L.R. Dag No. 1292 under L.R. Khatian Nos. 1009, 917, 973, 597 & 925, presently L.R. Khatian Nos. 2941 & 2942, under Bonhooghly -1 Gram Panchayat, P.S.- formerly Sonarpur now Narendrapur, Kolkata: 700103, District South 24 Parganas, West Bengal, into a single plot of land, which is morefully and particularly described and mentioned in the **SCHEDULE** hereunder written and hereinafter called and referred to as "**THE SAID PREMISES**" which is free from all encumbrances, by virtue*

of a registered Deed of Amalgamation, on 31.08.2023, which was registered in the office at D.S.R.-III, South 24 Parganas, and recorded in Book No.I, Volume No.1603-2023, Pages from 374095 to 374120, Being No. 160313607 for the year 2023. The said Samar Kumar Ghosh and Rupak Ghosh, the Landowners herein, mutated the said land/property in one single unit/property before the assessment records of the Bonhooghly -1 Gram Panchayat, being Holding No. 472, Bonhooghly -1 Gram Panchayat Road, P.S.- formerly Sonarpur now Narendrapur, Kolkata: 700103, District South 24 Parganas and paying taxes thereof.

AND WHEREAS thus the said (1) **SRI SAMAR KUMAR GHOSH**, son of Late Haran Chandra Ghosh, and (2) **SRI RUPAK GHOSH**, son of Sri Samar Kumar Ghosh, the Owners / Vendors / First Part herein become absolute owners, seized, possessed and well to sufficiently entitled to **ALL THAT** piece and parcel of total aggregating land measuring an area of 12 Decimals more or less, but physical measurement of land area of 06 Cottahs 10 Chittacks 44.748 Sq.ft. be the same a little more or less, together with 100 Sq.ft. R.T. structure standing thereon, lying and situated at Mouza-Ramchandrapur, J.L. No. 58, R.S. No. 228, Touzi No. 114, Pargana-Magura, comprised in C.S. & R.S. Dag No. 1158, corresponding to L.R. Dag No. 1292 under L.R. Khatian Nos. 1009, 917, 973, 597 & 925, presently L.R. Khatian Nos. 2941 & 2942, being Holding No. 472, under Bonhooghly No.1 Gram Panchayat, P.S.- formerly Sonarpur now Narendrapur, Kolkata: 700103, District South 24 Parganas, West Bengal, Together with right of easement, all, common facilities and amenities annexed thereto,

morefully and particularly described and mentioned in the SCHEDULE hereunder written [hereinafter referred to as the "SAID PROPERTY"].

AND WHEREAS the aforesaid (1) **SRI SAMAR KUMAR GHOSH**, son of Late Haran Chandra Ghosh, and (2) **SRI RUPAK GHOSH**, son of Sri Samar Kumar Ghosh, the Owners / Vendors / First Part herein, for their urgent need of money desire to sell, convey and transfer of **ALL THAT** piece and parcel of total aggregating land measuring an area of 12 Decimals more or less, but physical measurement of land area of 06 Cottahs 10 Chittacks 44.748 Sq.ft. be the same a little more or less, together with 100 Sq.ft. R.T. structure standing thereon, lying and situated at Mouza-Ramchandrapur, J.L. No. 58, R.S. No. 228, Touzi No. 114, Pargana-Magura, comprised in C.S. & R.S. Dag No. 1158, corresponding to L.R. Dag No. 1292 under L.R. Khatian Nos. 1009, 917, 973, 597 & 925, presently L.R. Khatian Nos. 2941 & 2942, being Holding No. 472, under Bonhooghly No.1 Gram Panchayat, P.S.- formerly Sonarpur now Narendrapur, Kolkata: 700103, District South 24 Parganas, West Bengal, Together with right of easement, all, common facilities and amenities annexed thereto, morefully and particularly described and mentioned in the SCHEDULE hereunder written [hereinafter referred to as the "SAID PROPERTY"], at or being a valuable consideration sum of **Rs. 90,00,000/- (Rupees Ninety Lakhs)** only.

AND WHEREAS by knowing the aforesaid fact and after scrutinized in all respect and being satisfied the said **M/S**

PHILOMEL CONSTRUCTION, a Partnership Firm having its office at 395, Boral Main Road, near Rangkal, P.S. Narendrapur, Kolkata- 700084, District South 24 Parganas, being represented by its two partners namely (1) **SRI BIJOY GHOSH**, son of Late Lalmohon Ghosh, By Faith - Hindu, By Occupation - Business, By Nationality - Indian, residing at C/9 , Rajnarayan Park , P.O+Vill - Boral, P.S. Narendrapur, Kolkata - 700 154, and (2) **SRI JIBAN GHOSH**, son of Late Monindra Ghosh, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 286, Sarojini Apartment, Laskarpur Purbapara, P.S. Narendrapur, Kolkata- 700153, the Purchaser herein approaches to the Owners/Vendors/First Part herein (the Developer therein) to purchase of **ALL THAT** piece and parcel of total aggregating land measuring an area of 12 Decimals more or less, but physical measurement of land area of 06 Cottahs 10 Chittacks 44.748 Sq.ft. be the same a little more or less, together with 100 Sq.ft. R.T. structure standing thereon, lying and situated at Mouza-Ramchandrapur, J.L. No. 58, R.S. No. 228, Touzi No. 114, Pargana-Magura, comprised in C.S. & R.S. Dag No. 1158, corresponding to L.R. Dag No. 1292 under L.R. Khatian Nos. 1009, 917, 973, 597 & 925, presently L.R. Khatian Nos. 2941 & 2942, being Holding No. 472, under Bonhooghly No.1 Gram Panchayat, P.S.- formerly Sonarpur now Narendrapur, Kolkata: 700103, District South 24 Parganas, West Bengal, Together with right of easement, all, common facilities and amenities annexed thereto, morefully and particularly described and mentioned in the **SCHEDULE** hereunder written [hereinafter referred to as the "SAID PROPERTY"], at or being a valuable consideration sum of **Rs.**

90,00,000/- (Rupees Ninety Lakhs) only and by knew the intention of the same said Owners/Vendors herein agreed and entered this Indenture of Deed with the Purchaser herein.

AND WHEREAS In pursuance of the said consideration amount, the Purchaser has paid total consideration amount to the Owners/Vendors herein. The said Owners/Vendors have claimed that there is no outstanding payment / dues in respect of the **'SAID PROPERTY'**, and for the same the said Owners/Vendors have agreed to sell, transfer, assign, and convey the property mentioned in the Second Schedule herein by way of these instant Deed of Conveyance forever to the Purchaser herein, which is free from all encumbrances and have good marketable title.

NOW THIS INDENTURE WITNESSETH that in pursuance of the agreement and in consideration of **Rs. 90,00,000/- (Rupees Ninety Lakhs)** only paid by the Purchaser to the Owners/Vendors herein for the said property in question including undivided share in the land along with all amenities and facilities at or before the execution of these present, the receipt whereof the Owners/Vendors hereby admit and acknowledge and from the same and every part thereof acquit, release and discharge in favour of the purchaser and caused sold, transferred and conveyed **ALL THAT** piece and parcel of total aggregating land measuring an area of 12 Decimals more or less, but physical measurement of land area of 06 Cottahs 10 Chittacks 44.748 Sq.ft. be the same a little more or less, together with 100 Sq.ft. R.T. structure standing thereon, lying and situated at Mouza-

Ramchandrapur, J.L. No. 58, R.S. No. 228, Touzi No. 114, Pargana-Magura, comprised in C.S. & R.S. Dag No. 1158, corresponding to L.R. Dag No. 1292 under L.R. Khatian Nos. 1009, 917, 973, 597 & 925, presently L.R. Khatian Nos. 2941 & 2942, being Holding No. 472, under Bonhooghly No.1 Gram Panchayat, P.S.- formerly Sonarpur now Narendrapur, Kolkata: 700103, District South 24 Parganas, West Bengal, Together with right of easement, all, common facilities and amenities annexed thereto, morefully and particularly described and mentioned in the SCHEDULE hereunder written [hereinafter referred to as the "SAID PROPERTY"], and delineated in a Map or Plan hereto annexed and marked in "RED" as bordered line, **HOWSOEVER OTHERWISE** the said property now are or is to at any time hereto before were or was situated, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** all advantages and appurtenances whatsoever thereto belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time hereto before were or was held, used, occupied or enjoyed therewith or reputed to belong or to be appurtenant thereto and the reversion or reversions, and remainder or remainders and the rents, issues and profits thereof and the said property, hereby granted, transferred, sold, conveyed, assigned or assured or intended so to be and every part thereof **AND** all the estate, rights, title, interest, inheritances, use, trusts possession property, claim and demand whatsoever both at law and in equity of the Owners/Vendors into and upon the said hereby granted, transferred, sold, conveyed, assigned and assured or intended so to be and all the deeds, pattahs, muniments, writings and

*evidences of title whatsoever relating to or concerning the same or any part thereof which now are or is or at any time heretofore were or was or may be in the custody possession or power of the Owners/Vendors or any person or persons from whom the Owners/Vendors may or can procure the same without any action or suit **TO HAVE AND TO HOLD** the said property hereby granted, transferred, sold, conveyed, assigned and assured to and unto and to the use of the Purchaser absolutely free from all encumbrances forever.*

THE OWNERS/VENDORS DO TH HEREBY COVENANT WITH THE PURCHASER as follows: -

- A)** *The interest which the Owners/Vendors doth hereby profess to transfer subsists and that the Owners/Vendors have good rights, full power, absolute authority and indefeasible title to grant, transfer, convey, assure and assign the said property, together with undivided impartible proportionate share or interest of and in the land and hereditaments hereby granted, conveyed, transferred, assigned and assured unto the said Purchaser in the manner aforesaid.*

- B)** *It shall be lawful for the Purchaser from time to time and at all times hereafter to enter into, upon and enjoy the said property and to receive the rents, issues and profits thereof without any interruption, hindrance, claim, demand or disturbances whatsoever from or by the Owners/Vendors or any person or persons claiming through under or in trust for the Owners/Vendors.*

- C) The said property is free from all charges, encumbrances, liens, lispensens or any other attachment whatsoever.*
- D) The Owners/Vendors shall from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchaser make do and execute or cause to be made done and executed all such further and other lawful and reasonable acts, deeds, matters, and things whatsoever for better and more perfectly assuring and conveying the said property as shall or may be reasonably required.*

THE PURCHASER DOTH HEREBY COVENANT WITH THE OWNERS/VENDORS as follows: -

- I. The Purchaser shall hold, occupy, own, and enjoy the said property hereby sold and conveyed in consistent with the rights and interest of the owners.*
- II. The Purchaser shall mutate its name of the said purchase property in the Record Office of the concerned offices and pay rents, taxes directly to the authority concerned.*
- III. The Purchaser shall be entitled to sell, transfer, gift or otherwise alienate the said property to any person/persons without any consent of the Owners/Vendors at certain valuable consideration price in their absolute discretion thinks fit and proper.*

THE FIRST SCHEDULE ABOVE REFERRED TO

THE SAID PROPERTY

ALL THAT piece and parcel of total aggregating land measuring an area of 12 Decimals more or less, but physical measurement of land area of 06 Cottahs 10 Chittacks 44.748 Sq.ft. be the same a little more or less, together with 100 Sq.ft. R.T. structure standing thereon, lying and situated at Mouza- Ramchandrapur, J.L. No. 58, R.S. No. 228, Touzi No. 114, Pargana-Magura, comprised in C.S. & R.S. Dag No. 1158, corresponding to L.R. Dag No. 1292 under L.R. Khatian Nos. 1009, 917, 973, 597 & 925, presently L.R. Khatian Nos. 2941 & 2942, being Holding No. 472, under Bonhooghly No.1 Gram Panchayat, P.S.- formerly Sonarpur now Narendrapur, Kolkata: 700103, District South 24 Parganas, West Bengal, Together with right of easement, all, common facilities and amenities annexed thereto and delineated in a Map or Plan hereto annexed and marked in "**RED**" as bordered line.

The said property is butted and bounded as follows: -

ON THE NORTH: By 31' feet metal panchayat road.

ON THE SOUTH: By pond of Sankar Prasad Ganguly and R.S. Dag No. 1160.

ON THE EAST: By land of Bibha Ghosh and R.S. Dag No. 1158.

ON THE WEST: By land of Nirapada Ghosh & Samar Kumar Ghosh and R.S. Dag No. 1158.

IN WITNESS WHEREOF the Parties have set and subscribed to their hands for respective signature on this the day, month and year first above written.

In presence of; -

WITNESSES: -

1. Manu Mukherjee
Alipore Police Court
KOL-700027

1. Soumen Kumar Ghosh

2. RUPAK GHOSH.

Signature of the
Owners/Vendors/First Part

1.  PHILOMEL CONSTRUCTION
PHILOMEL CONSTRUCTION
Jiban Ghosh
Partner

2.

Jannak Nath Bhattacharya
Rabindranagar
P.O. Laskarapur
KOL-153
P.S. Narayandipura

2.

Signature of the
Purchaser/ Second Part

Drafted & Typed at Advocate Chamber:

Abdul Chalabooty
Advocate

Alipore Judges' Court,
P.O. & P.S. - Alipore
Kolkata: 700027
Reg. No. WB/F-52/2003

MEMORANDUM OF CONSIDERATION

RECEIVED a sum of **Rs. 90,00,000/- (Rupees Ninety Lakhs)** only as a full and final consideration amount of money from and within the above-named **Purchaser** for this Deed of Conveyance in the following manner: -

| Date | Cash/ Cheque No. | Bank & Branch Name | Amount (Rs.) |
|-----------------------|---------------------|---------------------------|---------------------|
| To Samar Ghosh | | | |
| 01/09/2022 | 464023 | Axis Bank Ltd., Garia Br. | 2,50,000.00 |
| 20/06/2023 | 468912 | Axis Bank Ltd., Garia Br. | 2,50,000.00 |
| 20/06/2023 | 468913 | Axis Bank Ltd., Garia Br. | 2,50,000.00 |
| 06/07/2023 | 468915 | Axis Bank Ltd., Garia Br. | 2,00,000.00 |
| 14/07/2023 | Cash | | 1,00,000.00 |
| 24/07/2023 | 468917 | Axis Bank Ltd., Garia Br. | 5,00,000.00 |
| 21/08/2023 | 468922 | Axis Bank Ltd., Garia Br. | 5,00,000.00 |
| 22/09/2023 | 468929 | Axis Bank Ltd., Garia Br. | 5,00,000.00 |
| 04/07/2024 | 468944 | Axis Bank Ltd., Garia Br. | 5,00,000.00 |
| 09/12/2024 | 543096 | Axis Bank Ltd., Garia Br. | 7,50,000.00 |
| 03/02/2025 | 543107 | Axis Bank Ltd., Garia Br. | 3,50,000.00 |
| 17/03/2025 | 543115 | Axis Bank Ltd., Garia Br. | 5,00,000.00 |
| 16/04/2025 | 007986 | Axis Bank Ltd., Garia Br. | 13,50,000.00 |
| To Rupak Ghosh | | | |
| 01/09/2022 | 464024 | Axis Bank Ltd., Garia Br. | 2,50,000.00 |
| 29/12/2023 | Cash | | 1,00,000.00 |
| 09/12/2024 | 543097 | Axis Bank Ltd., Garia Br. | 2,50,000.00 |
| 03/02/2025 | 543108 | Axis Bank Ltd., Garia Br. | 3,50,000.00 |
| 17/03/2025 | 543116 | Axis Bank Ltd., Garia Br. | 4,00,000.00 |
| 16/04/2025 | 007985 | Axis Bank Ltd., Garia Br. | 16,50,000.00 |
| | | Total | 90,00,000.00 |

RUPAK GHOSH.
Samar Ghosh

(Rupees Ninety Lakhs Only)

In the presence of Witnesses; -

1. *Rupak Ghosh*
Larkspur
KOL-153

1. *Samar Ghosh*
2. *RUPAK GHOSH*

Signature of the
Owners/Vendors/First Part

2. *Sunhid Bank*
Larkspur
KOL-700153

SITE PLAN OF A PLOT AT MOUZA - RAMCHANDRAPUR, J.L. NO - 58, R.S. NO. - 228, TOUZI NO. - 114, C.S. & R.S DAG NO.- 1158, KHATIAN NO - 651, CORRESPONDING L.R DAG NO.- 1292, L.R. KHATIAN NOS - 1009,917,973, 597 & 925, PRESENTLY L.R. KHATIAN NOS - 2941, 2942, HOLDING NO. - 472, UNDER BONHOOGHLY NO. 1 GRAM PANCHAYAT, P.S. - FORMERLY SONARPUR NOW NARENDRAPUR, DIST - 24 PGNS (S).

LAND AREA = 447.301 SQM (06 K. - 10 CH. - 44.748 SQFT.)(MORE OR LESS)
(SHOWN IN RED BORDER)

R.S. DAG NO. 1160
LAND OF SANKAR PRASAD GANGULY

18724

R.S DAG NO. 1158
(LAND OF BIBHA GHOSH)

24817

LAND AREA

06K-10CH-44.748 SQFT.
(MORE OR LESS)

R.S. DAG NO.1158
LAND OF NIRAPADA GHOSH
& SAMAR KR. GHOSH

25300



17050

31'-0" wide panchayet Road

PHILOMEL CONSTRUCTION

[Signature]

Partner

SIGNATURE OF PURCHASERS

PHILOMEL CONSTRUCTION

Jiban Ghosh

Partner

[Signature]

RUPAK GHOSH

SIGNATURE OF OWNERS



| | Thumb | 1 st finger | Middle Finger | Ring Finger | Small Finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand | | | | | |
| right hand | | | | | |

Name ..SAMAR..KUMAR GHOSH

Signature ..Samar Kumar Ghosh



| | Thumb | 1 st finger | Middle Finger | Ring Finger | Small Finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand | | | | | |
| right hand | | | | | |

Name ..RUPAK..GHOSH

Signature RUPAK GHOSH



| | Thumb | 1 st finger | Middle Finger | Ring Finger | Small Finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand | | | | | |
| right hand | | | | | |

Name ..BIJU..GHOSH

Signature ..Biju Ghosh



| | Thumb | 1 st finger | Middle Finger | Ring Finger | Small Finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand | | | | | |
| right hand | | | | | |

Name ..JIBAN GHOSH

Signature ..Jiban Ghosh



भारत सरकार
GOVERNMENT OF INDIA



আজিজ মন্ডল
Aziz Mondal
জন্মতারিখ/DOB: 29/04/1992
পুরুষ/ MALE
Mobile No: 9874062194

Issue Date: 12/03/2020

3473 1765 5819
VID : 9125 6085 8490 2438

আমার আধার, আমার পরিচয়



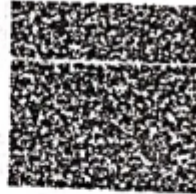
भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

আধার
ঠিকানা:

S/O: সাহাবুদ্দিন মন্ডল, দক্ষিণ কুমড়াখালি, রাজপুর
সোনারপুর (এম), দক্ষিণ ২৪ পরগনা,
পশ্চিম বঙ্গ - 700103

Address :

S/O: Sahabuddin Mondal, DAKSHIN
KUMRAKHALI, Rajpur Sonarpur(M), South
24 Parganas,
West Bengal - 700103



3473 1765 5819
VID : 9125 6085 8490 2438



1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-560 001

Aziz Mondal

Major Information of the Deed

| | | | |
|---|--|--|------------|
| Deed No : | I-1603-06946/2025 | Date of Registration | 17/04/2025 |
| Query No / Year | 1603-2000969474/2025 | Office where deed is registered | |
| Query Date | 09/04/2025 11:46:58 AM | D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | Debdulal Chakraborty Alipore Judges Court,, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9681097915, 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. 90,00,000/- | Rs. 90,43,125/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 4,52,176/- (Article:23) | Rs. 90,477/- (Article:A(1), E) | | |
| Remarks | | | |

Land Details :



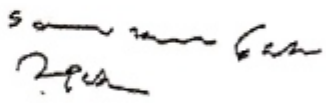


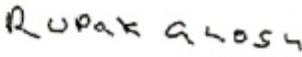
District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANGOOGHLY-I, Mouza: Ramchandrapur, JI No: 58, Pin Code : 700103

| Sch No | Plot Number | Khatian Number | Land Use Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|------------------|----------------|-------------------|---------|-----------------------------------|-------------------------|-----------------------|---|
| L1 | LR-1292 (RS :-) | LR-2941 | Bastu | Bastu | 6 Katha 10 Chatak 44.748 Sq Ft | 89,70,000/- | 89,70,000/- | Width of Approach Road: 31 Ft., Adjacent to Metal Road, |
| Grand Total : | | | | | 11.0338Dec | 89,70,000 /- | 89,70,000 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--|-------------------|-------------------|-------------------------|-----------------------|---|
| S1 | On Land L1 | 100 Sq Ft. | 30,000/- | 73,125/- | Structure Type: Structure, Status of Completion : Completed |
| Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete | | | | | |
| Total : | | 100 sq ft | 30,000 /- | 73,125 /- | |



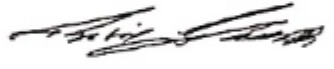


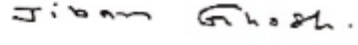
Seller Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|---|---|---|---|---|
| 1 | Name Mr SAMAR KUMAR GHOSH Son of Late HARAN CHANDRA GHOSH Executed by: Self, Date of Execution: 17/04/2025 , Admitted by: Self, Date of Admission: 17/04/2025 ,Place : Office | Photo  17/04/2025 | Finger Print  Captured LTI 17/04/2025 | Signature  17/04/2025 |
| RAMCHANDRAPUR (SOUTH), City:- Rajpur-sonarpur, P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: AHxxxxxx6P, Aadhaar No: 44xxxxxxxx9553, Status :Individual, Executed by: Self, Date of Execution: 17/04/2025 , Admitted by: Self, Date of Admission: 17/04/2025 ,Place : Office | | | | |
| 2 | Name Mr RUPAK GHOSH Son of Mr SAMAR KUMAR GHOSH Executed by: Self, Date of Execution: 17/04/2025 , Admitted by: Self, Date of Admission: 17/04/2025 ,Place : Office | Photo  17/04/2025 | Finger Print  Captured LTI 17/04/2025 | Signature  17/04/2025 |
| RAMCHANDRAPUR (SOUTH), City:- Rajpur-sonarpur, P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.:: ATxxxxxx2E, Aadhaar No: 21xxxxxxxx9438, Status :Individual, Executed by: Self, Date of Execution: 17/04/2025 , Admitted by: Self, Date of Admission: 17/04/2025 ,Place : Office | | | | |



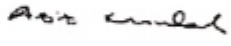
Buyer Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | PHILOMEL CONSTRUCTION 395, BORAL MAIN ROAD, NEAR RANGKAL, City:- Rajpur-sonarpur, P.O:- BORAL, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700084 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AAxxxxxx3E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|--|--|--|---|
| 1 | Name Mr BIJOY GHOSH (Presentant) Son of Late LAL MOHAN GHOSH Date of Execution - 17/04/2025, , Admitted by: Self, Date of Admission: 17/04/2025, Place of Admission of Execution: Office | Photo  Apr 17 2025 3:43PM | Finger Print  Captured LTI 17/04/2025 | Signature  17/04/2025 |
| C/9, RAJNARAYAN PARK, City:- Rajpur-sonarpur, P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: ADxxxxxx3B, Aadhaar No: 40xxxxxxxx1391 Status : Representative, Representative of : PHILOMEL CONSTRUCTION (as PARTNER) | | | | |
| 2 | Name Mr JIBAN GHOSH Son of Late MONINDRA GHOSH Date of Execution - 17/04/2025, , Admitted by: Self, Date of Admission: 17/04/2025, Place of Admission of Execution: Office | Photo  Apr 17 2025 3:43PM | Finger Print  Captured LTI 17/04/2025 | Signature  17/04/2025 |
| 286, SAROJINI APARTMENT, LASKARPUR PURBAPARA, City:- Rajpur-sonarpur, P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: AFxxxxxx1N, Aadhaar No: 98xxxxxxxx0836 Status : Representative, Representative of : PHILOMEL CONSTRUCTION (as PARTNER) | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|---|---|---|
| AZIZ MONDAL Son of Late SAHABUDDIN MONDAL SOUTH KUMRAKHALI, KARBALA, City:- Rajpur-sonarpur, P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 |  17/04/2025 |  Captured 17/04/2025 |  17/04/2025 |
| Identifier Of Mr SAMAR KUMAR GHOSH, Mr RUPAK GHOSH, Mr BIJOY GHOSH, Mr JIBAN GHOSH | | | |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------------|----------------------------------|
| 1 | Mr SAMAR KUMAR GHOSH | PHILOMEL CONSTRUCTION-5.5169 Dec |
| 2 | Mr RUPAK GHOSH | PHILOMEL CONSTRUCTION-5.5169 Dec |

Transfer of property for S1

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------------|---|
| 1 | Mr SAMAR KUMAR GHOSH | PHILOMEL CONSTRUCTION-50.00000000 Sq Ft |
| 2 | Mr RUPAK GHOSH | PHILOMEL CONSTRUCTION-50.00000000 Sq Ft |

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANGGOOGLY-I, Mouza: Ramchandrapur, JI No: 58,
Pin Code : 700103

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|---|--|--|
| L1 | LR Plot No:- 1292, LR Khatian No:- 2941 | Owner:রুপক ঘোষ, Gurdian:সমর , Address:নিজ , Classification:বস্ত, Area:0.04000000 Acre, | Seller is not the recorded Owner as per Applicant. |

Endorsement For Deed Number : I - 160306946 / 2025

On 17-04-2025

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 15:20 hrs on 17-04-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr BIJOY 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 90,43,125/-

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

Execution is admitted on 17/04/2025 by 1. Mr SAMAR KUMAR GHOSH, Son of Late HARAN CHANDRA GHOSH, RAMCHANDRAPUR (SOUTH), P.O: NARENDRAPUR, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession Business, 2. Mr RUPAK GHOSH, Son of Mr SAMAR KUMAR GHOSH, RAMCHANDRAPUR (SOUTH), P.O: NARENDRAPUR, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession Business

Indetified by AZIZ MONDAL, , , Son of Late SAHABUDDIN MONDAL, SOUTH KUMRAKHALI, KARBALA, P.O: NARENDRAPUR, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Muslim, by profession Others

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

Execution is admitted on 17-04-2025 by Mr BIJOY GHOSH, PARTNER, PHILOMEL CONSTRUCTION (Partnership Firm), 395, BORAL MAIN ROAD, NEAR RANGKAL, City:- Rajpur-sonarpur, P.O:- BORAL, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by AZIZ MONDAL, , , Son of Late SAHABUDDIN MONDAL, SOUTH KUMRAKHALI, KARBALA, P.O: NARENDRAPUR, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Muslim, by profession Others

Execution is admitted on 17-04-2025 by Mr JIBAN GHOSH, PARTNER, PHILOMEL CONSTRUCTION (Partnership Firm), 395, BORAL MAIN ROAD, NEAR RANGKAL, City:- Rajpur-sonarpur, P.O:- BORAL, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by AZIZ MONDAL, , , Son of Late SAHABUDDIN MONDAL, SOUTH KUMRAKHALI, KARBALA, P.O: NARENDRAPUR, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Muslim, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 90,477.00/- (A(1) = Rs 90,431.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 90,445/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/04/2025 1:07PM with Govt. Ref. No: 192025260022541368 on 17-04-2025, Amount Rs: 90,445/-, Bank: SBI EPay (SBLePay), Ref. No. 0758838206327 on 17-04-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,52,176/- and Stamp Duty paid by Stamp Rs 500.00/-, by online - Rs 4,51,676/-.

Description of Stamp

1 Stamp, Type: Impressed, Serial no 11522, Amount, Rs.500.00/-, Date of Purchase: 06/04/2025, Vendor name: S DAS

Description of Online Payment using Government Receipt Portal System (GRPS), Finance Department, Govt. of WB

Online on 17/04/2025 1 OTRM with Govt. Ref No: 192025260222541368 on 17-04-2025, Amount Rs. 4,51,676/-.

Bank: SBI EPay (SBIePay), Ref No: 0754838208327 on 17-04-2025, Head of Account 0030-02-103-003-02



Debajish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1603-2025, Page from 180473 to 180502
being No 160306946 for the year 2025.



Dhar

Digitally signed by Debasish Dhar
Date: 2025.04.23 14:51:22 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 23/04/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.