

12/12/2024

L-12414/2024

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted the Registration. The stamp sheets and the endorsement are attached with the document are the same as document

L 577301

12/12/2024  
Q-2003033812/2024

District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas  
02 DEC 2024

DEED OF CONVEYANCE:

THIS DEED OF CONVEYANCE is made this 2<sup>nd</sup> day of DECEMBER,  
TWO THOUSAND TWENTY FOUR, Anno Domini,

: B E T W E E N :

SRI DURGADAS GORAIN, son of Late Rajnarayan Gorain, PAN-ADQPG4702N, date of birth 20/08/1955, Aadhaar No.723667933408, by faith Hindu, by occupation Business, an Nationality Indian, residing at C/o Shreeguru Press, B.T. Sarkar Road, Purulia, P.O.-Purulia (Head), (Purulia Town), District - Purulia, West Bengal, PIN-723101, and also of E-24, Sonali Park, P.O. Bansdroni, Police Station Regent Park, Kolkata-700 070, District South 24 Parganas, hereinafter called and referred to as the "VENDOR/ OWNER" {which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include his respective heir/heirs, successor/successors, executor/ executors, administrator/administrators, legal representative/ representatives, beneficiaries, agent, nominees assigns and person or persons deriving title under each of him} of the F I R S T P A R T.

: A N D :

SRI BIKASH PODDAR, Son of Late Mantu Poddar, PAN-AFWPP0368K, date of birth 06/06/1962, Aadhaar No.702318138232, By Faith Hindu, By Occupation-Business, residing at P-109, Bansdroni Park, Police Station - Regent Park now Bansdroni, Kolkata-700070, hereinafter called and referred to as the "PURCHASER" {which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include his respective heir/heirs, successor/ successors, executor/ executors, administrator/ administrators, legal representative/ representatives and assign/assigns} of the S E C O N D P A R T.

W H E R E A S by virtue of a registered Sale Deed dated 07.04.1943 one Jitu Jamadar of Bansdroni purchased all that piece and parcel of Sali land measuring more or less 36 decimals comprised in Dag No. 1598 under R.S. Khatian No. 538 of Mouza Bansdroni J.L. No. 45, R.S. No. 381, Collectorate

Touzi No. 63/64, under P.S. Sadar Tollygunge, then Jadavpur now Regent Park District 24 Parganas(South) along with other property now within the limits of the Kolkata Municipal Corporation, Ward No. 113, from it's the then owner Rabindra Mohan Nath at the valuable consideration mentioned therein.

AND WHEREAS thus the said Jitu Jamadar became the absolute owner of the said land and while had been possessing enjoying and occupying the same free from all encumbrances liens and attachments whatsoever nature or manner having good clear and marketable title thereto, being in urgent need of money on 07.07.1944 by virtue of a registered Bengali Sale deed duly registered in the office of the Sub- Registrar, Alipore being recorded in Book No.1, Deed No.1411 sold, conveyed and transferred his said land unto and in favour of one Manchur Ali Mallick and Abdul Motaleb Mistri at the valuable consideration mentioned therein.

AND WHEREAS thus the said Manchur Ali Mallick and Abdul Motaleb Mistri became the joint owners of the said land and while they had been possessing their respective half share of the said land being demarcated by metes and bounded amicably, the said Abdul Motaleb Mistri for his urgent need of money, sold conveyed and transferred his said half share of the land unto and in favour of another co-sharer Manchur Ali Mallick by a registered Sale deed dated 09.03.1949 registered in the office of the Sub-Registrar, Alipore being recorded in Book No.1, Volume No. 18, pages from 203 to 205, Being No. 1180 for the year 1949 at the valuable consideration mentioned therein.

AND WHEREAS thus the said Manchur Ali Mallick became the sole and absolute owner of the said Sali land measuring more or less 36 decimals and while had been possessing enjoying and occupying the said land free from all encumbrances liens and attachments having good clear and marketable title thereto, by a registered Sale deed (Bengali Kobala) dated

11.07.1966 registered in the office of the Sub- Registrar, Alipore, recorded in Book No.1, Volume No. 103, pages 157 to 161, Being No. 5613 for the year 1966 sold, conveyed and transferred the sali land measuring more or less 19 Cottahs, 1 Chittak out of 36 decimals comprised in Dag No.1598 of Mouza Bansdroni, unto and in favour of one Smt. Parul Rani Ghosh at the valuable consideration mentioned therein.

AND WHEREAS thus the said Smt. Parul Rani Ghosh being the sole owner of the said land while seized and possessed of the same absolutely free from all encumbrances, she divided and demarcated her said 19 cottahs, 1 chittak land into small plots being plot "A", Plot "B" and Plot "C" etc. and laid down passage therein and subsequently sold, conveyed and transferred all that piece and parcel of Sali land measuring more or less 8 cottahs being Plot No. "A" unto and in favour of Sri Bireshwar Dey, by virtue of a registered Sale deed dated 30.05.1967 duly registered in the office of the Sub-Registrar at Alipore, recorded in Book No.1, Deed No. 3833 and land measuring more or less 3 cottahs being Plot No. "B" sold and conveyed unto and in favour of one Sri Chittaranjan Dey by another registered Sale Deed dated 6.10.1967 registered in the office of the Sub-Registrar, Alipore being recorded in Book No.1, Deed No.7572 and the rest 8 cottahs of land being Plot No. "C" was sold and conveyed unto and in favour of one Smt. Pramila Sundari Dey by virtue of registered Sale deed dated 26.6.1967 registered in the office of the Sub-Registrar, Alipore being recorded in Book No.1, Deed No. 4613 at the valuable consideration mentioned therein.

AND WHEREAS thus the said Bireshwar Dey, Chittaranjan Dey and Smt. Pramila Sundari Dey by way of purchase by different individual sale deeds became the owners of the said 19 cottahs, 1 Chittak of land and while had been possessing enjoying and occupying the said land free from all encumbrances liens and attachments whatsoever nature or manner having good clear they jointly sold, conveyed and transferred their respective land unto and in favour of one Smt. Parul Rani Ghosh by virtue of registered Sale Deed dated 26.02.1985

registered in the office of the Sub-Registrar, Alipore recorded in Book No. 1, Deed No. 2507 at the valuable consideration mentioned therein. Thus the said Smt. Parul Rani Ghosh became the sole and absolute owner of the said land measuring more or less 19 cottahs 1 chittak by purchase as aforesaid and while had been possessing, enjoying and occupying the same free from all encumbrances, she sold, conveyed and transferred all that piece and parcel of land measuring more or less 7 Cottahs 8 Chittaks comprised in Dag No. 1598 under Khatian No.538 of Mouza Bansdroni, J.L.No.45, P.S. Regent Park, District 24 Parganas(South) now within the limits of the Kolkata Municipal Corporation, Ward No. 113 unto and in favour of one Smt. Bela Paul, wife of Sri Amrita Lal Pal, of 12, Barikpara Road, Behala, Kolkata 700 034, by virtue of a registered Sale deed dated 23.04.1985 registered in the office of the Sub-Registrar, Alipore, being recorded in Book No.1, Volume No. 90, Pages from 372 to 382 Being No. 5288 for the year 1985 at the valuable consideration mentioned therein.

AND WHEREAS thereafter the said Smt. Bela Paul became the absolute owner of the said land measuring more or less 7 cottahs, 8 chittaks and while had been possessing enjoying and occupying the said land being in urgent need of money she sold, conveyed and transferred all that piece and parcel of land measuring more or less 4 cottahs, 2 chittaks being Plot No. 1 out of 7 cottahs 8 chittaks, being part of Dag No. 1598 under Khatian No. 538 of Mouza Bansdroni, J.L. No. 45, R.S. No. 381, Touzi No.63/64 now within the limit of the Kolkata Municipal Corporation, Ward No.113 unto and in favour of Sri Prasad Dasgupta, son of Late Amarnath Dasgupta, at the valuable consideration mentioned therein by virtue of registered Bengali Sale Deed dated 16th August, 1996 duly registered in the office of the Addl. District Sub-Registrar, Alipore, 24 Parganas(S) being recorded in Book No. 1, Volume No. 55, Pages from 113 to 126 Being No. 2132 for the year 1996 and also she sold, conveyed and transferred all that piece and parcel of land measuring more or less 2 Cottah 4 chittaks Sali land being plot No. 2 out of 7 cottahs 8 chittaks, being part of Dag No. 1598, under

Khatian no. 538 of Mouza: Bansdroni, J.L./ No. 45, R.S. No. 381, Touzi No. 63/64, P.S. Regent Park, Dist. South 24-Parganas now within the limits of the Kolkata Municipal Corporation, ward No. 113 unto and in favour of Smt. Anjali Banerjee wife of Sri Samir Banerjee, by virtue of a Registered Bengali Sale Deed dated 16.08.1996 which duly registered at ADSR Alipore duly recorded in Book No. 1, Volume No. 55, pages from 101 to 112, being no. 2131, for the year 1996.

AND WHEREAS thus the said Prasad Dasgupta became the sole and absolute owner and absolutely seized and possessed of or otherwise sufficiently entitled to the said sali land and has been possessing enjoying and occupying the said land free from all encumbrances liens and attachments whatsoever nature or manner having good clear and marketable title therein having mutated his name in the record of the concerned B.L. & L.R.O. office vide Mutation Certificate under Memo No.18/408/Mut/Addl. B.L. & L.R.O./T.M. at Kasba /99 dated 15.06.1999 and has been paying the rent to the authority concerned in his name year after year uninterruptedly.

AND WHEREAS thus the Smt. Anjali Banerjee, became the sole and absolute owner and absolutely seized and possessed of or otherwise sufficiently entitled to the said Sali land and has been possessing enjoying and occupying the said land free from all encumbrances liens and attachments whatsoever nature or manner having good clear and marketable title therein having mutated her name in the record of the concerned B.L. & L.R.O office vide Mutation certificate under Memo No.18/395/Mut/Addl. B.L. & L.R.O/TM at Kasba/99 dated 14.06.99 and has been paying the rent to the authority concerned in his name year after year uninterruptedly.

AND WHEREAS on 17<sup>th</sup> May, 2010, said Prasad Dasgupta, sold, conveyed and transferred his purchase the land, measuring 4 cottahs 2 Chittaks being Plot No. 1 being part of Dag No. 1598 under Khatian No. 538 of Mouza Bansdroni, J.L. No. 45, R.S. No. 381, Touzi No.63/64 now within the limit

of the Kolkata Municipal Corporation, Ward No.113, Police Station-then Regent Park now Bansdrani, Kolkata-700070, District South-24-Parganas in favour of SRI DURGADAS GORAIN, the present vendor herein, by way of registered Deed, which was registered at ADSR Alipore, recorded in Book No.I, CD Volume No. 18, pages 1773 to 1790, being No.04055, for the year 2010.

AND WHEREAS on 22<sup>nd</sup> July, 2011, said Smt. Anjali Banerjee, sold, conveyed and transferred her purchase the land, measuring 1 Cottah 6 Chittaks 14 Square Feet being part of Dag No. 1598 under Khatian No. 538 of Mouza Bansdrani, J.L. No. 45, R.S. No. 381, Touzi No.63/64 now within the limit of the Kolkata Municipal Corporation, Ward No.113, Police Station-then Regent Park now Bansdrani, Kolkata-700070, District South-24-Parganas in favour of SRI DURGADAS GORAIN, the present vendor herein, by way of registered Deed, which was registered at ADSR Alipore, recorded in Book No.I, CD Volume No. 23, pages 2490 to 2507, being No.05360, for the year 2011.

AND WHEREAS on the other hand one Afazudin Mondal had inherited the land admeasuring 36 Satak comprising in Dag No.1602, J.L. No.45, situated at Mouza-Bansdrani, S.R. Alipore, District 24-Parganas from his father Anamulhak Mandal and thereafter mutated the aforesaid landed property in his name before the office of BL&LRO which is under the Khatian No.1036.

AND WHEREAS the said Afazudin Mondal sold conveyed and transferred all his piece of land admeasuring 36 Satak comprising of Dag No.1602, J.L. No.45, lying under the Mouza-Bansdrani, by way of sale which was registered (Bengali Kobala) on 20th. May, in the year 1966, in favour of the Satyendra Nath Bandopadhyay which was registered before the sub-Registrar at Alipore, District 24-Parganas and entered in the Book No.1, Volume No.77, Page No.78 to 82 Being No.3856 for the year 1966.

AND WHEREAS by the virtue of the above said Registered Deed Satyendra Nath Bandhopadhyay became the absolute owner and seized and possessed of and/or otherwise well and sufficiently entitled to the said plot of land.

AND WHEREAS the said Satyendra Nath Bandhopadhyay in the year 1967 by way of the said registered Deed of Conveyance (Bengali Kobala) being executed on 18<sup>th</sup>, December, 1967 in favour of Sri Amarendra Lal Basu all his right, title, interest in the said plot of land admeasuring 36 Satak of land comprising under the Mouza-Bansdroni, which was registered with the Sub-Registrar-Alipore, District 24- Parganas and entered in the Book No.1, Volume No.162, in the Page No.172 to 176, Being No.8898 for the year 1967.

AND WHEREAS the said Amarendra Lal Basu by way of purchased of the said deed became the absolute owner and also possession and/or otherwise sufficient owner of the said landed property admeasuring 36 Satak.

AND WHEREAS Bansdroni Mouza was considered in the Municipal Limits within the jurisdiction of the Kolkata Municipal Corporation, Jadavpur Unit, Borough-XI, now the said plot of land has been known numbered premises No.119, Niranjani Pally 'B' under the Ward No.113.

AND WHEREAS the said Amarendra Lal Basu sold, conveyed and transferred all his right, title and interest of the land admeasuring 6 Cottahas be the same and/or a little more or less out of 36 Sataks of landed property to Sri Dilip Kumar Ganeriwala by way of Deed of Conveyance, which was duly registered before the Additional Registrar of Assurances-I, Calcutta and recorded in Book No.1, Volume No.1, Pages 1 to 16, Being No.6949 dated 10th March, 2004.

AND WHEREAS by virtue of the above said purchased deed, the said Dilip Kumar Ganeriwala became the absolute owner of the said 6 Cottahas of landed property.

A N D W H E R E A S the said Dilip Kumar Ganeriwala sold, conveyed and transferred all his right, title and interest of the land admeasuring 5 Cottahas 4 Chittaks 29 Square Feet out of 6 Cottahas be the same and/or a little more or less property to Smt. Tulu Chattopadhyay by way of Deed of Conveyance, which was duly registered before the Additional District Sub- Registrar at Alipore and recorded in Book No.1, CD Volume No.24, Pages 1567 to 1587, Being No.05696 for the year 2014.

A N D W H E R E A S by virtue of the above said purchased deed, the said Smt. Tulu Chattopadhyay became the absolute owner of the said 5 Cottahas 4 Chittaks 29 Square Feet of landed property.

A N D W H E R E A S on 3<sup>rd</sup> September, 2014, said Smt. Tulu Chattopadhyay sold, conveyed and transferred her purchase the land, measuring 5 Cottahas 4 Chittaks 29 Square Feet being part of R.S. Dag No.1602, under R.S. Khatian No.1036 of Mouza Bansdroni, J.L. No. 45, R.S. No. 381, Touzi No.63/64 now within the limit of the Kolkata Municipal Corporation, being Premises No.119, Niranjana Pally, B- Block, Police Station- previously Regent Park now Bansdroni, KMC WARD NO.113, Assessee No.311131701190, Kolkata-700070, District South 24-Parganas, in favour of SRI DURGADAS GORAIN, the present vendor herein, by way of registered Deed, which was registered at DSR-I, Alipore, recorded in Book No.I, CD Volume No. 16, pages 1815 to 1836, being No.03030, for the year 2014.

A N D W H E R E A S the vendor herein became the absolute owner of land measuring 10 Cottahas 12 Chittaks 43 Square Feet more or less by way of 3 numbers of registered Deed and subsequently mutated his name in the record of the concerned B.L. & L.R.O office vide Mutation certificate under Memo No.18/Mut/2083/BLLRO/ATM/Kasba/15, dated 28/04/2015, 18/Mut/2084/BLLRO/ATM/Kasba/15, dated 28/04/2015 and 18/Mut/238/BLLRO/ATM/Kasba/16, dated 29/01/2016 and also mutated his name in the record of the Kolkata Municipal Corporation, being Premises No.119, Niranjana Pally, B- Block, Police Station-

previously Regent Park now Bansdroni, KMC WARD NO.113, Assessee No.311131701190, Kolkata-700070, District South 24-Parganas and has been paying the rent to the authority concerned in his name.

A N D W H E R E A S subsequently the present vendor herein converted the nature of land from Shall to Bastu by the BL & LRO, Govt. of West Bengal, Vide Memo No. 17/563/Con Certificate/BLLRO/ATM/Kasba/16, dated 30/01/2017, 17/564/Con Certificate/BLLRO/ATM/Kasba/16, dated 30/01/2017 and 17/1252/con Certificate/BLLRO/ATM/Kasba, dated 03/03/2017 and subsequently the present owner herein has obtained the Sanction plan from KMC Authority for construction of the proposed G+IV storied building, Vide No.2018110301, dated 22/02/2019 and revalidated for next 5 years from 22/02/2024 to 21/02/2029, approved by D.G. (Building) dated 21/02/2024, vide Serial No.011/Br.-XI/Bldg/2024-25, dated 30/11/2024, but till date construction work yet not started.

A N D W H E R E A S the vendor herein is the lawful owner in respect of the Schedule property below.

A N D W H E R E A S the Vendor is now seized and possessed of his Property and well and sufficiently entitled the Schedule below ALL THAT piece or parcel of land containing an area of 10 Cottahs 12 Chittaks 43 Square Feet more or less together with 500 Square Feet structure thereon or in a part or portion appertaining to R.S. Dag No.1598 under Khatian No. 538, R.S. Dag No.1602, under R.S. Khatian No.1036 of MOUZA-BANSDRONI, J.L. No. 45, R.S. No. 381, Touzi No.63/64, now within the limit of the Kolkata Municipal Corporation, being Premises No.119, Niranjana Pally, B- Block, Police Station- previously Regent Park now Bansdroni, KMC WARD NO.113, Assessee No.311131701190, Kolkata-700070, District South 24-Parganas and/or in part or portion thereof more fully described in the Schedule below and he declared to sell and the PURCHASER offered to purchase the said Property at or for the price of Rs.2,05,00,000=00 (Rupees Two Crore Five Lakh) only which the Vendor accepted as highest Market Value.

A N D W H E R E A S the Vendor declared to sell and the PURCHASER being satisfied to investigate all relevant documents in respect of the schedule below property and after being satisfied agreed to purchase the said property containing an area of 10 Cottahs 12 Chittaks 43 Square Feet more or less together structures thereon or in a part or portion thereof and particularly mentioned and described in the SCHEDULE hereunder written absolutely free from all encumbrances, whatsoever charges, attachments, liens, lispendences, whatsoever easement right of Common Passage lying or situate adjacent to the said Property at or for the price of Rs.2,05,00,000=00 (Rupees Two Crore Five Lakh) only which the Vendor herein accepted being the highest Market Value.

NOW THIS INDENTURE WITNESSES that in pursuance of the said Agreement and in confirmation of the said offer and acceptance by and between the Parties and in consideration of the said sum of Rs.2,05,00,000=00 (Rupees Two Crore Five Lakh) only paid by the PURCHASER herein in favour of the Vendor herein as per Memo below {the receipt whereof the Vendor do hereby grant and acknowledge} the Vendor do hereby sell, transfer and convey, absolutely unto the PURCHASER ALL THAT piece or parcel of Land measuring or containing by 10 Cottahs 12 Chittaks 43 Square Feet more or less together with structures thereon particularly mentioned and described in the Schedule hereunder written {hereinbefore and hereinafter referred to as "THE SAID PROPERTY" } or HOWSOEVER OTHERWISE the said Property or any part thereof now is or at any time heretofore was situated, butted and bounded, called, known, described, distinguished or reputed so to be AND ALSO TOGETHER WITH all the ways, paths, passages, all drainage facilities, Roads, advantages or ancient, lights, liberties, rights, easements, appendages and appurtenances whatsoever the said Property belonging or in any way appurtenant thereto or known as part or parcel or member thereof all the estate, right, title, interest, claim or demand whatsoever of the Vendor into upon and out of the said Property and every part thereof TOGETHER WITH original deeds, documents and muniments-of-title in any way exclusively relating to the said Property or any part thereof, which are now handed over to the PURCHASER TO HAVE AND TO HOLD the said Property

more fully described in the Schedule below with all rights, members and appurtenances to the PURCHASER absolutely free from all encumbrances, charges, liens, attachments and lispendences whatsoever absolutely and forever and the Vendor do hereby covenant with the PURCHASER that the absolute interest which the Vendor professes and do hereby transfer subsists AND THAT notwithstanding any act, deed, matter or thing by the Vendor or his predecessors-in-title made done executed or suffered to the contrary the Vendor has now good, right full power and absolute authority to sell, transfer, convey the said Property more fully described in the Schedule below and every part thereof unto and to the PURCHASER in the manner aforesaid A N D that the Vendor have not done any act or thing whereby the said property hereby sold, conveyed and transferred or expressed or intended so to be have been encumbered or whereby the Vendor is hindered from selling, transferring and conveying the same unto the PURCHASER in the manner aforesaid and that the PURCHASER shall or may at all times hereafter peaceably and quietly enter into and upon and hold possess and enjoy the said Property described in the Schedule below without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for his predecessors-in-title A N D that free and clear and freely and clearly and absolutely acquitted, exonerated and discharged from or by the Vendor and well and sufficiently saved, defended and kept in harmless and indemnified of from and against all and all manner of former and other estate, right, title, interest, claims, charges, liens, lispendences or encumbrances, whatsoever or suffered by the Vendor or any person lawfully or rightfully claiming as aforesaid AND FURTHER THAT the Vendor and all persons having or lawfully or equitably claiming any estate or interest in the said Property and more fully described in the Schedule below or any part thereof from time to time and at all times hereinafter at the request and cost of the PURCHASER or any person or persons claiming from under or in trust for the PURCHASER made do acknowledge execute and perfect and all proper despatch and cause to be made done acknowledge, executed and perfected with all proper despatch all such acts, deeds, matters and things whatsoever for

further better and more perfectly assuring the said Property and more fully described in the Schedule below and every part thereof unto and to the PURCHASER in the manner aforesaid as shall or may be reasonably required. AND the PURCHASER will have free and unfettered right in common with other persons having the like rights to pass and re-pass the Common Passage meets to the said Property for going and coming with Conveyances and to lay at his own costs, drains, filtered, water, pipes, electric, gas and telephone cables and lines under the passages. The PURCHASER henceforth will have every right to use and transfer and/or assign, construct any multi storied building by obtaining the sanction plan from the KMC and dispose of flats or in any manner, whole or part of the Property more fully described in the Schedule below in whatsoever manner.

That the Property is not a Benami Property or any way encumbered or charge or mortgage and the Vendor has not made any Agreement Registered or Unregistered with anybody executed any Will in favour of anybody in respect of the Schedule Property and if it is done so the vendor herein had cancelled the said documents before this registration and the Vendor has good and marketable title over the said Property and the said Property is free from all encumbrances and henceforth the PURCHASER and his heirs and assigns shall have every right to enjoy the Schedule below Property absolutely by using the same in whatsoever manner or by constructing, houses, buildings, multistoried Building, renovating, and with the full right to transfer in whatsoever manner i.e. sale, gift, lease and/or mortgage and/or otherwise and if any discrepancies arise then in that case the vendor will be liable and responsible to pay the same.

AND THIS DEED FURTHER WITNESSETH that in consideration of the PURCHASER having purchase the Property on the assurance and guarantee of the Vendor as to protection and indemnified against any possible claim by any person or persons or any authority the Vendor do hereby and hereunder agrees to indemnify and at all times keep indemnified the PURCHASER against all such possible claims or demands in respect of the Schedule below Property.

Be it further noted that the purchaser shall in any manner hold the vendor liable for any claim made by the any parties claiming through the occupants and shall kept the vendor indemnified from all liabilities in connection therewith save only those created under the written consent of the vendor or his predecessors-in-title. Be it also noted that the Vendor has handed over the original Title Deed and other relevant document and physically possession in connection with the property to the purchaser herein along with the key on the Date of execution of this Deed of Conveyance.

: THE SCHEDULE OF THE PROPERTY :

ALL THAT piece or parcel of land containing an area of 10 Cottahs 12 Chittaks 43 Square Feet more or less as per Deeds i.e. (land measuring 5 Cottahs 8 Chittaks 14 Square Feet more or less in L.R. Dag No.1598 and 5 Cottahs 4 Chittaks 29 Square Feet more or less in L.R. Dag No. 1602) and as per physical measurement 10 Cottahs 08 Chittaks 23.64 Square Feet more or less i.e. (land measuring 5 Cottahs 3 Chittaks 39.64 Square Feet more or less in L.R. Dag No. 1598 and 5 Cottahs 4 Chittaks 29 Square Feet more or less in L.R. Dag No. 1602) i.e. total 704.544 Square Meter more or less) together with 500 Square Feet pucca structure thereon or in a part or portion appertaining to R.S. Dag No. 1598 under R.S. Khatian No. 538, R.S. Dag No.1602, under R.S. Khatian No.1036, L.R. Dag No. 1598, L.R. Khatian No.2333, L.R. Dag No.1602, L.R. Khatian No.3121, of MOUZA-BANSDRONI, J.L. No. 45, R.S. No.381, Touzi No.63/64 now within the limit of the Kolkata Municipal Corporation, being Premises No.119, Niranjan Pally, B- Block, Police Station- previously Regent Park now Bansdroni, KMC WARD NO.113, Assessee No.311131701190, Kolkata-700070, District South 24-Parganas, and butted and bounded by :-

<u>ON THE NORTH</u>	:	20' feet wide KMC Road
<u>ON THE SOUTH</u>	:	Part of Dag No.1598 & 1602
<u>ON THE EAST</u>	:	<u>25'-6" feet wide KMC Road</u>
<u>ON THE WEST</u>	:	R.S. Dag No.1603.

And for more clearness depicted and delineated in the "PLAN" or "MAP" annexed herewith Coloured with "RED" Border and the said Plan to be treated as part of this DEED.

PLAN OF LAND LYING AND SITUATED IN R. S. DAG NO - 1598 & 1602, R. S. KHATIAN NO - 538  
 1036, L. R. DAG NO - 1598 & 1062, L. R. KHATIAN NO - 2333 & 3121, OF MOUZA - BANSDRONI,  
 J. L. NO - 45, R. S. NO - 381, TOUZI NO - 63/64, P. S. - BANSDRONI, AT K. M. C. PREMISES  
 NO - 119, NIRANJAN PALLY, B- BLOCK, WARD NO - 113, BOROUGH NO - XI, KOLKATA - 700070.  
 DISTRICT :- SOUTH 24 PARGANAS.

AREA OF LAND AS PER DEED :-

IN DAG NO - 1598 :- 05 K. 08 CH. 14 SFT.

IN DAG NO - 1602 :- 05 K. 04 CH. 29 SFT.

TOTAL :- 10 K. 12 CH. 43 SFT.

ALL DIMENSIONS ARE IN MM.

SCALE :- 1 : 300.

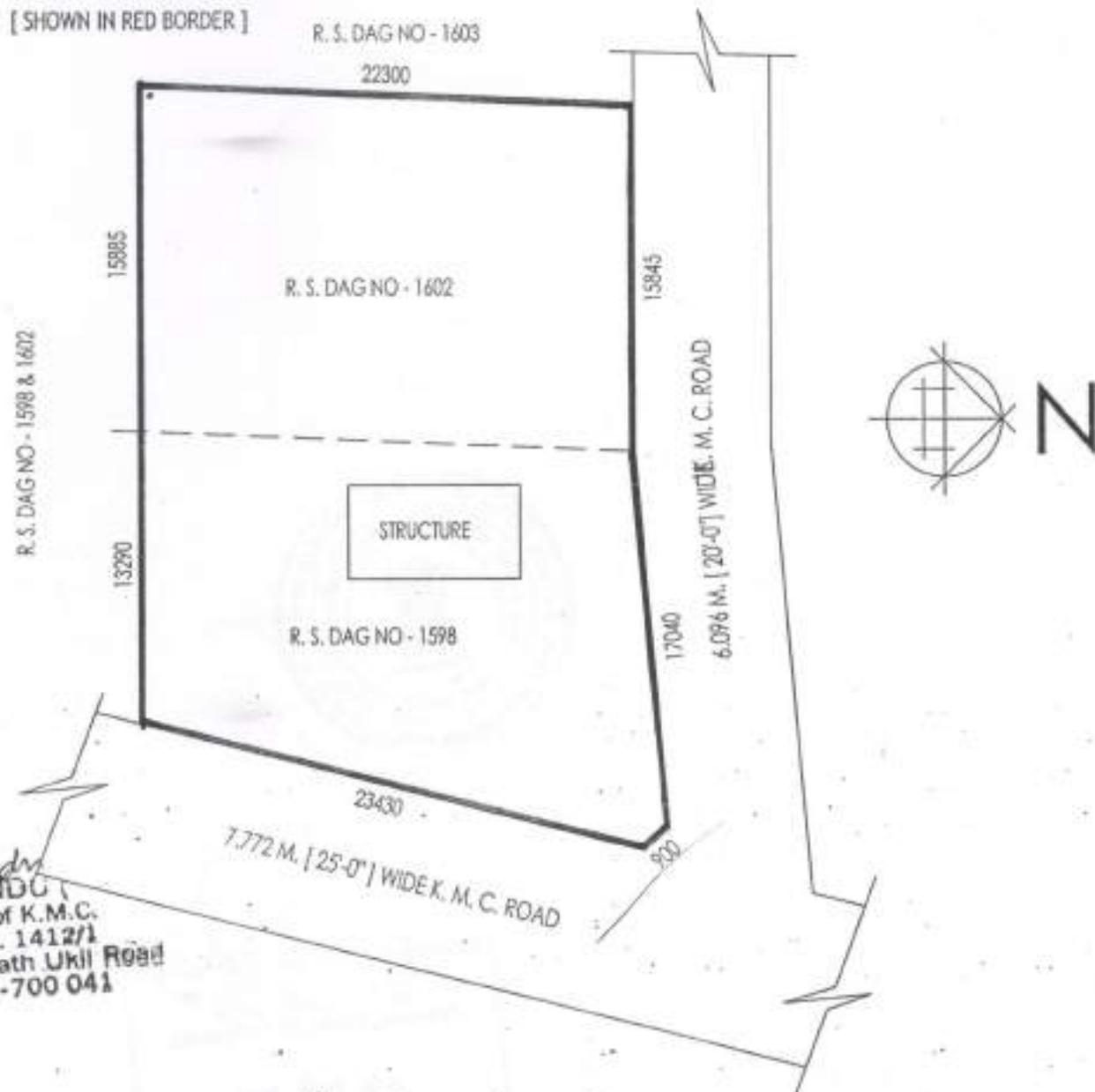
AREA OF LAND AS PER PHYSICAL MEASUREMENT :-

IN DAG NO - 1598 :- 05 K. 03 CH. 39.64 SFT.

IN DAG NO - 1602 :- 05 K. 04 CH. 29 SFT.

TOTAL :- 10 K. 08 CH. 23.64 SFT.

[ SHOWN IN RED BORDER ]



*Kush Kundu*  
**KUSH KUNDU**  
 L.B.S. of K.M.C.  
 Lic. No. 1412/1  
 90E, Jadunath Ukil Road  
 Kolkata - 700 041

*D. Jagabandhu Ghosh*

SIGNATURE OF THE VENDOR

*Bikash Chatterjee*

SIGNATURE OF THE PURCHASER

IN WITNESSES WHEREOF, the VENDOR have set and subscribed their hands and seal by the day, month and year first above written.

SIGNED SEALED AND DELIVERED AT KOLKATA IN THE PRESENCE OF:

1... *Sudha Hoedol*  
220, Rifle Club Road  
KOL-700070.

2... *Scituddialesher*  
Garia, Kankarpara  
KOL-84

*Durgabehn Ghose*  
SIGNATURE OF THE OWNER/VENDOR.

3... *Bijay Sircar*  
4127, Sonali Road  
Bansdroni - Pan-70

*Bikash Podder*

SIGNATURE OF THE PURCHASER.

DRAFTED AND PREPARED BY ME.

*Sudipta Chakraborty* (SUDIPTA CHAKRABORTY)  
{ ADVOCATE } WB/1056/1999

ALIPORE JUDGES' COURT, KOL-27.

TYPED BY ME.

*Soumya Ghose*  
{ TYPIST }

: MEMO OF CONSIDERATION :

RECEIVED from the within-named PURCHASER the said sum of Rs.2,05,00,000=00 (Rupees Two Crore Five Lakh) only being the full consideration money as per Memorandum below.

: M E M O :

1. By Demand Draft, Vide No.690106  
Dated 29/11/2024, on State Bank of India  
Tollygunge Branch

Rs.2,02,95,000=00

2. By TDS

Rs. 2,05,000=00

=====  
TOTAL : Rs.2,05,00,000=00  
=====

Rupees Two Crore Five Lakh only

*Duogadh Ghose*

SIGNATURE OF THE OWNER/VENDOR.

WITNESSES :

- 1) *Susha Ghosh*
- 2) *Saifuddin Islam*  
*Garia, Khandarpur*  
*Kul - 84*
- 3) *Byjo/ Sirah*

Thumb      1<sup>st</sup> finger      middle finger      ring finger      small finger

 <i>Durgadas Gorain</i>	Left Hand					
	Right Hand					

Name DURGADAS GORAIN

Signature Durgadas Gorain

Thumb      1<sup>st</sup> finger      middle finger      ring finger      small finger

 <i>Bihari Lal Das</i>	Left Hand					
	Right Hand					

Name Bihari Lal Das

Signature Bihari Lal Das

Thumb      1<sup>st</sup> finger      middle finger      ring finger      small finger

	Left Hand					
	Right Hand					

Name .....

Signature .....

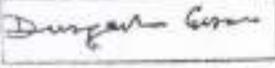
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**ADQPG4702N**

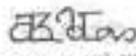


नाम /NAME  
**DURGADAS GORAIN**

पिता का नाम /FATHER'S NAME  
**RAJ NARAYAN GORAIN**

जन्म तिथि /DATE OF BIRTH  
**20-08-1955**

FRONT SIGNATURE  


  
असस आयुक्त, १४/४१  
COMMISSIONER OF INCOME-TAX, W.B. - XI

*Durgadas Gorain*



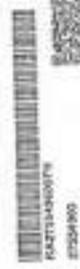
आधार विधि विवरण

ভারত সরকার

Ministry of Information & Public Relations, Government of India

Enrollment No. : 5000075100000

To:
Name: Smt. Ganga Devi
Address: 10/1, Rajendra Park,
B.T. Sarpanch Road,
Puruliya - I,
Kolkata - 700014, West Bengal



142713400075
72366793

आधार आपत्र / Your Aadhaar No.:
7236 6793 3408

আধার আধার, আপনার পরিচয়



ইতিমধ্যেই
Ganga Devi
10/1, Rajendra Park,
B.T. Sarpanch Road,
Puruliya - I,
Kolkata - 700014, West Bengal

7236 6793 3408

আধার আধার, আপনার পরিচয়

Durga Devi Ghosh



ভাষা

- आधार पहिचान प्रमाण, भारतीय सरकार द्वारा है।
• पहिचान प्रमाण भारतीय प्रभुत्व प्रमाण है।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
• To establish identity, authenticates online.

- आधार प्रमाण पहिचान प्रमाण है।
• आधार पहिचान प्रमाण न कि नागरिकता प्रमाण है।

- Aadhaar is valid throughout the country.
• Aadhaar will be helpful in availing Government and Non-Government services in future.

সংস্করণ: ১.০

Address: D/O, Rajendra Park, B.T. Sarpanch Road, Puruliya - I, Kolkata - 700014, West Bengal, 72366793

7236 6793 3408



भारत गणराज्य  
REPUBLIC OF INDIA



বিকশ পোদ্ডার  
Bikash Poddar  
জন্মতারিখ/ DOB: 06/06/1962  
পুংস / MALE



7023 1813 8232

আমার আধার, আমার পরিচয়



भारत गणराज्य  
REPUBLIC OF INDIA

2102/10/78  
বিস্তার:  
S/O Mantu Poddar, P 109,  
BANSDRONI PARK,  
BANSDRONI, Kolkata,  
South 24 Parganas,  
West Bengal - 700070  
পিস নং - 700070

Address

7023 1813 8232



Bikash Poddar



In case this card is lost/found, kindly inform/return to:  
Incharge IAS PA'S/Secy's Unit, UT/ISI,  
Plot No. 3, Sector 11, CHD Delagar,  
Noida/Alindia - 200 614.  
यदि यह कार्ड खोया/पुनः प्राप्त हो, कृपया सूचित करें/वापस करें।  
आयुक्त वेन सेवा इकाई, UT/ISI,  
प्लॉट नं. 3, सेक्टर 11, चौक/दिलीगढ़,  
नोएडा/अलीन्दिया - 200 614.

Bikash Poddar

LAND AND BUILDING ASSESSMENT DEPARTMENT

*Signature*

Assessee No.	Ward No.	Borough No.	Premises No.	Street No.	Name of the Street	Owner Name	Person Liable to pay Tax	Address	Is Heritage	Is Pond		
311131701190	113	11	119	17	NIRANJAN PALLY B BLOCK	SRI DURGADAS GORAIN		E-24 SONALI PARK P.O BANSDRONI KOLKATA-70	N	N		
No of Stories	Nature Of Use	Plot Area	Covered Area	Floor Area	Land Area	Exempt on Applied	Exempt on Till	Exemption Rate	Residential	Non Residential	Classified Ownership	Operative GR Quarter
1	VACANT LAND				Cottah:10 Chatak:12 SqFt:SQFT.43							1/2016

PARTICULARS OF SUBSEQUENT ALTERATIONS

Annual Valuation	Assmt. us	Rate	Date of Alteration of AV	Date of effect of Alteration	Quarterly Payable	Rebate under us 171(5) @25% of consolidated Rate	Quarterly Payable after Rebate	H.B.T.	Manual Capp Tax	Comm Rate	Surcharge	Gross Payable	Rebate Amount	Net Payable per Quarter	Quarter of issuing of F.S bills
12600	ARV	31.0	16/09/2014	01/07/2001	976.50	0.00	976.50	0.00	0	50.0	0.00	977	48.85	828	2/2001
15120	ARV	35.2	16/09/2014	01/07/2007	1330.56	0.00	1330.56	0.00	0	50.0	0.00	1331	66.55	1264	2/2007
18000	ARV	40.0	16/09/2014	01/07/2013	1800.00	0.00	1800.00	0.00	0	50.0	0.00	1800	90.00	1710	2/2013
266340	ARV	40.0	24/06/2015	01/04/2015	26634.00	0.00	26634.00	0.00	0	50.0	0.00	26634	1331.70	25302	1/2015
803430.00	UAA	20.00	23/02/2018	01/04/2017	31961.00	1598.05	30362.95	0.00	0	0	0	31961.00	1598.05	30363	1/2017
780570.00	UAA	20.00	10/10/2018	01/04/2018	39029.00	1851.45	37077.55	0.00	0	0	0	39029.00	1951.45	37078	1/2018

No. 0038721

# KOLKATA MUNICIPAL CORPORATION

ASSESSMENT COLLECTION DEPARTMENT (BOROUGH XI)  
BAGHAJATIN MUNICIPAL MARKET, UNIT - I, 2ND FLOOR, KOLKATA - 700 092

## MUTATION CERTIFICATE

Case No.: M/113/12-MAY-15/480

SUB: Your application for mutation dated 12/05/2015 in respect of

Dag : 1602, 1598 Khatian : 1036, 538 Mouza : BANSDRONI.

Premises Number: 119, NIRANJAN PALLY B BLOCK

Assessee No.: 311131701190

Nature of Premise: VACANT LAND

TO,  
Sri/Smt

SRI DURGADAS GORAIN

Mailing Address of the Applicant (s):

E-24 SONALI PARK

P.O BANSDRONI

KOLKATA

700070

Dear Sir/Madam,

With reference to the aforesaid subject you are hereby informed that the prayer of mutation has been granted in your favour by this department on 17/06/2015 and henceforth the person(s) who will be treated as owner(s) / person (s) liable to pay tax in respect of the premises in question are as follows.

SRI DURGADAS GORAIN

Dated: 24/06/2015

*whil*  
24/06/2015  
A.A.C.  
wd-113

Yours faithfully,

*24/06/15*  
Dy. Assessor-Collector  
Dy. Assessor-Collector V  
Assessment Collection Deptt.  
Br XI, KMC



Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip

Query No / Year	2003033812/2024	Office where deed will be registered
Query Date	30/11/2024 9:36:49 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	SUDIPTA CHAKRABORTY Calcutta High Court, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9163407529, Status : Advocate	
Transaction	Additional Transaction	
[101] Sale, Sale Document	[4308] Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
Rs. 2,05,00,000/-	Rs. 2,05,00,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 14,35,020/- (Article:23)	Rs. 2,05,014/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 5,000/-
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Niranjan Pally Block-B, Premises No: 119, Ward No: 113, Pin Code : 700070

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	10 Katha 12 Chatak 43 Sq Ft	1,98,00,000/-	1,98,00,000/-	Width of Approach Road: 26 Ft.
<b>Grand Total :</b>				<b>17.836Dec</b>	<b>198,00,000 /-</b>	<b>198,00,000 /-</b>	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft	7,00,000/-	7,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>500 sq ft</b>	<b>7,00,000 /-</b>	<b>7,00,000 /-</b>	





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



192024250297242641

GRN Details

GRN:	192024250297242641	Payment Mode:	Online Payment
GRN Date:	01/12/2024 14:35:41	Bank/Gateway:	State Bank of India
BRN :	CK00FERPT6	BRN Date:	01/12/2024 14:36:54
GRIPS Payment ID:	011220242029724263	Payment Init. Date:	01/12/2024 14:35:41
Payment Status:	Successful	Payment Ref. No:	2003033812/5/2024

[Query No\*/Query Year]

Depositor Details

Depositor's Name:	BIKASH PODDAR
Address:	P-109, Bansdroni Park, Bansdroni, West Bengal, 700070
Mobile:	9831036678
Depositor Status:	Buyer/Claimants
Query No:	2003033812
Applicant's Name:	Mr SUDIPTA CHAKRABORTY
Identification No:	2003033812/5/2024
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	01/12/2024
Period To (dd/mm/yyyy):	01/12/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003033812/5/2024	Property Registration- Stamp duty	0030-02-103-003-02	1430020
2	2003033812/5/2024	Property Registration- Registration Fees	0030-03-104-001-16	205014
			<b>Total</b>	<b>1635034</b>

IN WORDS: SIXTEEN LAKH THIRTY FIVE THOUSAND THIRTY FOUR ONLY.

PAID

### Major Information of the Deed

Deed No :	I-1604-12414/2024	Date of Registration	02/12/2024
Query No / Year	1604-2003033812/2024	Office where deed is registered	
Query Date	30/11/2024 9:36:49 AM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	SUDIPTA CHAKRABORTY Calcutta High Court,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9163407529, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2,05,00,000/-	Rs. 2,05,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 14,35,020/- (Article 23)	Rs. 2,05,046/- (Article A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

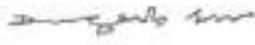
District: South 24-Parganas, P. S.- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Niranjan Pally Block-B, , Premises No: 119, , Ward No: 113 Pin Code : 700070

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS -)		Bastu	10 Katha 12 Chatak 43 Sq Ft	1,98,00,000/-	1,98,00,000/-	Width of Approach Road: 26 Ft.
<b>Grand Total :</b>				<b>17.836Dec</b>	<b>198,00,000 /-</b>	<b>198,00,000 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft	7,00,000/-	7,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>500 sq ft</b>	<b>7,00,000 /-</b>	<b>7,00,000 /-</b>	

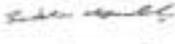
**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr DURGADAS GORAIN</b> Son of Late Rajnarayan Gorain Executed by: Self, Date of Execution: 02/12/2024 , Admitted by: Self, Date of Admission: 02/12/2024 ,Place : Office		 Captured	
	02/12/2024	02/12/2024	LT	02/12/2024
B.t. Sarkar Road, City:- Purulla, P.O:- Purulia Head, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: adxxxxxx2n, Aadhaar No: 72xxxxxxxx3408, Status :Individual, Executed by: Self, Date of Execution: 02/12/2024 , Admitted by: Self, Date of Admission: 02/12/2024 ,Place : Office				

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr BIKASH PODDAR (Presentant)</b> Son of Late Mantu Poddar Executed by: Self, Date of Execution: 02/12/2024 , Admitted by: Self, Date of Admission: 02/12/2024 ,Place : Office		 Captured	
	02/12/2024	02/12/2024	LT	02/12/2024
Son of Late Mantu Poddar P-109, Bansdroni Park, City:- , P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.:: afxxxxxx8k, Aadhaar No: 70xxxxxxxx8232, Status :Individual, Executed by: Self, Date of Execution: 02/12/2024 , Admitted by: Self, Date of Admission: 02/12/2024 ,Place : Office				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SUBHA MONDAL</b> Son of Mr Sashi Mondal B/95, Satyajit Park, City:- , P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070		 Captured	
	02/12/2024	02/12/2024	02/12/2024
Identifier Of Mr DURGADAS GORAIN, Mr BIKASH PODDAR			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr DURGADAS GORAIN	Mr BIKASH PODDAR-17.836 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr DURGADAS GORAIN	Mr BIKASH PODDAR-500.00000000 Sq Ft

Endorsement For Deed Number : I - 160412414 / 2024

On 02-12-2024

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 12:20 hrs on 02-12-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr BIKASH PODDAR, 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 2,05,00,000/-

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

Execution is admitted on 02/12/2024 by 1. Mr DURGADAS GORAIN, Son of Late Rajnarayan Gorain, B.I. Sarkar Road, P.O: Purulia Head, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Business, 2. Mr BIKASH PODDAR, Son of Late Mantu Poddar, P-109, Bansdrani Park P.O: Bansdrani, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business

Identified by Mr SUBHA MONDAL, , , Son of Mr Sashi Mondal, B/95, Satyajit Park, P.O: Bansdrani, Thana: Bansdrani, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,05,046.00/- ( A(1) = Rs 2,05,000.00/- 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 2,05,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/12/2024 2:36PM with Govt. Ref. No: 192024250297242641 on 01-12-2024, Amount Rs: 2,05,014/- Bank: State Bank of India ( SBIN0000001), Ref. No. CK00FERPT6 on 01-12-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 14,35,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 14,30,020/-

Description of Stamp  
1. Stamp: Type: Impressed, Serial no 10584, Amount: Rs.5,000.00/-, Date of Purchase: 20/11/2024, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/12/2024 2:36PM with Govt. Ref. No: 192024250297242641 on 01-12-2024, Amount Rs: 14,30,020/- Bank: State Bank of India ( SBIN0000001), Ref. No. CK00FERPTS on 01-12-2024, Head of Account 0030-02-103-003-02



Anupam Haider  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1604-2024, Page from 355523 to 355548  
being No 160412414 for the year 2024.



Digitally signed by Anupam Halder  
Date: 2024.12.02 12:51:16 +05:30  
Reason: Digital Signing of Deed

(Anupam Halder) 02/12/2024  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.