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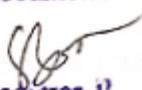


পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

AV 190292

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8-24/88107  
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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-II  
Alipore, South 24-Pargana

02 SEP 2025

### DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE IS MADE on this 2<sup>nd</sup> day of September,  
2025 (Two Thousand and Twenty-Five).

BETWEEN

a. Name of VENDORS

1. **MR. UTTAM KUMAR MAJUMDAR, (PAN - AXWPM9461A) (AADHAAR NO. 8489 2125 5379**, son of Late Bimal Manash Majumdar, by Occupation – Service, residing at 3/43 Azadgarh, Regent Park Circus Avenue Kolkata, WB 700040, 2. **MRS. MILI POLLEY ALIAS MILI POLLEY MAJUMDAR (PAN - AREPP9323J) (AADHAAR NO. 7451 2669 5241)** wife of Uttam Kumar Majumdar, residing at 9, Krishnadhan Kar Lane, Haora Corporation, Santragachi, Hoara, West Bengal 711104, both presently residing at 9, Krishnadhan Kar Lane, P.O. Santragachi, P.S. Chatterjeehat, Howrah – 711104, hereinafter called and referred to as the "**OWNERS/VENDORS**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its man, agent, successor in office, successor and/or successors in interest and assigns) of the **ONE PART.**

AND

b. Name of PURCHASER

**MS. JULIE SARKAR, (PAN - BWJPS3059K), (AADHAAR NO. 8774 4873 3869)**, daughter of Dinesh Majumder, by Faith – Hindu, by Nationality – Indian, residing at 17C, New Santoshpur Main Road, Police Station – Purba Jadabpur, Post Office – Santoshpur, Kolkata – 700075, hereinafter

referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its man, agent, successor in office, successor and/or successors in interest and assigns) of the **SECOND PART.**

**NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

**1. Subject Matter of Conveyance"**

**ALL THAT** piece and parcel of land admeasuring **1 cottahs 9 chittak 27 sqft**, being **Plot No. 'B/23"** measuring net land area of **1152 (One Thousand One Hundred and Fifty Two) Sq. Ft.** out of which a land admeasuring net land area of **698 (Six Hundred and Ninety Eight) Sq. Ft.** comprised in **L.R. Dag No. 784**, and a land **measuring net land area of 454 (Four Hundred and fifty four) Sq. Ft. L.R. Dag No. 784/964**, under **L.R. Khatian No. 1655 & 1654** under the name of **"ARYAN TECHCITY**, lying and situated Mouza - Langalberia, J.L. No. 88, R.S. No. 299, Touzi No. 53, P.S. Sonarpur, District - South 24-Parganas, under Langalberia Gram Panchayat, Kolkata - 700145, more fully mentioned in the schedule below.

**2. Background, Representations, Warranties and Covenants**

**Representations and Warranties Regarding Title:** The Vendors has made the following representations and given the following warranties to the Purchaser regarding title:

**WHEREAS** one Pravat Kumar Ghosh, son of Late Bipin Behari Ghosh, father of Sri Biswajit Ghosh, Sri Aloke Kumar Ghosh, Sri Satyajit Ghosh, Sri Abhijit Ghosh, all (1) to (4) sons of Late Pravat Kumar Ghosh, Smt. Reba Ghosh, daughter of Late Pravat Kumar Ghosh and husband of Smt. Chhaya Rani Ghosh, wife of Late Pravat Kumar Ghosh, during his life time was the absolute recorded Owner of a undivided Plot of land measuring an area of **4 (four) Decimals in L.R. Dag No.781 [out of total land area measuring 22 (twenty two) Decimals in L.R. Dag No.781]** and also entire land area measuring **25 (Twenty Five) Decimals in L.R. Dag No.784/964 i.e. totalling land area 29 (Twenty Nine) Decimals both under L.R. Khatian No. 321** and also other plots of land in other Dags of Mouza-Langalberia, J.L. No.88 and name of the said Pravat Kumar Ghosh, was recorded and published in the L.R. Record of Right vide **L.R. Khatian No.321** of said Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, P.S. Sonarpur, District-South 24 Parganas.

**AND WHEREAS** said Pravat Kumar Ghosh, **died intestate on 18.10.2006**, his undivided recorded land area measuring **4 (four) Decimals in L.R. Dag No.781 and also entire land area measuring 25 (Twenty Five) Decimals in L.R. Dag No.784/964 i.e. totalling land area of 29 (Twenty Nine) Decimals**, both under **L.R. Khatian No.321**, of Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, P.S. Sonarpur, District-South 24 Parganas, Kolkata - 700 145, **was inherited by his four sons** namely Sri Biswajit Ghosh, Sri Aloke Kumar Ghosh, Sri Satyajit Ghosh and Sri Abhijit Ghosh,, one daughter namely Smt. Reba Ghosh and his wife namely Smt. Chhaya

Rani Ghosh as per Hindu Succession Act, 1956 each having undivided  $\frac{1}{3}$ th share of the total property.

**AND WHEREAS** thus the said Sri Biswajit Ghosh, Sri Aloke Kumar Ghosh, Sri Satyajit Ghosh, Sri Abhijit Ghosh, Smt. Reba Ghosh and Smt. Chhaya Rani Ghosh **become the absolute joint Owners** of total land area measuring **29 (Twenty Nine) Decimals** situated at Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, comprising in **L.R. Dag No.781**, undivided land area measuring **4 (four) Decimals** **fout of total land area measuring 22 (Twenty Two) Decimals** in **L.R. Dag No.781**] and also entire land area measuring **25 (Twenty Five) Decimals** in **L.R. Dag No.784/964** i.e. totalling land area **of 29 (Twenty Nine) Decimals**, **both under L.R. Khatian No.321**, within P.S. Sonarpur, District-South 24 Parganas, Kolkata -700 145.

**AND WHEREAS** onc Smt. Manorama Dasi alias Ghosh, wife of Late Bipin Behari Ghosh, Grand Mother of Sri Biswajit Ghosh, Sri Aloke Kumar Ghosh, Sri Satyajit Ghosh, Sri Abhijit Ghosh, Smt. Reba Ghosh and mother-in-law of Smt. Chhaya Rani Ghosh and also mother of Parul Ghosh, Anna Ghosh and Sandhya Ghosh(Dutta), during her life time was the **absolute recorded Owner** of a entire plot of land measuring an area of **33 (Thirty three) Decimals** in **L.R. Dag No.784**, under **L.R. Khatian No. 433** of Mouza-Langalberia, J.L. No.88 and name of the said Smt. Manorama Dasi alias Ghosh, was recorded and published in the **L.R. Record of Right** vide **L.R. Khatian No.433** of said Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, P.S. Sonarpur, District-South 24 Parganas.

**AND WHEREAS** said Smt. Manorama Dasi alias Ghosh, **died intestate** on 10.12.1997, her entire plot of land measuring an area of **33 (Thirty three) Decimals in L.R. Dag No.784, under L.R. Khatian No. 433** of Mouza-Langalberia, J.L. No.88, was inherited by her one son namely Pravat Kumar Ghosh, since deceased and three daughters namely Parul Ghosh, Anna Ghosh and Sandhya Ghosh (Dutta) as per Hindu Succession Act, 1956 and each having undivided  $\frac{1}{4}$ th share of the total land property.

**AND WHEREAS** said Pravat Kumar Ghosh, **died intestate** on 18.10.2006, his undivided  $\frac{1}{4}$ th share of total land area measuring **33 (Thirty three) Decimals in L.R. Dag No.784** of Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, P.S. Sonarpur, District-South 24 Parganas, Kolkata - 700 145, was inherited by his four sons namely Sri Biswajit Ghosh, Sri Aloke Kumar Ghosh, Sri Satyajit Ghosh, Sri Abhijit Ghosh,, one daughter namely Smt. Reba Ghosh and his wife namely Smt. Chhaya Rani Ghosh as per Hindu Succession Act, 1956 each having undivided share of the total property.

**AND WHEREAS** thereafter the said Sri Biswajit Ghosh, Sri Aloke Kumar Ghosh, Sri Satyajit Ghosh, Sri Abhijit Ghosh, Smt. Reba Ghosh, Smt. Chhaya Rani Ghosh, Parul Ghosh, Anna Ghosh and Sandhya Ghosh(Dutta), become the **absolute joint Owners** of total land area measuring **33 (Thirty three) Decimals** situated at Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, **comprising in L.R. Dag No.784, under L.R. Khatian No.433**, P.S. Sonarpur, District-South 24 Parganas, Kolkata - 700 145.

**AND WHEREAS** by virtue of a registered Deed of Sale dated 08.12.2017, said Sri Biswajit Ghosh, Sri Aloke Kumar Ghosh, Sri Satyajit Ghosh, Sri Abhijit

Ghosh, Smt. Reba Ghosh, Smt. Chhaya Rani Ghosh, Parul Ghosh, Anna Ghosh and Sandhya Ghosh(Dutta), **jointly sold**, conveyed, transferred, assigned and granted their total inherited undivided **ALL THAT** piece and parcel of Bastu land area measuring **62 (Sixty two) Decimals comprising in L.R. Dag No.781**, undivided land area measuring **4 (Four) Decimals out of total land area of 22 (Twenty two) Decimals entire L.R. Dag No.784/964**, measuring land area **25 (twenty five) Decimals both under L.R. Khatian Nos.321** and in entire L.R. Dag No.784, measuring land area **33 (Thirty three) Decimals under L.R. Khatian No. 433**, of Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, P.S. Sonarpur, District-South 24 Parganas, Kolkata 700 145, in favour of **ARYAN TENCHNOCON PVT LTD (Vendor therein)**. The said deed was duly registered in the office of D.S.R IV, Alipore South 24 Parganas, recorded into Book No. I, Volume No. 1604-2018, Pages from – 68230 to 68264, Deed No. 02530 for the year 2018.

**AND WHEREAS** thus the **ARYAN TENCHNOCON PVT LTD (Vendor therein)** herein became the **absolute Owner** of total land measuring **62 (Sixty two) Decimals comprising in L.R. Dag No.781**. undivided land area measuring **4 (Four) Decimals out of total land area of 22 (Twenty two) Decimals entire L.R. Dag No.784/964**, measuring land area **25 (Twenty five) Decimals both under L.R. Khatian No.321** and in entire **L.R. Dag No.784**, measuring land area **33 (Thirty three) Decimals under L.R. Khatian No. 433**, of Mouza Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, P.S. Sonarpur, District-South 24 Parganas, Kolkata 700 145 and exercising the rights of ownership thereto and free from all encumbrances.

**AND WHEREAS** all the plot of land of the **VENDOR therein** is adjacent to each other and accordingly the **VENDOR therein** developed the entire plot of land for the sale to the intending Purchaser and the vendor herein divided and fragmented the entire plot of land into several small demarcated plots of land showing the road therein for egress and ingress and every plot of land is now well demarcated and the entire project is known as "**ARYAN TECHCITY**".

**AND WHEREAS** by Virtue of a Deed of Conveyance dated 11<sup>th</sup> March, 2019, the said **ARYAN TENCHNOCON PVT LTD** sold, transferred & conveyed **ALL THAT** one Plot of land being **Plot No. 'B/23'** measuring net land area of **1152 (One Thousand one hundred and fifty two) Sq.ft. under "ARYAN TECHCITY"** situated in Mouza -Langalberia, J.L. No.88, R.S. No. 299, Touzi No.53, comprising in **L.R. Dag No.784** measuring net land area of **698 (Six hundred and ninety eight) Sq.ft. under L.R. Khatian No.433**, and in **L.R. Dag No.784/964** measuring net land area of **454 (Four Hundred and fifty four) Sq.ft. under L.R. Khatian No.321** i.e. totaling net land area of **two Dags measuring 1152 (One Thousand one hundred and fifty two) Sq.ft. P.S.** Sonarpur, District - South 24 Parganas, under Langalberia Gram Panchayet Kolkata-700 145 in favour of **Mr. Uttam Kumar Majumdar and Mili Polly alias Mili Polley Majumder (Vendor herein)**. The said Deed was duly registered in the Office of the D.S.R IV, South 24-Parganas, which was duly recorded in Book No. 1, Volume No. 1604-2019, Pages from 49596 to 49622, Being No. 01473 for the year 2019.

**AND WHEREAS** after acquiring the said land, the said Mr. Uttam Kumar Majumdar recorded his name in the Records of L.R. under Khatian No: 1654 and peacefully enjoying the said land.

**AND WHEREAS** after acquiring the said land, the said Mili Polly alias Mili Polley Majumder recorded his name in the Records of L.R. under Khatian No: 1655, and peacefully enjoying the said land.

**AND WHEREAS** as agreed by and between the parties hereto, the Vendor is executing this Conveyance of **ALL THAT** piece and parcel of land admeasuring **1(One) cottahs 9(Nine) chittak 27(Twenty-Seven) Sq.ft**, being **Plot No. 'B/23'** measuring net land area of **1152 (One Thousand One Hundred and Fifty-Two) Sq. Ft.** out of which a land admeasuring net land area of **698 (Six Hundred and Ninety Eight) Sq. Ft.** comprised in **L.R. Dag No. 784**, and a land measuring net land area of **454 (Four Hundred and fifty four) Sq. Ft.** **L.R. Dag No. 784/964**, under **L.R. Khatian No. 1655 & 1654** under the name of "**ARYAN TECHCITY**", lying and situated Mouza - Langalberia, J.L. No. 88, R.S. No. 299, Touzi No. 53, P.S. Sonarpur, District - South 24-Parganas, under Langalberia Gram Panchayat, Kolkata - 700145, in favour of **JULIE SARKAR** for a total consideration of **Rs. 8,00,000/- (Rupess Eight Lakhs only)**.

**Representations, Warranties and Covenants Regarding Encumbrances:**

The Vendors represents, warrants and covenants regarding encumbrances as follows:

- i. **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition requisition or vesting of the said property and declares that the said Properties is not affected by any scheme of the Panchayat Authority or Government or Statutory Body.
  
- ii. **No Encumbrance by Act of Vendor:** The Vendors has not any time, done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Properties or any part thereof can or may be impeached, encumbered or affected in title. And the Vendors herein willing to transfer its rights, interest and shall handover the possession peacefully in future to make the property free from encumbrances and marketable title.
  
- iii. **Right, Power and Authority to Sell:** The Vendors has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said properties to the purchaser.
  
- iv. **No Dues:** No Khajna in respect of the Said Properties is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.

v. **No Right of Pre-emption:** No person or persons whosoever have/had/has any right of pre-emption over and in respect of the Said Properties or any part thereof.

vi. **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Properties or any part thereof.

vii. **Free From All Encumbrances:** The said properties is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendes, debutter, wakf, trusts, prohibitions, Income Tax Attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitable claiming any estate or interest therein through, under or in trust for the Vendors or the Vendor's predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.

viii. **No Personal Guarantee:** The Said Properties is not affected by or subject to any personal guarantee for securing any financial accommodation.

ix. **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority, prohibiting the Vendors from selling, transferring and/or alienating the Said Property or any part thereof.

### **3. Basic Understanding**

a. **Sale and Purchase:** The basic understanding between the Parties is that the Vendor herein will sell the undivided share in the properties to the Purchaser herein shall handover the schedule property peacefully to the purchaser, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with khas, vacant, peaceful and physical possession and the purchaser will purchase the same on the representations, warranties and covenants.

### **4. Transfer**

**Hereby Made:** The Vendors hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Properties, more fully described in the Schedules below, of **ALL THAT** piece and parcel of land admeasuring **1(One) cottahs 9(Nine) chittak 27(Twenty-Seven) Sq.ft**, being **Plot No. 'B/23'** measuring net land area of **1152 (One Thousand One Hundred and Fifty Two) Sq. Ft.** out of which a land admeasuring net land area of **698 (Six Hundred and Ninety Eight) Sq. Ft.** comprised in **L.R. Dag No. 784**, and a land measuring net land area of **454 (Four Hundred and fifty four) Sq. Ft.** **L.R. Dag No.**

784/964, under L.R. Khatian No. 1655 & 1654 under the name of "ARYAN TECHCITY, lying and situated Mouza - Langalberia, J.L. No. 88, R.S. No. 299, Touzi No. 53, P.S. Sonarpur, District - South 24-Parganas, under Langalberia Gram Panchayat, Kolkata - 700145, morefully described in the **SCHEDULE** hereunder (**Said Properties**) more fully described in the **Schedule** below and **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Proper and appurtenances and inheritances for access and user thereof, free from all encumbrances.

a. **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of **Rs. 8,00,000/- (Rupees Eight Lakhs Only)** paid by the purchaser to the Vendors for transferring its right in future and shall handover the possession of the schedule property, receipt of which, the vendors hereby as well as by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

## 5. Terms of Transfer

a. **Salient Terms:** The transfer being effected by this Conveyance is:

- i. **Sale:** a sale within the meaning of the Transfer of Property Act, 1882
- ii. **Absolute:** absolute, irreversible and perpetual.

iii. **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, debutter, wakf, trusts, prohibitions, Income Tax Attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitable claiming any estate or interest therein through, under or in trust for the Vendors or the Vendor's predecessors-in-title.

iv. **Together with All Other Appurtenances:** together with all other rights the vendor has in the Said Properties and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Properties.

**b. Subject to:** The transfer being effected by this Conveyance is subject to:

i. **Indemnification by Vendors:** express indemnification by the Vendors about the correctness of the Vendor's title, vendors authority to sell and non-existence of any encumbrances on the said properties, which if found defective or untrue at any time, the vendors shall, at all times hereafter, at the costs, expenses, risks and responsibility of themselves shall, forthwith take all necessary steps to remove and/or rectify. To this effect, the

vendors hereby covenants that the vendors or any person claiming under the vendors in law, trusts and equity shall at all times hereafter, indemnify and keep indemnified, the purchaser and/or the purchaser's successor-in-interest and assigns of, from and against any loss, damage, costs, charges, and expenses which may be suffered by the Purchaser and/or the purchaser's successor-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the vendors.

- ii. **Transfer of Property Act:** All obligations and duties of Vendors and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- iii. **Delivery of Possession:** Khas, vacant, peaceful and physical possession of the Said Property shall be handed over to the purchaser by the Vendors.
- iv. **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

v. **Holding Possession:** The vendors hereby covenants that the purchaser and the purchaser's successor-in-interest and assigns, shall and may from time to time and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Properties and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the vendors.

vi. **No Objection to Mutation and Conversion:** The Vendors covenants, confirms and declares that (1) the purchaser shall be fully entitled to mutate the purchaser's name in all public and statutory records and the vendors hereby expressly (a) consents to the same (b) appoints the purchaser as the constituted attorney of the vendors and empowers and authorizes the purchaser to sign all papers and documents and take all steps whatsoever and howsoever in this regard and (2) the vendors is fully aware that the purchaser shall convert the nature of use and

classification of the said property and the purchaser shall be fully entitled to do the same in all public and statutory records and the vendors hereby expressly (a) consents to the same (b) appoints the purchaser as the constituted attorney of the vendors and empowers and authorizes the purchaser to sign all papers and documents and take all steps whatsoever and howsoever in this regard. Notwithstanding such grant of power and authorities, the vendors undertakes to cooperate with the purchaser in all respect to cause mutation of the said property in the name of the purchaser and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.

vii. **Further Acts:** The Vendors hereby covenants that the Vendors or any person claiming under him/her, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the said property unto in favour of the purchaser.

**FIRST SCHEDULE**

**(SUBJECT MATTER OF THIS CONVEYANCE)**

**ALL THAT** piece and parcel of land admeasuring 1(One) cottahs 9(Nine) chittak 27(Twenty-Seven) Sq.ft, being Plot No. 'B/23" measuring net land area of 1152 (One Thousand One Hundred and Fifty Two) Sq. Ft. out of which a land admeasuring net land area of 698 (Six Hundred and Ninety Eight) Sq. Ft. comprised in L.R. Dag No. 784, and a land measuring net land area of 454 (Four Hundred and fifty four) Sq. Ft. L.R. Dag No. 784/964, under L.R. Khatian No. 1655 & 1654 under the name of "ARYAN Project TECHCITY, lying and situated Mouza - Langalberia, J.L. No. 88, R.S. No. 299, Touzi No. 53, P.S. Sonarpur, District - South 24-Parganas, under Langalberia Gram Panchayat, Kolkata - 700145

**TOGETHER WITH** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Proper and appurtenances and inheritances for access and user thereof, free from all encumbrances and the same is butted and bounded by: -

**On the North:** PLOT NO. B/21;

**On the East:** land of others;

**On the South:** 20'-0' wide Kancha Road;;

**On the West:** PLOT NO. B/22;

IN WITNESS WHEREOF the Parties have executed and delivered this  
Conveyance on the date mentioned above.

**VENDORS:**

1. Arya Banerjee  
2 Hare Street, Nicco House, Kol-01

Uttam Kumar Majumdar

MR. UTTAM KUMAR MAJUMDAR

Mili Polley Majumdar

MRS. MILI POLLEY MAJUMDAR

**PURCHASER:**

1. Rupnath Mullick  
Zold Post Office, Kol-01

Julie Sarkar

JULIE SARKAR

**Drafted and Prepared in Our Office:**

  
For SKB & Associates

(Solicitor & Advocates)  
Nicco House, 4<sup>th</sup> Floor  
2, Hare Street, Kolkata - 700001  
High Court, Calcutta  
Enrolment No. F/4192/2022

### MEMO OF CONSIDERATION

Received Rs. 8,00,000/- (Rupees eight Lakhs Only) out of the total consideration from the above-named Purchaser.

Mode	Date	Bank	Favouring	Amount
Cheque vide no: 001305	7/06/2025	HDFC	MILLI POLLEY MAJUNDER	50,000/-
Cheque vide no: 001306	7/06/2025	HDFC	UTTAM KUMAR MAJUMDER	50,000/-
NEFT	1/09/2025		MILLI POLLEY MAJUNDER	7,00,000/-
Total Consideration				

AMOUNT IN WORDS - Rupees Eight Lakhs Only

Witnesses:

1. Aya Baniju
2. Rupnath Mullick

Uttam Kumar Majumder

Milli Polley Majunder

Vendors



Mr. Chandan Rajendra

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Mrs. Polley Nigam

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Julie Sonika

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

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



192025260245374088

Details  
 BRN Date:

BRN: 4569072311423  
 Gateway Ref ID: 252445478327  
 GRIPS Payment ID: 010920252024537407  
 Payment Status: Successful

Payment Mode: SBI Epay  
 Bank/Gateway: SBIEPay Payment Gateway  
 BRN Date: 01-09-2025 19:19:38  
 Method: HDFC Bank - Retail NB  
 Payment Init. Date: 01/09/2025 19:19:24  
 Payment Ref. No: 20024881074/2025

(Query No. \* Query Year)

Depositor Details

Depositor's Name: Mr JULIE SARKAR  
 Address: 17C, NEW SANTOSH PUR MAIN ROAD, KOLKATA - 700075  
 Mobile: 9748003669  
 Period From (dd/mm/yyyy): 01/09/2025  
 Period To (dd/mm/yyyy): 01/09/2025  
 Payment Ref ID: 20024881074/2025  
 Dept Ref ID/DRN: 20024881074/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	20024881074/2025	Property Registration- Stamp duty	0030-02-103-003-02	30000
2	20024881074/2025	Property Registration- Registration Fees	0030-03-104-001-16	8320
Total				48320

IN WORDS: FORTY EIGHT THOUSAND THREE HUNDRED TWENTY ONLY.



Scanned with OKEN Scanner

### Major Information of the Deed

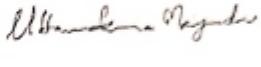
Deed No :	1-1602-13215/2025	Date of Registration	02/09/2025
Deed No / Year	1602-2002488107/2025	Office where deed is registered	
Deed Date	01/09/2025 1:44:22 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address Other Details	SKB AND ASSOCIATES NICCO HOUSE, 4TH FLOOR, 2, HARE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7439615992, Status : Advocate		
Transaction [0/01] Sale, Sale Document		Additional Transaction [4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value Rs. 8,00,000/-		Market Value Rs. 8,00,000/-	
Stamp Duty Paid (SD) Rs. 40,020/- (Article:23)		Registration Fee Paid Rs. 8,432/- (Article:A(1), E)	
Remarks			

### Land Details :

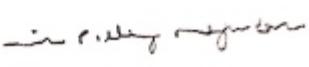
District: South 24-Parganas, P.S.: Sonarpur, Gram Panchayat: LANGALBERIA, Mouza: Langalberia, JI No: 88, Pin Code : 700145

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1 :-)	LR-784 (RS :-)	LR-1655	Bastu	Shali	349 Sq Ft	2,00,000/-	2,00,000/-	Width of Approach Road: 20 Ft.,
L2 :-)	LR-784/964 (RS :-)	LR-1655	Bastu	Shali	227 Sq Ft	2,00,000/-	2,00,000/-	Width of Approach Road: 20 Ft.,
L3 :-)	LR-784 (RS :-)	LR-1654	Bastu	Shali	349 Sq Ft	2,00,000/-	2,00,000/-	Width of Approach Road: 20 Ft.,
L4 :-)	LR-784/964 (RS :-)	LR-1654	Bastu	Shali	227 Sq Ft	2,00,000/-	2,00,000/-	Width of Approach Road: 20 Ft.,
	TOTAL :				2.64Dec	8,00,000/-	8,00,000/-	
	Grand Total :				2.64Dec	8,00,000/-	8,00,000/-	

Details :  
Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Mr UTTAM KUMAR MAJUMDAR Son of Late BIMAL MANASH MAJUMDAR Executed by: Self, Date of Execution: 02/09/2025 , Admitted by: Self, Date of Admission: 02/09/2025 ,Place : Office		 Captured	

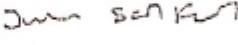
3/43 AZADGARH, City:- Kolkata, P.O:- REGENT PARK, P.S:-Regent Park, District:-Kolkata, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.: AXxxxxxx1A, Aadhaar No: 84xxxxxxxx5379, Status :Individual, Executed by: Self, Date of Execution: 02/09/2025 , Admitted by: Self, Date of Admission: 02/09/2025 ,Place : Office

Name	Photo	Finger Print	Signature
Mrs MILI POLLEY MAJUMDAR Daughter of Mr JOYDEEP POLLEY Executed by: Self, Date of Execution: 02/09/2025 , Admitted by: Self, Date of Admission: 02/09/2025 ,Place : Office		 Captured	

KRISHNADHAN KAR LANE, City:- Not Specified, P.O:- SARAT CHATTERJEE ROAD, P.S:-Santragachi, District:-Howrah, West Bengal, India, PIN:- 711104 Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.: ARxxxxxx3J, Aadhaar No: 74xxxxxxxx5241, Status :Individual, Executed by: Self, Date of Execution: 02/09/2025 , Admitted by: Self, Date of Admission: 02/09/2025 ,Place : Office

#### Buyer Details :

Name,Address,Photo,Finger print and Signature

SI No	Name	Photo	Finger Print	Signature
1	Ms JULIE SARKAR (Presentant) Daughter of Mr DINESH MAJUMDAR Executed by: Self, Date of Execution: 02/09/2025 , Admitted by: Self, Date of Admission: 02/09/2025 ,Place : Office		 Captured	

Owner of Mr. DINESH MAJUMDAR City: Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:-XX-XX-1XX5, PAN No.:: BWxxxxxx9K, Aadhaar No: 87xxxxxxxx3869, Status :Individual, Executed by: Self, Date of Execution: 02/09/2025  
Submitted by: Self, Date of Admission: 02/09/2025, Place : Office

Kathaamaller Details :		Photo	Finger Print	Signature
for ANINDITA PANTU Owner of Mr. S PANTU HARE STREET, NICCO HOUSE, 4TH FLOOR, City:- Kolkata, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001		 Captured		
	02/09/2025	02/09/2025	02/09/2025	

Identifier Of Mr UTTAM KUMAR MAJUMDAR, Mrs MILI POLLEY MAJUMDAR, Ms JULIE SARKAR

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr UTTAM KUMAR MAJUMDAR	Ms JULIE SARKAR-0.799793 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr UTTAM KUMAR MAJUMDAR	Ms JULIE SARKAR-0.520209 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr UTTAM KUMAR MAJUMDAR	Ms JULIE SARKAR-0.799793 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mrs MILI POLLEY MAJUMDAR	Ms JULIE SARKAR-0.520209 Dec

### Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: LANGALBERIA, Mouza: Langalberia, JI No: 88, Pin Code : 700145

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 784, LR Khatian No:- 1655	Owner:মিলি লাল পলে মিলি লাল মনোবৰ, Gurdian:মিলি, Address:মিলি, Classification:গার্হ, Acre,	Mrs MILI POLLEY MAJUMDAR
L2	LR Plot No:- 784/964, LR Khatian No:- 1655	Owner:মিলি লাল পলে মিলি লাল মনোবৰ, Gurdian:মিলি, Address:মিলি, Classification:গার্হ, Area:0.01000000 Acre,	Mrs MILI POLLEY MAJUMDAR

L3	LR Plot No:- 784, LR Khatian No:- 1654	Owner: উত্তম কুমার মজুমদার, Gurdian: নিম্নলিখিত, Address: নিম্নলিখিত, Classification: শাস্তি, Area: 0.01000000 Acre,	Mr UTTAM KUMAR MAJUMDAR
L4	LR Plot No:- 784/964, LR Khatian No:- 1654	Owner: উত্তম কুমার মজুমদার, Gurdian: নিম্নলিখিত, Address: নিম্নলিখিত, Classification: শাস্তি,	Mr UTTAM KUMAR MAJUMDAR

Endorsement For Deed Number : I - 160213215 / 2025

On 02-09-2025

**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 13:07 hrs on 02-09-2025, at the Office of the D.S.R. -I SOUTH 24-PARGANAS by Ms JULIE SARKAR ,Claimant.

**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 8,00,000/-

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

Execution is admitted on 02/09/2025 by 1. Mr UTTAM KUMAR MAJUMDAR, Son of Late BIMAL MANASH MAJUMDAR, 3/43 AZADGARH, P.O: REGENT PARK, Thana: Regent Park, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Service, 2. Mrs MILI POLLEY MAJUMDAR, Daughter of Mr JOYDEEP POLLEY, KRISHNADHAN KAR LANE, P.O: SARAT CHATTERJEE ROAD, Thana: Santragachi, , Howrah, WEST BENGAL, India, PIN - 711104, by caste Hindu, by Profession Advocate, 3. Ms JULIE SARKAR, Daughter of Mr DINESH MAJUMDAR, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by Profession Service

Identified by Ms ANINDITA PANTU, , Daughter of Mr S PANTU, 2 HARE STREET, NICCO HOUSE, 4TH FLOOR, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 8,432.00/- ( A(1) = Rs 8,000.00/- ,E = Rs 400.00/-,H = Rs 28.00/-,M(b) = Rs 4.00/- ) and Registration Fees paid by , by Cash Rs 32.00/-, by online = Rs 8,400/- Online on 01/09/2025 7:19PM with Govt. Ref. No: 192025260245374088 on 01-09-2025, Amount Rs: 8,400/-, Bank: SBI EPay ( SBlePay), Ref. No. 4569072311423 on 01-09-2025, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 39,920/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 190292, Amount: Rs.100.00/-, Date of Purchase: 16/05/2025, Vendor name:

Sipra Dey

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/09/2025 7:19PM with Govt. Ref. No: 192025260245374088 on 01-09-2025, Amount Rs: 39,920/-, Bank: SBI EPay ( SBlePay), Ref. No. 4569072311423 on 01-09-2025, Head of Account 0030-02-103-003-02



Suman Basu  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. -I SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2025, Page from 622227 to 622256

being No 160213215 for the year 2025.



Digitally signed by SUMAN BASU  
Date: 2025.09.18 19.01.21 +05:30  
Reason: Digital Signing of Deed.

(Suman Basu) 18/09/2025

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS

West Bengal.