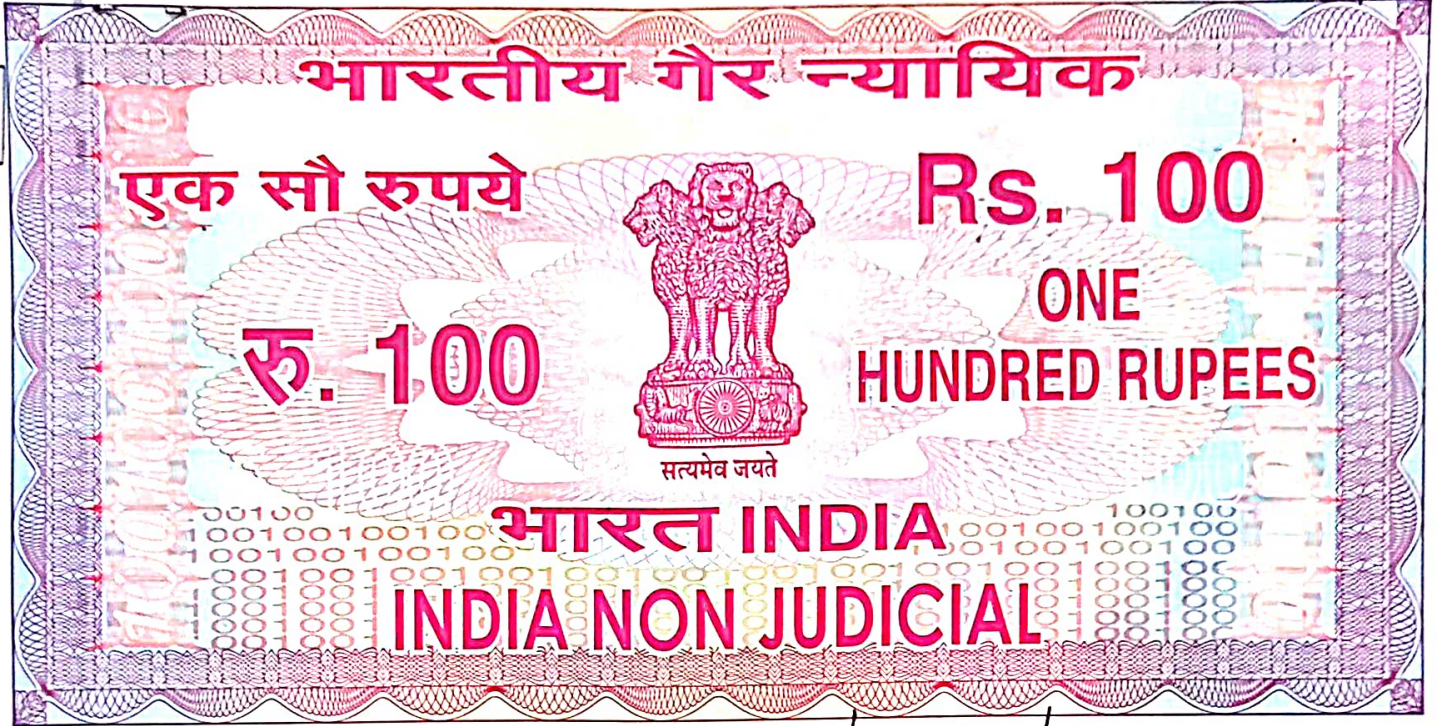


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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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AS 616773

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet or sheets attached with this document are the part of this documents.

[Signature]

Additional District Sub-Registrar
Rajarhat New Town, North 24-Pgs.

24 JUL 2024

THIS DEED OF CONVEYANCE

Made this the 24th day of July, 2024

[Two Thousand Twenty Four]

BETWEEN

91611

No.
Name

SUPROTIM SAHA
ADVOCATE
JUDGES COURT BARAHAT

Address

Re.

Kolkata Collectorate
11, Netaji Subhas Rd.,
Kolkata-1

Kr. Saha
Licensed Stamp
Vendor

11/2 JUL 2024



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

12 4 JUL 2024

SRI SUROJIT GHOSH (PAN
son of Swapan Ghosh, br
Nationality - Indian, r
under Police Station
State - West Ben
expression
deemed
ren

SRI SUROJIT GHOSH [PAN ARGPG3331D] [AADHAAR 7424 1897 1334], son of Swapan Ghosh, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at Hatiara Bus Stand, Post Office - Hatiara, under Police Station - New Town, District North 24-Parganas, PIN - 700 157, State - West Bengal, hereinafter referred to and called as the **VENDOR** [which 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/or assigns] of the **ONE PART**;

AND

VASUNDHARA CONSTRUCTION [PAN AATFV1728P], a Partnership Firm, having its Office at DC-104, Narayantala [West], Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, represented by one of its **Partners** and **Authorized Signatory** namely **SRI AJAY GHOSH [PAN ANHPG0136D] [AADHAAR 5441 7111 2288]**, son of Sri Lakshmi Narayan Ghosh, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at DC-104, Narayantala [West], Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, hereinafter referred to and called as the **PURCHASER** [which expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, administrators, legal representatives successors-in-office and assigns] of the **OTHER PART**;

WHEREAS:

- A. That, by a **Saf Bikray Kobala** dated the **10th** day of **June, 1983**, one **SRI NANDA LAL DHAR** and **Others**, therein referred to and called as the **Vendors** of the **One Part** due to their urgent requirement of lawful money jointly sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece and parcel of a plot of land classified as **BAGAN** measuring about **8¼ Satak** more or less equivalent to **5 [five] Cottahs 0 [zero] Chittack 1 [one] Square Feet** more or less, lying and situated at **Mouza - HATIARA, J. L. No. 14, Re. Sa. No. 188, Touzi No. 174**, comprised in C. S. Dag No. 4085 corresponding to **R. S. Dag No. 4091** appertaining to C. S. Khatian No. 1282 corresponding to **R. S. Khatian No. 1381**, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, Dum Dum, under Police Station - Rajarhat, District 24-Parganas, unto and in favour of one **SRIMATI BINAPANI SAHA**, wife of Sri Chitta Ranjan Saha, therein referred to and called as the **Purchaser** of the **Other Part**, which was duly registered with the Office of the Sub-Registrar at Cossipore, Dum Dum and recorded in **Book No. I, Being No. 6001** for the year **1983**, against

Sri Surojit Ghosh

Ajay Ghosh

the consideration mentioned therein and thus handed over the peaceful, vacant and physical possession of the aforesaid property absolutely and forever;

- B. That, by virtue of aforesaid **Saf Bikray Kobala**, while thus said **SRIMATI BINAPANI SAHA**, wife of **Sri Chitta Ranjan Saha**, enjoying the aforesaid property as the sole and absolute owner and thus out of love, affection and confidence by a **Deed of Gift** dated the **7th day of Aswin, 1397 B. S.** corresponding to **24th day of September, 1990**, said **SRIMATI BINAPANI SAHA**, wife of **Sri Chitta Ranjan Saha**, therein referred to and called as the **Donor** of the **One Part** voluntarily gifted, granted, transferred, assigned and assured **ALL THAT** piece and parcel of a plot of land classified as **BAGAN** and identified as **Scheme Plot Nos. "31" and "32"** measuring about **8¼ Satak** more or less equivalent to **5 [five] Cottahs 0 [zero] Chittack 1 [one] Square Feet** more or less, lying and situated at **Mouza - HATIARA, J. L. No. 14, Re. Sa. No. 188, Touzi No. 174**, comprised in **C. S. Dag No. 4085** corresponding to **R. S. Dag No. 4091** appertaining to **C. S. Khatian No. 1282** corresponding to **R. S. Khatian No. 1381**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhannagar [Salt Lake City], under Police Station - Rajarhat, District 24-Parganas, towards **her own daughter** namely **SRIMATI TANDRA SAHA**, wife of **Sri Biman Bihari Saha**, therein referred to and called as the **Donee** of the **Other Part**, which was duly registered with the Office of the District Registrar of the District North 24-Parganas at Barasat and recorded in Book No. I, Volume No. 152, Pages from 79 to 84, **Being No. 7988** for the year **1990**, and thus handed over the peaceful, vacant and physical possession of the aforesaid property absolutely and forever;
- C. That, by virtue of aforesaid Deed of Gift, said **SRIMATI TANDRA SAHA**, wife of **Sri Biman Bihari Saha**, became the sole and absolute owner of aforesaid property and thus recorded her name with the **Office** of the **B. L. & L. R. O.** and her name have been recorded under **L. R. Khatian No. 7327**, in respect of **L. R. Dag/Plot No. 4091** and also changed the character of land from **Classification: "BAGAN"** to **Classification: "BASTU"** vide **Memo No. 387/BL BLO/RAJ/2024** dated **15/03/2024** and also mutated her name with the **Office** of the **Rajarhat Gopalpur Municipality** and her name have been recorded under **Municipal Holding No. A/S/216/98** and thereafter mutated her name with the **Office** of the **Bidhannagar Municipal Corporation** and her name have been recorded under **Municipal Holding No. 245**, being **Assessee No. 20033115330** and used to pay proper tax and other outgoings against her name in respect of aforesaid property regularly and punctually;

- D. That, by virtue of aforesaid **Deed of Gift and mutation** as well, said **SRIMATI TANDRA SAHA**, wife of Sri Biman Bihari Saha, became the sole and absolute recorded owner of **ALL THAT** piece and parcel of a plot of land classified as "**BASTU**" and identified as **Scheme Plot Nos. "31" and "32"** measuring about **8¼ Satak** more or less equivalent to **5 [five] Cottahs 0 [zero] Chittack 1 [one] Square Feet** more or less **TOGETHER WITH** a residential **Roof Tiles Shed with Cemented Flooring** measuring about **100 [one hundred] Square feet** more or less, lying and situated at **Mouza - HATIARA, J. L. No. 14, Re. Sa. No. 188, Touzi No. 174**, comprised in **C. S. Dag No. 4085** corresponding to **R. S. and L. R. Dag No. 4091** appertaining to **C. S. Khatian No. 1282** corresponding to **R. S. Khatian No. 1381** corresponding to **L. R. Khatian No. 7327**, within the local limits of **Office of the Ward No. 11 of the Rajarhat Gopalpur Municipality**, being **Municipal Holding No. A/S/216/98**, presently under **Bidhannagar Municipal Corporation**, being **Municipal Holding No. 245**, being **Assessee No. 20033115330**, **Road Name: Sardarpara (Hatiara)**, **Post Office - Hatiara**, within the jurisdiction of the **Office of the Additional District Sub-Registrar**, previously at **Bidhannagar [Salt Lake City]** and presently at **Rajarhat, New Town**, under **Police Station - Rajarhat [old] New Town [new]**, **District North 24-Parganas, PIN - 700 157, State - West Bengal**;
- E. That, during the course of enjoyment, due to urgent requirement of lawful money by a **Deed of Conveyance** dated the **30th day of April, 2024**, said **SRIMATI TANDRA SAHA**, wife of Sri Biman Bihari Saha, therein referred to and called as the **Vendor** of the **One Part** had sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece and parcel of portion of plot of land measuring about **4 [four] Cottahs 0 [zero] Chittack 1 [one] Square Feet** more or less which is **undivided and un-demarcated 4/5 [four fifth] share** and portion of plot of land measuring about **1 [one] Cottah 0 [zero] Chittack 0 [zero] Square Feet** more or less which is **undivided and un-demarcated 1/5 [one fifth] share** of total plot of land classified as "**BASTU**" and identified as **Scheme Plot Nos. "31" and "32"** measuring about **8¼ Satak** more or less equivalent to **5 [five] Cottahs 0 [zero] Chittack 1 [one] Square Feet** more or less **TOGETHER WITH** a residential **Roof Tiles Shed with Cemented Flooring** measuring about **100 [one hundred] Square feet** more or less, lying and situated at **Mouza - HATIARA, J. L. No. 14, Re. Sa. No. 188, Touzi No. 174**, comprised in **C. S. Dag No. 4085** corresponding to **R. S. and L. R. Dag No. 4091** appertaining to **C. S. Khatian No. 1282** corresponding to **R. S. Khatian No. 1381** corresponding to **L. R. Khatian No. 7327**, within the local limits of **Office of the Ward No. 11 of the Rajarhat Gopalpur Municipality**, being

Municipal Holding No. A/S/216/98, presently under Bidhannagar Municipal Corporation, being Municipal Holding No. 245, being Assessee No. 20033115330, Road Name: Sardarpara (Hatilara), Post Office - Hatilara, within the jurisdiction of the Office of the Additional District Sub-Registrar, previously at Bidhannagar [Salt Lake City] and presently at Rajarhat, New Town, under Police Station - Rajarhat [old] New Town [new], District North 24-Parganas, PIN - 700 157, State - West Bengal, unto and in favour of [1] **VASUNDHARA CONSTRUCTION**, a Partnership Firm, having its Office at DC-104, Narayantala [West], Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, represented by one of its **Partners** and **Authorized Signatory** namely **SRI AJAY GHOSH**, son of Sri Lakshmi Narayan Ghosh and [2] **SRI SUROJIT GHOSH**, son of Swapan Ghosh, therein referred to and called as the **Purchasers** of the **Other Part** and the **Purchaser** and **Vendor** herein respectively, which was duly registered with the Office of the Additional District Sub-Registrar at Rajarhat, New Town and recorded in Book No. I, Volume No. 1523-2024, Pages from 324133 to 324158, **Being No. 152309202** for the year **2024**, against the considerations mentioned therein and thus handed over the peaceful, vacant and physical possession of the aforesaid property absolutely and forever;

- F. That, by virtue of aforesaid Deed, said **VASUNDHARA CONSTRUCTION**, the **Purchaser** herein became the sole and absolute owner of **ALL THAT** piece and parcel of portion of plot of land measuring about **4 [four] Cottahs 0 [zero] Chittack 1 [one] Square Feet** more or less **TOGETHER WITH** a portion of residential Roof Tiles Shed with **Cemented Flooring** measuring about **80 [eighty] Square feet** more or less which is **undivided and un-demarcated 4/5 [four fifth] share** of total plot of land classified as "**BASTU**" and identified as **Scheme Plot Nos. "31" and "32"** measuring about **8¼ Satak** more or less equivalent to **5 [five] Cottahs 0 [zero] Chittack 1 [one] Square Feet** more or less **TOGETHER WITH** a residential Roof Tiles Shed with **Cemented Flooring** measuring about **100 [one hundred] Square feet** more or less, lying and situated at **Mouza - HATIARA, J. L. No. 14, Re. Sa. No. 188, Touzi No. 174**, comprised in C. S. Dag No. 4085 corresponding to R. S. and L. R. Dag No. 4091 appertaining to C. S. Khatian No. 1282 corresponding to R. S. Khatian No. 1381 corresponding to L. R. Khatian No. 7327, within the local limits of **Office of the Ward No. 11 of the Rajarhat Gopalpur Municipality**, being **Municipal Holding No. A/S/216/98**, presently under **Bidhannagar Municipal Corporation**, being **Municipal Holding No. 245**, being **Assessee No. 20033115330**, **Road Name: Sardarpara (Hatilara)**, **Post Office - Hatilara**, within the jurisdiction of the Office of

the Additional District Sub-Registrar, previously at Bidhannagar [Salt Lake City] and presently at Rajarhat, New Town, under Police Station - Rajarhat [old] New Town [new], District North 24-Parganas, PIN - 700 157, State - West Bengal;

- G. That, by virtue of aforesaid Deed of Conveyance, said **SRI SUROJIT GHOSH**, son of Swapan Ghosh, the **Vendor** herein, became the sole and absolute owner of **ALL THAT** piece and parcel of portion of plot of land measuring about 1 [one] Cottah 0 [zero] Chittack 0 [zero] Square Feet more or less **TOGETHER WITH** a portion of residential Roof Tiles Shed with **Cemented Flooring** measuring about 20 [twenty] Square feet more or less which is **undivided and un-demarcated** 1/5 [one fifth] share of total plot of land classified as "**BASTU**" and identified as **Scheme Plot Nos. "31" and "32"** measuring about 8¼ Satak more or less equivalent to 5 [five] Cottahs 0 [zero] Chittack 1 [one] Square Feet more or less **TOGETHER WITH** a residential Roof Tiles Shed with **Cemented Flooring** measuring about 100 [one hundred] Square feet more or less, lying and situated at **Mouza - HATIARA, J. L. No. 14, Re. Sa. No. 188, Touzi No. 174**, comprised in C. S. Dag No. 4085 corresponding to R. S. and L. R. Dag No. 4091 appertaining to C. S. Khatian No. 1282 corresponding to R. S. Khatian No. 1381 corresponding to L. R. Khatian No. 7327, within the local limits of Office of the Ward No. 11 of the **Rajarhat Gopalpur Municipality**, being **Municipal Holding No. A/S/216/98**, presently under **Bidhannagar Municipal Corporation**, being **Municipal Holding No. 245**, being **Assessee No. 20033115330**, **Road Name: Sardarpara (Hatiara), Post Office - Hatiara**, within the jurisdiction of the Office of the Additional District Sub-Registrar, previously at Bidhannagar [Salt Lake City] and presently at Rajarhat, New Town, under Police Station - Rajarhat [old] New Town [new], District North 24-Parganas, PIN - 700 157, State - West Bengal, hereinafter referred to and called as the "**SAID PROPERTY**" together with the all sorts of easement right of the common passage leading to the said plot of land, specifically and particularly mentioned in the Schedule written hereunder and thus the Vendor herein seized and possessed of or otherwise well and sufficiently entitled to diverge the same absolutely forever and free from all sort of encumbrances, attachments, liens, lispendens, alignments, requisitions, acquisitions and liabilities whatsoever and the Vendor herein sufficiently entitled to deal with the said plot of land specifically and particularly mentioned in the Schedule written hereunder;
- H. The Vendor herein acquired good clear title, full power and absolute authority towards the said plot of land and all sorts of easement right of

the common passage leading to the said plot of land specifically and particularly mentioned in the Schedule written hereunder and thus the Vendor herein seized and possessed of or otherwise well and sufficiently entitled to diverge the same absolutely forever and free from all sort of encumbrances, attachments, liens, lispendens, alignments, requisitions, acquisitions and liabilities whatsoever and the Vendor herein sufficiently entitled to deal with the said plot of land specifically and particularly mentioned in the Schedule written hereunder;

- I. That, the Vendor has offered to sell the said **ALL THAT** piece and parcel of portion of plot of land measuring about **1 [one] Cottah 0 [zero] Chittack 0 [zero] Square Feet** more or less **TOGETHER WITH** a portion of residential **Roof Tiles Shed with Cemented Flooring** measuring about **20 [twenty] Square feet** more or less, which is **undivided and undemarcated 1/5 [one fifth] share** of total plot of land classified as **"BASTU"** and identified as **Scheme Plot Nos. "31" and "32"** measuring about **8¼ Satak** more or less equivalent to **5 [five] Cottahs 0 [zero] Chittack 1 [one] Square Feet** more or less **TOGETHER WITH** a residential **Roof Tiles Shed with Cemented Flooring** measuring about **100 [one hundred] Square feet** more or less lying and situated at **Mouza - HATIARA, J. L. No. 14, Re. Sa. No. 188, Touzi No. 174**, comprised in **C. S. Dag No. 4085** corresponding to **R. S. and L. R. Dag No. 4091** appertaining to **C. S. Khatian No. 1282** corresponding to **R. S. Khatian No. 1381** corresponding to **L. R. Khatian No. 7327**, within the local limits of **Office of the Ward No. 11 of the Rajarhat Gopalpur Municipality**, being **Municipal Holding No. A/S/216/98**, presently under **Bidhannagar Municipal Corporation**, being **Municipal Holding No. 245**, being **Assessee No. 20033115330**, **Road Name: Sardarpara (Hatiara)**, **Post Office - Hatiara**, within the jurisdiction of the Office of the Additional District Sub-Registrar, previously at Bidhannagar [Salt Lake City] and presently at Rajarhat, New Town, under Police Station - Rajarhat [old] New Town [new], District North 24-Parganas, **PIN - 700 157, State - West Bengal**, specifically mentioned in the Schedule written hereunder and shown in the plan attached herewith with red color border and the Purchaser herein agreed to purchase the same against a sum of **Rs. 10,00,000/- [Rupees Ten Lakh] Only** according to prevailing market price in the locality and the same has been found fair and reasonable, the Vendor has agreed to sell and transfer the said plot of land for total consideration of **Rs. 10,00,000/- [Rupees Ten Lakh] Only** which according to the parties herein is fair and reasonable market value of the demised plot of land.

NOW THIS INDENTURE WITNESSETH as follows:-

1. In pursuance of an agreement and in consolidated consideration of the sum of **Rs. 10,00,000/- [Rupees Ten Lakh] Only** duly paid by the Purchaser to the Vendor only at the time of execution of this instruments [the receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same or every part thereof for ever acquit release and discharge the Purchaser as also every portion of the demised plot of land free from the same] the Vendor doth hereby grant sell convey transfer assign and assure ALL THAT landed property land more fully and particularly described in the Schedule hereunder written and hereinafter referred to as "the said property" OR HOWSOEVER OTHERWISE the said property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished TOGETHER WITH all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the said property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto and the rents issues profits thereof and all other legal incidents thereof all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim and demand whatsoever, of the Vendor unto and upon the said property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the said property which now are or hereafter shall or may be in possession, power of control of the Vendor or any other person or persons from the Vendor and procure the same without any action or suit either in law or in equity TO HAVE AND TO HOLD the said property, hereby granted transferred, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchaser absolutely and forever, free from all encumbrances whatsoever.

2. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER:-

- I) THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendor or her predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendor is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and
- II) THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now has good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the said property hereby granted, conveyed, transferred and assigned

or expressed or intended so to be with the appurtenances unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents; and

- III) THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the said property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for its/his absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Vendor or any person or persons whatsoever; and
- IV) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, lispendences and attachments whatsoever; and
- V) THAT further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the said property or any and every part thereof from, under or in trust for the Vendor and/or her predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchaser do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required; and
- VI) THAT the said property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and
- VII) THAT no notice issued under the Public demands recovery Act, has been served on the Vendor nor any such notice has been published; and
- VIII) THAT the Vendor has not yet received any notice of requisition or acquisition of the property described in the Schedule below and the said property has not been affected by any scheme of road alignment or for any other purposes; and

- IX) THAT the Purchaser and all person claiming through or under them have undisputed and all manner of rights through or over the said property and all other rights of easements at law and in equity; and
- X) THAT the Vendor shall and will, at all times hereafter be bound to indemnify the Purchaser against any loss or damage may be suffered by the Purchaser by reason of any defect in title or possession of the Vendor or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, lispense or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchaser; and
- XI) THAT simultaneously with the execution of this Deed of Conveyance, the Vendor deliver peaceful vacant possession of the said property, described in the Schedule below, unto the Purchaser for the absolute use and benefits of the Purchaser as full and absolute owner thereof and all rights, title, interest over the said property hereby vests unto the Purchaser by virtue of this deed of conveyance absolutely and forever;
- XII) THAT the Vendor doth hereby declare that the said property is free from all sorts of encumbrances whatsoever and she has good and marketable right title and interest over the said property, as described in the Schedule hereto below; and
- XIII) THAT simultaneously with the execution of this Deed, the Vendor will hand over all original documents and other related documents of title relating to this property unto the Purchaser.

SCHEDULE OF THE LAND

ALL THAT piece and parcel of portion of plot of land measuring about 1 [one] Cottah 0 [zero] Chittack 0 [zero] Square Feet more or less **TOGETHER WITH** a portion of residential Roof Tiles Shed with Cemented Flooring measuring about 20 [twenty] Square feet more or less, which is **undivided and un-demarcated** 1/5 [one fifth] share of total plot of land classified as "BASTU" and identified as **Scheme Plot Nos. "31" and "32"** measuring about 8¼ Satak more or less equivalent to 5 [five] Cottahs 0 [zero] Chittack 1 [one] Square Feet more or less **TOGETHER WITH** a residential Roof Tiles Shed with Cemented Flooring measuring about 100 [one hundred] Square feet more or less lying and situated at Mouza - HATIARA, J. L. No. 14, Re. Sa. No. 188, Touzi No. 174, comprised in C. S. Dag No. 4085 corresponding

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to **R. S. and L. R. Dag No. 4091** appertaining to **C. S. Khatian No. 1282** corresponding to **R. S. Khatian No. 1381** corresponding to **L. R. Khatian No. 7327**, within the local limits of **Office of the Ward No. 11 of the Rajarhat Gopalpur Municipality**, being **Municipal Holding No. A/S/216/98**, presently under **Bidhannagar Municipal Corporation**, being **Municipal Holding No. 245**, being **Assessee No. 20033115330**, **Road Name: Sardarpara (Hatiara)**, **Post Office - Hatiara**, within the jurisdiction of the Office of the Additional District Sub-Registrar, previously at Bidhannagar [Salt Lake City] and presently at Rajarhat, New Town, under Police Station - Rajarhat [old] New Town [new], District North 24-Parganas, **PIN - 700 157**, **State - West Bengal**, which is butted and bounded as follows:

ON THE NORTH : NINETEEN FEET WIDE MUNICIPAL ROAD;
 ON THE SOUTH : SCHEME PLOT NO. "28";
 ON THE EAST : TWELVE FEET WIDE ROAD;
 ON THE WEST : PROPERTY UNDER C. S. DAG NOS. 4083 & 4084;

That, by virtue of **Deed of Conveyance** dated the **30th** day of **April, 2024**, **Being No. 152309202** for the year **2024** and this **Deed of Conveyance**, said **VASUNDHARA CONSTRUCTION**, the **Purchaser** herein became the sole and absolute owner of land classified as "**BASTU**" and identified as **Scheme Plot Nos. "31" and "32"** measuring about **8¼ Satak** more or less equivalent to **5 [five] Cottahs 0 [zero] Chittack 1 [one] Square Feet** more or less **TOGETHER WITH** a **residential Roof Tiles Shed with Cemented Flooring** measuring about **100 [one hundred] Square Feet** more or less, in the manner appearing hereunder:

By Virtue of:	Share	Area of Land [More or Less]		
		Cottah	Chittack	Square Feet
Being No. 152309202 for the year 2024	4/5th or 80%	04	00	01
This Deed of Conveyance	1/5th or 20%	01	00	00
Total Share:	100%	05	00	01

By Virtue of:	Share	Area of Roof Tile Shed
Being No. 152309202 for the year 2024	4/5th or 80%	80 Square Feet more or less.
This Deed of Conveyance	1/5th or 20%	20 Square Feet more or less.
Total Share:	100%	100 Square Feet more or less.

Handwritten signature

IN WITNESS WHEREOF the **VENDOR** and the **PURCHASER** set and subscribed their hands and seals on the day month and year above written.

SIGNED SEALED AND DELIVERED
by the **VENDOR** and **PURCHASER**
in the presence of: -

1. *Suprim Saha*
Advocate

2. *Pranab Maundu*
Promod Galt
New Town
Kol-159

Suprotim Saha

SIGNATURE OF VENDOR

VASUNDHARA CONSTRUCTION

Ajay Partners

SIGNATURE OF PURCHASER

Drafted by me and prepared in
my Office:

Suprim Saha
Advocate

SUPROTIM SAHA,
Advocate, [W.B. 134/1990,
Judges' Court at Barasat],
MONOLATA, BA-12/2B,
Deshbandhu Nagar
Kolkata - 700 059.

RECEIPT

Received a sum of Rs. 10,00,000/- [Rupees Ten Lakh] Only from the Purchaser herein according to memo of consideration stated herein below:

MEMO OF CONSIDERATION

Date	Bank	Branch	Cheque No.	Amount [Rs.]
24.07.2024	HDFC	Baguiati	NEFT	10,00,000.00
Total Consideration Rs.				10,00,000.00

Rupees Ten Lakh Only.

WITNESSES:

1.

Supriya Lho
Adyate

2.

Parab Mairde

Supriya Lho

**SIGNATURE OF VENDOR/
RECIPIENT**

SPECIMEN FOR TEN FINGER PRINTS

**SIGNATURE OF THE
EXECUTANT/PRESENTANT**



Surojit Ghose

LITTLE	RING	MIDDLE	FORE	THUMB
[LEFT HAND]				
THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				



Ajay

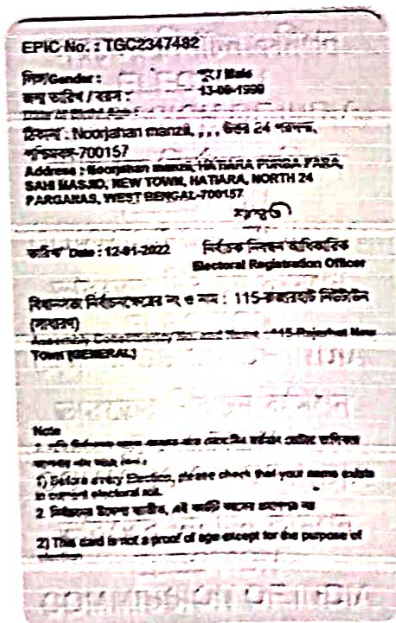
LITTLE	RING	MIDDLE	FORE	THUMB
[LEFT HAND]				
THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				

PHOTO

LITTLE	RING	MIDDLE	FORE	THUMB
[LEFT HAND]				
THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				



Shail Huda -



Shail Huda -

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



192024250135148831

Details

BRN:	192024250135148831	Payment Mode:	Online Payment
GRN Date:	24/07/2024 11:27:10	Bank/Gateway:	Indian Bank
BRN :	IB24072024099392	BRN Date:	24/07/2024 11:28:33
GRIPS Payment ID:	240720242013514882	Payment Init. Date:	24/07/2024 11:27:10
Payment Status:	Successful	Payment Ref. No:	2001949423/5/2024
[Query No/Query Year]			

Depositor Details

Depositor's Name:	SUPROTIM SAHA
Address:	BA-12/2B, DESHBANDHU NAGAR N 24 PGS, West Bengal, 700059
Mobile:	9051231192
Email:	suprotim62@gmail.com
Contact No:	9051231192
Depositor Status:	Advocate
Query No:	2001949423
Applicant's Name:	Mr SUPROTIM SAHA
Identification No:	2001949423/5/2024
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	24/07/2024
Period To (dd/mm/yyyy):	24/07/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001949423/5/2024	Property Registration- Stamp duty	0030-02-103-003-02	71020
2	2001949423/5/2024	Property Registration- Registration Fees	0030-03-104-001-16	11864
3	2001949423/5/2024	Mutation/Conversion -Receipt	0029-00-800-028-27	132
Total				83016

IN WORDS: EIGHTY THREE THOUSAND SIXTEEN ONLY.

Major Information of the Deed

Deed No :	I-1523-11742/2024	Date of Registration	24/07/2024
Query No / Year	1523-2001949423/2024	Office where deed is registered	
Query Date	22/07/2024 2:15:34 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	SUPROTIM SAHA BA-12/2B, D.B. NAGAR,Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700059, Mobile No. : 9051231192, 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. 10,00,000/-		Rs. 11,85,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 71,120/- (Article:23)		Rs. 11,864/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Sardarpara(Hatiara), Mouza: Hatiara, JI No: 14, Pin Code : 700157



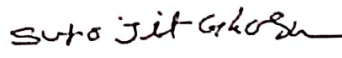
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4091 (RS :-)	LR-7327	Bastu	Bastu	1 Katha	9,70,000/-	11,55,000/-	Width of Approach Road: 19 Ft., Adjacent to Metal Road,
Grand Total :					1.65Dec	9,70,000 /-	11,55,000 /-	

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/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	

Details :

Name,Address,Photo,Finger print and Signature



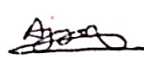


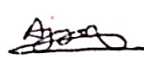


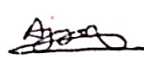
Name	Photo	Finger Print	Signature
Shri Surojit Ghosh Son of Swapan Ghosh Executed by: Self, Date of Execution: 24/07/2024 , Admitted by: Self, Date of Admission: 24/07/2024 ,Place : Office		 Captured	
24/07/2024	LTI 24/07/2024	24/07/2024	

Hatiara Bus Stand, Near Atithi Bhaban, City:- , P.O:- Hatiara, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: arxxxxx1D, Aadhaar No: 74xxxxxxxx1334, Status :Individual, Executed by: Self, Date of Execution: 24/07/2024 , Admitted by: Self, Date of Admission: 24/07/2024 ,Place : Office




Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Vasundhara Construction DC-104, Narayantala West, City:- , P.O:- D B Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Date of Incorporation:XX-XX-2XX0 , PAN No.:: aaxxxxxx8p,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI 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 Ajay Ghosh (Presentant) Son of Lakshmi Narayan Ghosh Date of Execution - 24/07/2024 , , Admitted by: Self, Date of Admission: 24/07/2024, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>Jul 24 2024 5:17PM</td> <td>LTI 24-07/2024</td> <td>24/07/2024</td> <td></td> </tr> </tbody> </table> <p>DC-104, Narayantala West, City:- , P.O:- D B Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: anxxxxxx6d, Aadhaar No: 54xxxxxxxx2288 Status : Representative, Representative of : Vasundhara Construction (as Partner and Authorized Signatory)</p>	Name	Photo	Finger Print	Signature	Shri Ajay Ghosh (Presentant) Son of Lakshmi Narayan Ghosh Date of Execution - 24/07/2024 , , Admitted by: Self, Date of Admission: 24/07/2024, Place of Admission of Execution: Office		 Captured		Jul 24 2024 5:17PM	LTI 24-07/2024	24/07/2024	
Name	Photo	Finger Print	Signature										
Shri Ajay Ghosh (Presentant) Son of Lakshmi Narayan Ghosh Date of Execution - 24/07/2024 , , Admitted by: Self, Date of Admission: 24/07/2024, Place of Admission of Execution: Office		 Captured											
Jul 24 2024 5:17PM	LTI 24-07/2024	24/07/2024											

Details :

	Photo	Finger Print	Signature
Sahil Huda of Sk. Ziaul Huda porjahan Manzil, Hatiara Purba Para, Sahi Masjid, City:- , P.O:- Hatiara, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157		 Captured	
	24/07/2024	24/07/2024	24/07/2024
Identifier Of Shri Surojit Ghosh, Shri Ajay Ghosh			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Surojit Ghosh	Vasundhara Construction-1.65 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Surojit Ghosh	Vasundhara Construction-100.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Sardarpara(Hatiara), Mouza: Hatiara, JI No: 14, Pin Code : 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4091, LR Khatian No:- 7327	Owner:তন্দ্রা সাহা, Gurdian:বিশাল বিহারী, Address:বিক্র , Classification:বাগান, Area:0.08000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 152311742 / 2024

20-07-2024

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 14:19 hrs on 24-07-2024, at the Office of the A.D.S.R. RAJARHAT by Shri Ajay 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 11,85,000/-

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

Execution is admitted on 24/07/2024 by Shri Surojit Ghosh, Son of Swapan Ghosh, Hatiara Bus Stand, Near Atithi Bhaban, P.O: Hatiara, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Business

Indetified by Sk. Sahil Huda, , , Son of Sk. Ziaul Huda, Noorjahan Manzil, Hatiara Purba Para, Sahi Masjid, P.O: Hatiara, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Muslim, by profession Service

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

Execution is admitted on 24-07-2024 by Shri Ajay Ghosh, Partner and Authorized Signatory, Vasundhara Construction (Partnership Firm), DC-104, Narayantala West, City:- , P.O:- D B Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Sk. Sahil Huda, , , Son of Sk. Ziaul Huda, Noorjahan Manzil, Hatiara Purba Para, Sahi Masjid, P.O: Hatiara, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Muslim, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 11,864.00/- (A(1) = Rs 11,850.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 11,864/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/07/2024 11:28AM with Govt. Ref. No: 192024250135148831 on 24-07-2024, Amount Rs: 11,864/-,
Bank: Indian Bank (IDIB000C001), Ref. No. IB24072024099392 on 24-07-2024, Head of Account 0030-03-104-001-16

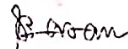
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 71,120/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 71,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 91611, Amount: Rs.100.00/-, Date of Purchase: 12/07/2024, Vendor name: A K Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/07/2024 11:28AM with Govt. Ref. No: 192024250135148831 on 24-07-2024, Amount Rs: 71,020/-,
Bank: Indian Bank (IDIB000C001), Ref. No. IB24072024099392 on 24-07-2024, Head of Account 0030-02-103-003-02



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

of Registration under section 60 and Rule 69.
d in Book - I
number 1523-2024, Page from 434592 to 434613
No 152311742 for the year 2024.



Sanjoy Basak

Digitally signed by SANJOY BASAK
Date: 2024.07.29 13:34:33 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 29/07/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.