

20116/23

5-19314/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AP 374686

14/12/2023  
 S.M.-2-2023/2670/23

I certify that the document is admitted to registration. The signature sheets and the endroement sheets attached with the document are the part of this document.

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

14/12/2023

# DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the **14<sup>th</sup>** day of **December, 2023 (Two Thousand Twenty Three)**

BETWEEN

1 SEP 2023

No 03  
Name... Jangata Mukhopadhyay  
Address... Alipore Police Court  
Rs 100/- Kel-27

Pijushanti Chakraborty  
Licence Stamp Vendor  
Alipore Police Court  
Kolkata-700 027

Identified by me  
Jangata Mukhopadhyay  
Sgt Jahar Lal Mukhopadhyay  
Alipore Police Court  
Kolkata - 700027



DISTRICT SUB-REGISTRAR III  
SOUTH 24 PGS., ALIPORE  
14 DEC 2023

(1) **SRI JYOTI PROKASH KARMAKAR, PAN: AFOPK6653A, Aadhar No. 8174 1617 3453**, son of Late Jogesh Chandra Karmakar by faith-Hindu, by occupation-Business residing at Flat No-A/4/3 53, M.N. Sen Lane, P.O. & P.S.-Regent Park, PIN- 700040 (2) **SRI ABHIJIT KARMAKAR PAN : AFQPK8402D, Aadhar No. 8581 1253 5915**, son of Late Jogesh Chandra Karmakar by faith-Hindu, by occupation-Service residing at Block-3, 3A, Eden Pavilion Apartment, P.O.-Garia, P.S.-Patuli, PIN-700084, (3) **SMT. SIMA KARMAKAR, PAN-ATGPK0523K, Aadhar No.-2264 3604 5772**, wife of Late Dipak Chandra Karmakar by faith-Hindu, by occupation-Housewife and (4) **MISS SREYA KARMAKAR, PAN-EXWPK1287A, Aadhar No.-7214 0295 4903**, daughter of Late Dipak Chandra Karmakar by faith-Hindu, by occupation-Student, both residing at Flat No-A/4/3 53, M.N. Sen Lane, P.O. & P.S.-Regent Park, PIN- 700040 hereinafter referred to as the **OWNERS/VENDORS** (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include their legal heirs, executors, representatives, administrators, and assigns) of the **ONE PART :**

**AND**

**"MANDHAN PROJECTS"**, a partnership Firm, **PAN.ABOFM9835A**, having its office at 26/1A, S.N. Roy Road, P.O. Sahapur, P.S. Behala, Kolkata-700038, represented by its Partners named hereunder:-

(1) **SRI BHAVESH TANWANI**, Son of Suresh Kumar Tanwani, **PAN-AXZPT8376L, Aadhaar No-4287 4162 2594** by faith-Hindu by

Occupation-Business, residing at "Shailja Tower II", Flat 6D 5/7, Buroshibtala Main Road, P.O. Sahapur, P.S. Behala, Kolkata-700038,

(2)**SRI PAWAN KUMAR TANWANI**, Son of Late SadhanlalTanwani, **PAN:ACTPT5266G,Aadhaar No-2524 0725 1914**, by faith-Hindu, by occupation- Business, residing at "Bangur Complex" Flat 7C at 5/7, Buroshibtala Main Road, P.O. SahapurP.S. Behala, Kolkata-700038(3)**SRI PIYUSH TANWANI**, Son of Sri Anil Kumar Tanwani, **PAN:AXZPT1297Q,Aadhaar No-6018 7480 5093** by faith - Hindu, by occupation - Business, residing at 36A, Block "B", New Alipore, D.H.Road,P.O.Sahapur P.S. New Alipore, Kolkata- 700053 represented by their constituted Attorney **SRI ROHAN TANWANI**, son of Sri Nautan Das Tanwani, **PAN AIUPT8103D,Aadhaar No-2652 3317 8926**by faith-Hindu, by occupation-Business,residing at 1/C, Buroshibtalla Main Road, P.O.-Sahapur.P.S.-Behala,Kolkata-700 038,**vide P.O.A. Deed No-00109/2021 dt.17.12.2021 in the office of D.S.R.-V, Alipore,24 Pgs(S)and (4)SRI ROHAN TANWANI**, son of Sri Nautan Das Tanwani,**PAN-AIUPT8103D, Aadhaar No-2652 3317 8926**by faith-Hindu, by occupation-Businessresiding at 1/C, Buroshibtalla Main Road, P.O.-Sahapur. P.S.-Behala, Kolkata- 700 038.hereinafter collectively referred to as the **PURCHASER** (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean a nd include the said firm and its' partners, respective legal heirs, successors-in-office, executors, legal representative, administrators and assigns) of the **OTHER PART**:

**WHEREAS** one **Nirmala Karmakar** wife of Late Jogesh Chandra Karmakar **purchased bastu land** measuring a little bit more or less **03(Three) Cottahs 08(Eight) Chittak 07(Seven)sq. ft.**, situated at Mouza -Chandpur, J.L. No-41, Touzi No-56, Revenue Survey No-40 under R.S, Dag No-415 appertaining to R.S. Khatian No-396, the then P.S. Tallygunge, Sub-Registration Office Alipore District undivided 24-Parganas then being known as Premises No-9/1, Narendra Nath Ghosh Lane under K.M.C. Ward No-097, Kolkata-700040 from the then **owner Sri Janendranath Basu** by a **Registered Deed of Conveyance** executed and registered on 07/2/1961 and **duly registered with the office of the District Sub-Registrar, Alipore in Book No. I, Volume No.14 Pages from 212 to 218 and Being No. 931 for the year 1961** on valuable consideration.

**AND WHEREAS** by dint of the said registered Deed of Conveyance said Smt. **Nirmala Karmakar** took over peaceful and vacant possession thereof and enjoyed all rents, issues and profits derived there from as the rightful undisputed sole owner and possessor without any interruption and hindrance from any corner whatsoever.

**AND WHEREAS** during her lifetime **Smt. Nirmala Karmakar** has transferred her right title and interest over the aforesaid plot of land in favour of her one son Abhijit Karmakar and unmarried daughter Gouri Karmakar by executing a deed of Gift which was **duly registered with the office of the Additional Registrar Of Assurances-I, Calcutta, and**



*recorded in Book No. I, Volume No.1, Pages from 1 to 14 and Being No. 08316 for the year 2004.*

**AND WHEREAS** *aforsaid Gouri Karmakar died intestate on 22.01.2010 leaving behind her mother Smt. Nirmala Karmakar and three brothers namely Sri Jyoti Prokash Karmakar, Sri Dipak Chandra Karmakar and Sri Abhijit Karmakar as her only legal heirs and successors in respect of her undivided 50% share as per Hindu Law of Succession Act, 1956 with its' Amendments of 2004 and there were no other legal heirs at the time of her death her father Jogesh Chandra Karmakar died intestate on 29.12.2002.*

**AND WHEREAS** *after the demise of Gouri Karmakar, Smt Nirmala Karmakar has executed a deed of Gift in favour of her youngest son Sri Abhijit Karmakar to transfer her share in the aforsaid property which was **duly registered with the office of the District Sub-Registrar Alipore and recorded in Book No. I, Volume No.1 Pages from 1 to 14 and Being No. 08316 for the year 2004** but wrongfully the entire property has been mentioned in the Schedule of gifted property in place and instead of her undivided share.*

**AND WHEREAS** *by virtue of the aforsaid two gift deeds Sri Abhijit Karmakar has mutated the aforsaid landed property in his name as absolute owner wherein the said premises recorded as **9/1, Narendra Nath Ghosh Lane under K.M.C. Ward No-097, Kolkata-700040 under Assessee no-21-097-11-0013-8 on 06.09.2011.***

**AND WHEREAS** aforesaid **Sri Jyoti Prokash Karmakar, Sri Dipak Chandra Karmakar**, being owner of undivided share each derived from their unmarried deceased sister **filed a Title Suit** in the year 2012 as **Plaintiff** before the **Ld. Court of Civil Judge(Senior Division), Alipore** vide **Serial No-63 of 2012** which was renumbered as **16302 of 2014** against their brother **Abhijit Karmakar** claiming their share, right title and interest over the said property.

**AND WHEREAS** during the pendency of the aforesaid Title Suit one of the aforesaid plaintiff **Sri Dipak Chandra Karmakar** died intestate on **29.11.2016** leaving behind his legally married wife **Smt. Sima Karmakar** and one unmarried daughter **Sreya Karmakar** as his only legal heirs and successors in respect of her undivided share as per Hindu Law of Succession Act, 1956 with its' Amendments of 2004 and there were no other legal heirs at the time of his death.

**AND WHEREAS** subsequently on **29.11.2017** **Sri Sarad Kumar Chhetri, Civil Judge(Senior Division)3<sup>rd</sup> Court, Alipore** has pleased to pass an order declaring **Abhijit Karmakar** as owner of **2/3<sup>rd</sup> share** and **Sri Jyoti Prokash Karmakar** and legal heirs of **Late Dipak Chandra Karmakar** as owner of **1/6<sup>th</sup> share** each over the said suit property by declaring the deed of gift bearing no **1230 of 2011** as invalid and not in accordance with law.

**AND WHEREAS** to comply the aforesaid order **Sri Jyoti Prokash Karmakar, Abhijit Karmakar, Smt. Sima Karmakar** and **Sreya**

**Karmakar** have applied to mutate the aforesaid landed property in their names as joint owners which has been duly approved by **Case No-0/097/21-NOV-23/56038** wherein the said premises recorded as **9/1, Narendra Nath Ghosh Lane under K.M.C. Ward No-097, Kolkata-700040 under Assessee no-21-097-11-0013-8 on 21.11.2023** and enjoying their right, title and interest over the said plot of land with a building standing thereon paying all relevant taxes and revenues to the appropriate authorities up to date.

**AND WHEREAS** the Purchaser after being satisfied with the title to the Vendors, has approached the Vendors to purchase the entire land lying and situate at **Premises No. 9/1, Narendra Nath Ghosh Lane under K.M.C. Ward No-097, P.S.-Regent Park, Kolkata-700040** hereinafter referred to as the 'said property'.

**AND WHEREAS** the Vendors are absolutely seized and possessed of or otherwise, well and sufficiently be entitled to the piece or parcel of revenue free plot of Bastu land along with R.C.C. structure as its absolute owners free from all encumbrances which is fully mentioned and described in the Schedule hereunder written and herein referred to as the said property.

**AND WHEREAS** the Vendors agree to sell and the Purchaser agrees to purchase the 'said property' situate and lying at **Premises No. 9/1, Narendra Nath Ghosh Lane under K.M.C. Ward No-097, P.S.-Regent Park, Kolkata-700040** for a total consideration of **Rs. 1,50,00,000/- (Rupees One Crore Fifty Lac) only** which is morefully



described in the Table herein after written free from all encumbrances liens charges mortgages and lispences.

**NOW THIS INDENTURE WITNESSETH AS follows :-**

That the Vendors doth hereby agree to sale, transfer, convey, grant and release upto and in favour of the PURCHASER the said plots of bastu land admeasuring about **03(Three)Cottahs 08(Eight) Chittak 07(Seven)sq. ft.**, be the same a little more or less together with **100 sq. ft tiles shed for residential use** mentioned in the **Schedule** free from all estate, right, title, interest claim and demand whatever of the Vendors into or upon the said plot of land free from all encumbrances, charges, liens, trusts, attachment, transfer, assignment, exchange, encumbrance, tenancy, sub-tenancy, lease, sub-lease, license, mortgage, inheritance, gift, lien, maintenance, bequest, co-parcenary interest, easement, trust, covenant ,possession whatsoever along with the beneficial use and enjoyment right of the said plot of land.

The Vendors doth hereby covenant with the PURCHASER as follows :-

- a) The interest which the Vendors doth hereby profess to transfer subsist and that the Vendors have good right, full power absolute authority and indefeasible marketable title to grant, sell, transfer, convey, assure and assign the said plot of land.
- b) The said plot of land is free from all charges, encumbrances, liens, sale, transfer, assignment, change, charge, encumbrance, tenancy, sub-tenancy, lease, sub-lease, license, mortgage, inheritance, gift,

lien, maintenance, bequest, co-parcenary interest, easement, trust, covenant ,possession/ or any attachment whatsoever and that the said plot of land is purchased property and the said plot of land is not subject to any litigation and there is no case, suit or proceeding pending before any Court of law against the said plots of land.

- c) The said plot of land is not acquired by the provision of the Urban Land Ceiling (Regulation and Control) Act, 1976.

The PURCHASER doth hereby covenant with the Vendors as follows:-

- a) The PURCHASER shall have full easement right over the said plot of land with building as mentioned in the **Schedule "A"**. No party shall have any right to create any objection whatsoever in any manner to utilize any portion of the said plot of land with structure.
- b) The PURCHASER shall be entitled to sale, transfer, gift, lease, mortgage or otherwise alienated the property hereby conveyed subject to the terms herein contained to any one without any consent of the Vendor and such transferee may acquire right, title or interest similar to those acquired by the PURCHASER under the terms and conditions of the conveyance to be made
- c) After completion of the said Purchase the PURCHASER shall apply to **The Kolkata Municipal Corporation. and any other competent authority/ authorities, Govt. Departments, if any** for mutation of its' purchased plot of land with structure at its' own costs. The Vendors shall be liable to subscribe its signatures on necessary

*papers which are to be required from time to time by the PURCHASER on prior notice to the vendor.*

**THE SCHEDULE ABOVE REFERRED TO :**

*ALL THAT piece and parcel of Bastu land measuring about 03(Three) Cottahs 08(Eight) Chittak 07(Seven)sq. ft., situated at Mouza - Chandpur, J.L. No-41, Touzi No-56, Revenue Survey No-40 under R.S, Dag No-415 appertaining to R.S. Khatian No-396, the then P.S. Tallygunge, Sub-Registration Office Alipore District undivided 24-Parganas with 100 sq. ft tiles shed for residential use being Premises No-9/1, Narendra Nath Ghosh Lane K.M.C. Ward No-097, under Assessee no-21-097-11-0013-8, P.O. & P.S.-Regent Park, Kolkata-700040 District South 24-Parganas, and butted and bounded in the following manner :*

**ON THE EAST** : *By Pre. No 8, N.N. Ghosh Lane,*  
**ON THE WEST** : *By Pre. No 9B, N.N. Ghosh Lane,*  
**ON THE NORTH** : *By Quarters of Metro Rail,*  
**ON THE SOUTH** : *By 18 ft. wide K.M.C. Road,*

**IN WITNESS WHEREOF** the parties hereunto have affixed their hand and seals and have executed these presents the day month and year first above written.

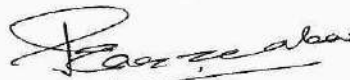
**SIGNED SEALED AND DELIVERED**

by the **VENDORS** at Kolkata

in the presence of:

1. Mita Mukhopadhyay  
3/88, Vivek Nagar,  
Kot-75

2. Kajal Dutta Chowdhury  
Alipore Police Court  
Kot-27.

1.   
(JYOTI PROKASH KARMAKAR)
2. Karmakar  
ABHISIT KARMAKAR.
3. Sima Karmakar.  
(SIMA KARMAKAR)
4. Sreya Karmakar  
(SREYA KARMAKAR)

**SIGNED SEALED AND DELIVERED**

by the **PURCHASER** at

Kolkata in the presence of:

1. Mita Mukhopadhyay  
3/88, Vivek Nagar,  
Kot-75

2. Kajal Dutta Chowdhury  
Alipore Police Court  
Kot-27

FOR MANDHAN PROJECT

Rohan Tanwani

Self and on behalf of  
BHAVESH TANWANI, PIYUSH TANWANI,  
PAWAN KUMAR TANWANI  
as constituted Attorney being the partners of  
MANDHAN PROJECTS

PARTNI

Drafted by:

Saugata Mukhopadhyay

SAUGATA MUKHOPADHYAY

Advocate

Alipore Civil & Criminal Court

Kolkata-700 027

Typed by:

Asit Chakraborty

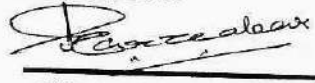
ASIT CHAKRABORTY

At Advocate's Chamber

**MEMO OF CONSIDERATION**

**RECEIVED** on and from the within named PURCHASER the within mentioned amount of **Rs1,50,00,000/- (Rupees One Crore Fifty Lac)only** as per terms and conditions of this Deed of Agreement in the following manner :-

1. A sum of Rs. 37,12,500/- (Rupees Thirty Seven Lac Twelve Thousand Five Hundred)only vide Draft No. 060881, HDFC Bank, New Alipore Br, Kolkata-700053 dt. 13.12.2023 with proportionate TDS of Rs. 37,500/- (Thirty Seven Thousand Five Hundred)only received by Sri Jyoti Prokash Karmakar, Vendor No-1 hereinabove.

 (JYOTI PROKASH KARMAKAR)

**Signature Of The Owner/Vendor NO 1**

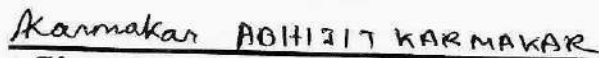
2. A sum of Rs. 37,12,500/- (Rupees Thirty Seven Lac Twelve Thousand Five Hundred)only vide Draft No. 060885, HDFC Bank, New Alipore Br, Kolkata-700053 dt. 13.12.2023 with proportionate TDS of Rs. 37,500/- (Thirty Seven Thousand Five Hundred)only received by Smt. Sima Karmakar & Miss Sreya Karmakar, Vendor No-3 & 4 hereinabove.

1. Sima Karmakar .

2. Sreya Karmakar

**Signatures Of The Owners/Vendors NO 3 & 4**

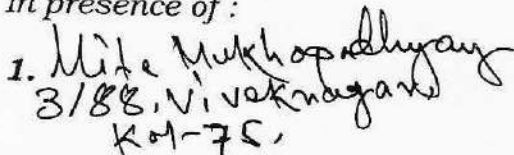
3. A sum of Rs. 75,00,000/- (Rupees Seventy Five Lac)only vide Draft Nos. 060882 of Rs. 5,00,000/- (Rupees Five Lac)only, 060883 of Rs. 24,25,000/- (Rupees Twenty Four Lac Twenty Five Thousand)only and 060884 of Rs. 45,00,000/- (Rupees Forty Five Lac)only, HDFC Bank, New Alipore Br, Kolkata-700053 all dt. 13.12.2023 with proportionate TDS of Rs. 75,000/- (Seventy Five Thousand)only received by Sri Abhijit Karmakar, Vendor No-2 hereinabove.

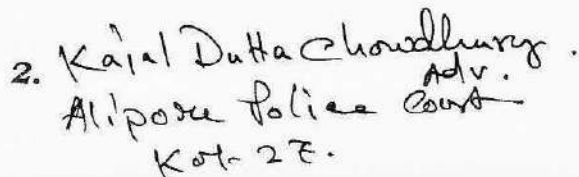
 ABHIJIT KARMAKAR

**Signature Of The Owner/Vendor NO 2**

**WITNESSES**

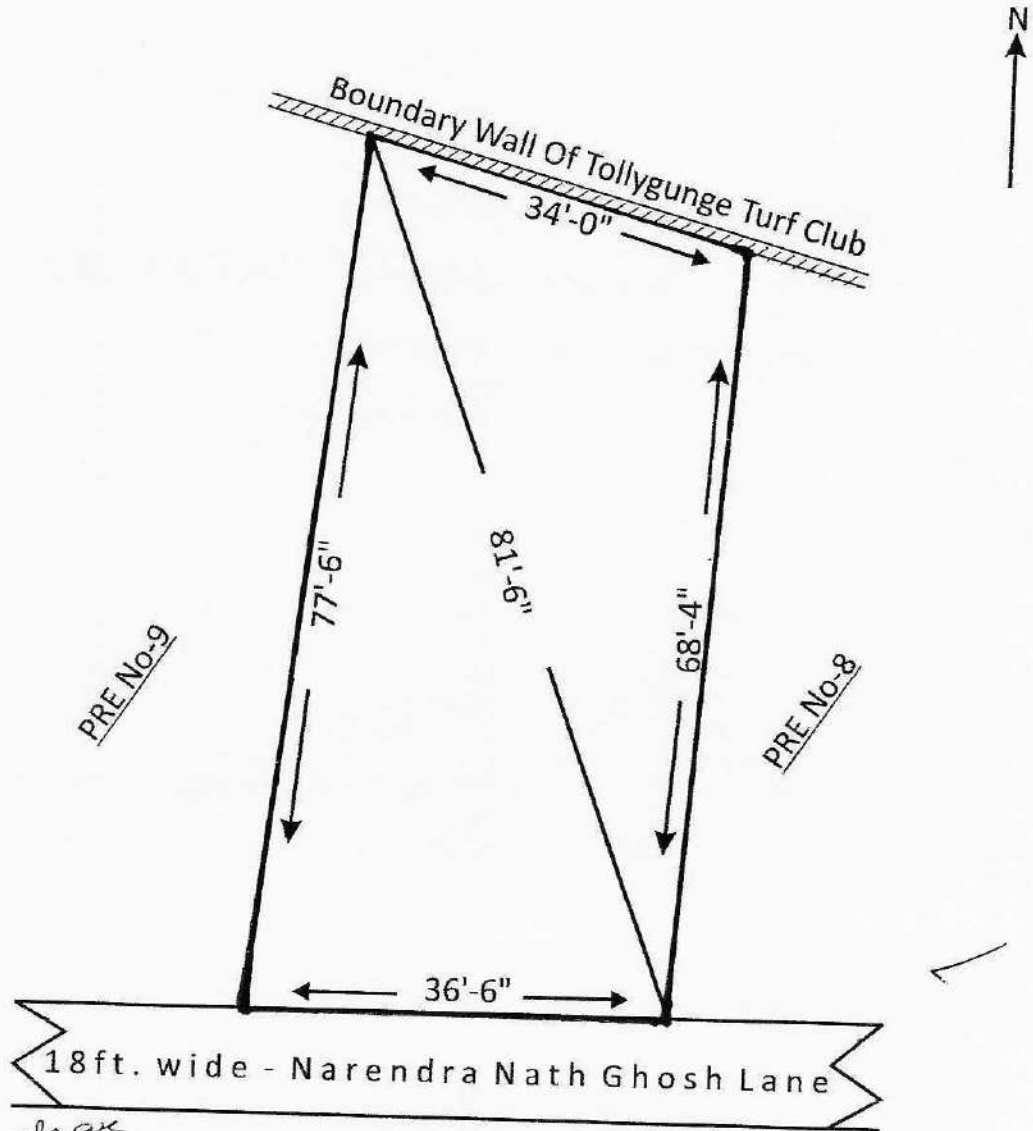
In presence of :

1.   
3/88, Viveknagar  
Kot-75.

2.   
Adv.  
Alipore Police Court  
Kot-27.



Site Plan of all that piece and parcel of Bastu land measuring about 03(Three) Cottahs 08(Eight) Chittak 07(Seven)sq. ft., situated at Mouza -Chandpur, J.L. No-41, Touzi No-56, Revenue Survey No-40 under R.S, Dag No-415 appertaining to R.S. Khatian No-396, the then P.S. Tallygunge, Sub-Registration Office Alipore District undivided 24-Parganas with 100 sq. ft tiles shed for residential use being Premises No-9/1, Narendra Nath Ghosh Lane K.M.C. Ward No-097, under Assessee no-21-097-11-0013-8, P.O. & P.S.-Regent Park, Kolkata-700040 District South 24-Parganas, delineated by RED border line.

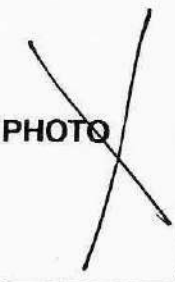


1. *Ramesh Chandra*
2. *Akramakar.*
3. *Sima Karmakar.*
4. *Sruya Karmakar*

FOR MANDHAN PROJECTS  
*Rohan Panwar*     *Rohan Panwar*  
 Self and on behalf of  
 BHAVESH TANWANI, PIYUSH TANWANI,  
 PAWAN KUMAR TANWANI  
 as constituted Attorney being the partners of  
 MANDHAN PROJECTS  
 PARTNER

-----  
 Signatures of Vendors











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 Signature of Purchaser

		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
PHOTO 	left hand					
	right hand					

Name .....

Signature .....













		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name JYOTI PROKASH KARMAKAR

Signature 













		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name ABHISIT...KARMAKAR

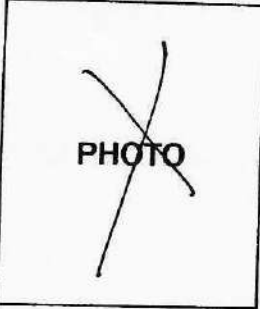
Signature Abhisit Karmakar



		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						












Name SIMA KARMAKAR

Signature Sima Karmakar

		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					












Name .....

Signature .....

		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

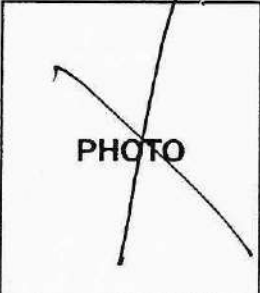
Name SREYA KARMAKAR

Signature Sreya Karmakar

		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name ROHAN PANWANI



Signature Rohan Panwani

		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name .....

Signature .....

**BAR COUNCIL OF WEST BENGAL**  
(STATUTORY BODY UNDER THE ADVOCATES ACT 1961)  
 2 & 3, KIRAN BANSAL ROY ROAD, KOLKATA-700 001  
 PHONE : 2246 8833/7233  
**IDENTITY CARD**

Name.....  
**SAUGATA MUKHOPADHYAY** Advocate

Father's/Husband's Name.....  
**LATE JAHAR LAL MUKHERJEE**

*Jyotipriya Mukherjee* *Saugata Mukhopadhyay*  
CHAIRMAN EX-COMMITTEE CHAIRMAN

*Saugata Mukhopadhyay*

Card No..... C-0328

Address Recorded on the Roll..... **3/85, VIVEKNAGAR,  
 KOLKATA-700 075**

- DO -

Present Address.....

Enrolment No..... **WB / 615 / 2000**

Date of Enrolment..... **11.04.2000.** Date of Birth..... **28.12.1986.**

Date 28.12.07 *M. M.*  
Secretary/Assistant Secretary

### Major Information of the Deed

Deed No :	I-1603-19314/2023	Date of Registration	14/12/2023
Query No / Year	1603-2003032670/2023	Office where deed is registered	
Query Date	10/12/2023 6:17:26 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	SAUGATA MUKHOPADHYAY ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830073900, 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. 1,50,00,000/-	Rs. 1,50,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,50,020/- (Article:23)	Rs. 1,50,046/- (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: Narendra Nath Ghosh Lane, , Premises No: 9/1, , Ward No: 097 Pin Code : 700040






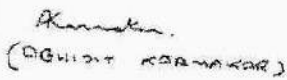


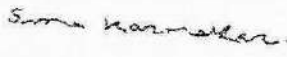
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 8 Chatak 7 Sq Ft	1,49,25,000/-	1,49,25,000/-	Property is on Road ,Last Reference Deed No :1901-I -08316-2004
<b>Grand Total :</b>				5.791Dec	149,25,000 /-	149,25,000 /-	

#### 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.	75,000/-	75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		100 sq ft	75,000 /-	75,000 /-	



**Seller Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Shri JYOTI PROKASH KARMAKAR (Presentant )</b> Son of Late JOGESH CHANDRA KARMAKAR Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office		 Captured	 (Jyoti Prokash Karmaakar)
	14/12/2023	14/12/2023	14/12/2023	
FLAT NO A/4/3,53,M.N.SEN ROAD, City:- Not Specified, P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx3A, Aadhaar No: 81xxxxxxxx3453, Status :Individual, Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office				
2	<b>Name</b> <b>Shri ABHIJIT KARMAKAR</b> Son of Late JOGESH CHANDRA KARMAKAR Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office		 Captured	 (ABHIJIT KARMAKAR)
	14/12/2023	14/12/2023	14/12/2023	
BLOCK-3,3A,EDEN PAVILION APARTMENT,SAHAPARA, City:- Not Specified, P.O:- GARIA, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AFxxxxxx2D, Aadhaar No: 85xxxxxxxx5915, Status :Individual, Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office				
3	<b>Name</b> <b>Smt SIMA KARMAKAR</b> Wife of Late DIPAK CHANDRA KARMAKAR Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office		 Captured	 Sima Karmaakar
	14/12/2023	14/12/2023	14/12/2023	
FLAT NO-A/4/3,53,M.N.SEN LANE, City:- Not Specified, P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ATxxxxxx3K, Aadhaar No: 22xxxxxxxx5772, Status :Individual, Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office				












4	Name	Photo	Finger Print	Signature
	<b>Miss SREYA KARMAKAR</b> Daughter of Late DIPAK CHANDRA KARMAKAR Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office	 14/12/2023	 LTI 14/12/2023 Captured	 14/12/2023
FLAT NO-A/4/3,53,M.N.SEN LANE, City:- Not Specified, P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: EXxxxxxx7A, Aadhaar No: 72xxxxxxxx4903, Status :Individual, Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office				

**Buyer Details :**




SI No	Name,Address,Photo,Finger print and Signature
1	<b>MANDHAN PROJECTS</b> 26/1A,S.N.ROY ROAD, City:- Not Specified, P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 , PAN No.:: ABxxxxxx5A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Agent by Authenticated Power 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> <b>Shri ROHAN TANWANI,</b>            Son of Mr NAUTAN DAS            TANWANI            Date of Admission:            14/12/2023, admitted by : Self,            Place of Admission of            Execution: Office         </td> <td>   Dec 14 2023 12:45PM         </td> <td>   LTI 14/12/2023 Captured         </td> <td>   14/12/2023         </td> </tr> </tbody> </table> 1/C,BUROSHIBTALA MAIN ROAD, City:- Not Specified, P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AIUPT8103D, Aadhaar No: 26xxxxxxxx8926 Status : Agent by Authenticated Power, Agent by Authenticated Power of : Shri BHAVESH TANWANI, Shri PAWAN KUMAR TANWANI, Shri PIYUSH TANWANI	Name	Photo	Finger Print	Signature	<b>Shri ROHAN TANWANI,</b> Son of Mr NAUTAN DAS TANWANI Date of Admission: 14/12/2023, admitted by : Self, Place of Admission of Execution: Office	 Dec 14 2023 12:45PM	 LTI 14/12/2023 Captured	 14/12/2023
Name	Photo	Finger Print	Signature						
<b>Shri ROHAN TANWANI,</b> Son of Mr NAUTAN DAS TANWANI Date of Admission: 14/12/2023, admitted by : Self, Place of Admission of Execution: Office	 Dec 14 2023 12:45PM	 LTI 14/12/2023 Captured	 14/12/2023						

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Shri BHAVESH TANWANI</b> Son of Mr SURESH KUMAR TANWANI SHAILJA TOWER II,FLAT 6D,5/7,BUROSHIBTALA MAIN ROAD, City:- Not Specified, P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AXxxxxxx6L, Aadhaar No: 42xxxxxxxx2594 Status : Representative, Representative of : MANDHAN PROJECTS (as PARTNER)

2	<b>Shri PAWAN KUMAR TANWANI</b> Son of Late SADHAN LAL TANWANI BANGUR COMPLEX, FLAT 7C, 5/7, BUROSHIBTALA MAIN ROAD, City:- Not Specified, P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxx6G, Aadhaar No: 25xxxxxxxx1914 Status : Representative, Representative of : MANDHAN PROJECTS (as PARTNER)		
3	<b>Shri PIYUSH TANWANI</b> Son of Mr ANIL KUMAR TANWANI City:- Not Specified, P.O:- SAHAPUR, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AXxxxxx7Q, Aadhaar No: 60xxxxxxxx5093 Status : Representative, Representative of : MANDHAN PROJECTS (as PARTNER)		
4	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>
	<b>Shri ROHAN TANWANI</b> Son of Mr NAUTAN DAS TANWANI Date of Execution - 14/12/2023, , Admitted by: Self, Date of Admission: 14/12/2023, Place of Admission of Execution: Office		 Captured
		Dec 14 2023 12:45PM	LTI 14/12/2023
			Signature 
	1/C, BUROSHIBTALA MAIN ROAD, City:- Not Specified, P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AXxxxxx3D, Aadhaar No: 26xxxxxxxx8926 Status : Representative, Representative of : MANDHAN PROJECTS (as PARTNER)		

**Identifier Details :**

<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
<b>Mr SAUGATA MUKHOPADHYAY</b> Son of Late JAHAR LAL MUKHOPADHYAY ALIPORE POLICE COURT, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
	14/12/2023	14/12/2023	14/12/2023
Identifier Of Shri JYOTI PROKASH KARMAKAR, Shri ABHIJIT KARMAKAR, Smt SIMA KARMAKAR, Miss SREYA KARMAKAR, Shri BHAVESH TANWANI, Shri PAWAN KUMAR TANWANI, Shri PIYUSH TANWANI, Shri ROHAN TANWANI, Shri ROHAN TANWANI			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri JYOTI PROKASH KARMAKAR	MANDHAN PROJECTS-0.961313 Dec
2	Shri ABHIJIT KARMAKAR	MANDHAN PROJECTS-3.85683 Dec
3	Smt SIMA KARMAKAR	MANDHAN PROJECTS-0.486448 Dec
4	Miss SREYA KARMAKAR	MANDHAN PROJECTS-0.486448 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri JYOTI PROKASH KARMAKAR	MANDHAN PROJECTS-25.00000000 Sq Ft
2	Shri ABHIJIT KARMAKAR	MANDHAN PROJECTS-25.00000000 Sq Ft
3	Smt SIMA KARMAKAR	MANDHAN PROJECTS-25.00000000 Sq Ft
4	Miss SREYA KARMAKAR	MANDHAN PROJECTS-25.00000000 Sq Ft



**Endorsement For Deed Number : I - 160319314 / 2023**

**On 14-12-2023**

**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 12:39 hrs on 14-12-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri JYOTI PROKASH KARMAKAR , one of the Executants.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,50,00,000/-

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

Execution is admitted on 14/12/2023 by 1. Shri JYOTI PROKASH KARMAKAR, Son of Late JOGESH CHANDRA KARMAKAR, FLAT NO A/4/3,53,M.N.SEN ROAD, P.O: REGENT PARK, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Business, 2. Shri ABHIJIT KARMAKAR, Son of Late JOGESH CHANDRA KARMAKAR, BLOCK-3,3A,EDEN PAVILION APARTMENT,SAHAPARA, P.O: GARIA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service, 3. Smt SIMA KARMAKAR, Wife of Late DIPAK CHANDRA KARMAKAR, FLAT NO-A/4/3,53,M.N.SEN LANE, P.O: REGENT PARK, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession House wife, 4. Miss SREYA KARMAKAR, Daughter of Late DIPAK CHANDRA KARMAKAR, FLAT NO-A/4/3,53,M.N.SEN LANE, P.O: REGENT PARK, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Student

Indetified by Mr SAUGATA MUKHOPADHYAY, , , Son of Late JAHAR LAL MUKHOPADHYAY, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 14-12-2023 by Shri ROHAN TANWANI, PARTNER, MANDHAN PROJECTS (Partnership Firm), 26/1A,S.N.ROY ROAD, City:- Not Specified, P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038

Indetified by Mr SAUGATA MUKHOPADHYAY, , , Son of Late JAHAR LAL MUKHOPADHYAY, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Admitted by Authenticated power**

Execution is admitted by Shri ROHAN TANWANI, , Son of Mr NAUTAN DAS TANWANI, 1/C,BUROSHIBTALA MAIN ROAD, P.O: SAHAPUR, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by profession Business as agent for Shri BHAVESH TANWANI, Son of Mr SURESH KUMAR TANWANI, SHAILJA TOWER II,FLAT 6D,5/7,BUROSHIBTALA MAIN ROAD, P.O: SAHAPUR, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by profession Business;

PARTNER, MANDHAN PROJECTS (Partnership Firm), 26/1A,S.N.ROY ROAD, City:- Not Specified, P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038, Shri PAWAN KUMAR TANWANI, Son of Late SADHAN LAL TANWANI, BANGUR COMPLEX,FLAT 7C,5/7,BUROSHIBTALA MAIN ROAD, P.O: SAHAPUR, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by profession Business;

PARTNER, MANDHAN PROJECTS (Partnership Firm), 26/1A,S.N.ROY ROAD, City:- Not Specified, P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038, Shri PIYUSH TANWANI, Son of Mr ANIL KUMAR TANWANI, P.O: SAHAPUR, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Business;

PARTNER, MANDHAN PROJECTS (Partnership Firm), 26/1A,S.N.ROY ROAD, City:- Not Specified, P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038

under a power no 00109 for 2021 authenticated by DSR V ALIPORE SOUTH 24 PARGANAS

Indetified by Mr SAUGATA MUKHOPADHYAY, , , Son of Late JAHAR LAL MUKHOPADHYAY, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,50,046.00/- ( A(1) = Rs 1,50,000.00/- ,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 1,50,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/12/2023 6:27PM with Govt. Ref. No: 192023240316352358 on 13-12-2023, Amount Rs: 1,50,014/-, Bank: SBI EPay ( SBlePay), Ref. No. 8949798323523 on 13-12-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,50,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 7,49,920/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 3, Amount: Rs.100.00/-, Date of Purchase: 01/09/2023, Vendor name: P K Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/12/2023 6:27PM with Govt. Ref. No: 192023240316352358 on 13-12-2023, Amount Rs: 7,49,920/-, Bank: SBI EPay ( SBlePay), Ref. No. 8949798323523 on 13-12-2023, Head of Account 0030-02-103-003-02



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

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1603-2023, Page from 543196 to 543220**

**being No 160319314 for the year 2023.**



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2023.12.20 17:20:57 +05:30  
Reason: Digital Signing of Deed.

**(Debasish Dhar) 20/12/2023**

**DISTRICT SUB-REGISTRAR**

**OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS**

**West Bengal.**