

13387

T-13509/2022

दस
रुपये
रु.10



TEN
RUPEES

Rs.10

INDIA NO

पश्चिम बंगाल WEST BENGAL

65AB 809007

2/2510928/2

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

Additional District Sub-Registrar,
Kolkata, West Bengal, North 24-Pgs

DEED OF CONVEYANCE

22 AUG 2022

1. Date : 22-08-2022
2. Place : Kolkata
3. Parties :
 - 3.1 SUVENDU PROSAD
KURMI [PAN :

4788

28 MAR 2022

নং তার
মূল্য
ক্রেতা
Pinaki Chattopadhyay
Advocate
Judge's Court, Barasat

ভেণ্ডার :- শ্রী হরি চন্দ্র বসু
বারইপুর নং ১০০১৩৬
জিলা- দক্ষিণ ২৪ পরগণা



Hari chand Biswas
Late - Bimal Biswas
Ramnagar, Bara Betei
Kol- 100136

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

22 AUG 2022

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

Payment Details

BRN:	192022230102866611	Payment Mode:	Online Payment
BRN Date:	22/08/2022 12:23:41	Bank/Gateway:	Bank of Boroda
BRN :	1299449382	BRN Date:	22/08/2022 12:25:02
Payment Status:	Successful	Payment Ref. No:	2002510928/2/2022
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	PINAKI CHATTOPADHYAY AND ASSOCIATES
Address:	TEGHARIA MAIN RD, KOL 157
Mobile:	9830061809
Depositor Status:	Advocate
Query No:	2002510928
Applicant's Name:	Mr PINAKI CHATTAPADHYA
Identification No:	2002510928/2/2022
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002510928/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	84759
2	2002510928/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	21199
Total				105958

IN WORDS: ONE LAKH FIVE THOUSAND NINE HUNDRED FIFTY EIGHT ONLY.



JUNPK6028L],[AADHAAR NO. 525931153783] & [MOBILE NO. 7439672885], son of Haru Prosad Kurmi @ Haru Prosad Kurmie & Late Alpana Kurmi, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at R.N. Banerjee Road, Khardah (M), P.O. Khardah, P.S. Khardah, Kolkata - 700117, District North 24 Parganas, West Bengal.

3.1.1 **SHYAMSUNDAR PROSAD KURMIE [PAN : DJMPK0818Q], [AADHAAR NO. 982071694220] & [MOBILE NO. 6291495105]**, son of Haru Prosad Kurmie @ Haru Prosad Kurmi & Late Alpana Kurmi, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at R.N. Banerjee Road, Khardah (M), P.O. Khardah, P.S. Khardah, Kolkata - 700117, District North 24 Parganas, West Bengal.

3.1.2 **TAPASI PRAMANIK [PAN : DDGPP2173D], [AADHAAR NO. 236124414479] & [MOBILE NO. 9564262841]**, wife of Chand Pramanik, daughter of Haru Prosad Kurmie @ Haru Prosad Kurmi & Late Alpana Kurmi, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 158, Pashchim Para Gangnia, Deganga P.O. Parulia, P.S. Deganga, District North 24 Parganas, Pin - 743423, West Bengal.

3.1.3 **HARU PRASAD @ HARU PRASAD KURMI [PAN : AFRPP9156N], [AADHAAR NO. 811169584142] & [MOBILE NO.9875425598]**, son of Saral Prasad Kurmi, husband of Late Alpana Kurmi, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at R.N. Banerjee Road, Khardah (M), P.O. Khardah, P.S. Khardah, Kolkata - 700117, District North 24 Parganas, West Bengal.

Hereinafter jointly and collectively called and referred to as the **"OWNERS/ VENDORS"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, administrators, executors, representatives and assigns) of the **ONE PART**.



[Signature]
Honorable Matthew J. Martin, Esq.,
Attorney General, New York State Office Building,
Albany, New York, 12242-0001

22 AUG 2022

AND

3.2

VINAYAK INFRASTRUCTURE [PAN : AAUFV1927F], a Partnership Firm, having its office at P-19, CIT Road, Scheme-VIII (M), P.O. Ultadanga, P.S. Manicktala, Kolkata - 700067, District - Kolkata, West Bengal, represented by its Partners namely (1) **AVIJIT BOSE [PAN : AIWPB8626P], [AADHAAR NO. 592357298154] & [MOBILE NO. 9836770322]**, son of Sital Bose, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Indrani Apartment, 2nd Floor, Dr. B.C. Roy Sarani, Jyangra, Uttarayan, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, (2) **DEBASISH DATTA [PAN : ADTPD5789R], [AADHAAR NO. 795665917826] & [MOBILE NO. 9804633041]**, son of Dharmadas Datta, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at P-19, CIT Road, Scheme-VIII (M), P.O. Ultadanga, P.S. Manicktala, Kolkata - 700067, District - Kolkata, West Bengal, (3) **SURAJIT SUR [PAN : BZZPS9582A], [AADHAAR NO. 443936476037] & [MOBILE NO. 9830329448]**, son of Bhanu Kanta Sur, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Krishnanagar Road, Nabapally, P.O. Nabapally, P.S. Barasat, Kolkata - 700126, District North 24 Parganas, West Bengal, (4) **AMIT KASHYAPI [PAN : AFYPK3095G], [AADHAAR NO. 451635955293] & [MOBILE NO. 9830129448]**, son of Kashi Nath Kashyapi, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 45, Bidhannagar Road, Ultadanga Main Road, P.O. & P.S. Ultadanga, Kolkata - 700067, District - Kolkata, West Bengal, (5) **SAYAK DUTTA [PAN : GEEPD0818B], [AADHAAR NO. 578006200445] & [MOBILE NO. 9830383605]**, son of Saibal Dutta, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Baluria Colony, Nabapally, P.O. Nabapally, P.S. Barasat, Kolkata - 700126, District North 24 Parganas, West Bengal & (6) **SAPTAPARNA DAS [PAN : APLPD2481E], [AADHAAR NO. 967890347179] & [MOBILE NO. 9831935807]**, wife of Arnab Kumar Das, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 5/12, Sarojini Pally, P.O. Nabalally, P.S. Barasat, Kolkata - 700126, District North 24 Parganas, West Bengal.



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

22 AUG 2022

Hereinafter called and referred to as the "**PURCHASER**" (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include its/their heirs, executors, administrators, representatives and assigns) of the **OTHER PART**.

Owners/Vendors and the Purchaser collectively Parties and individually Party.

NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS :-

4. Subject Matter of Conveyance :

4.1 Said Property : ALL THAT piece and parcel of Owners' undivided plot of land measuring :

<u>R.S./L.R.</u> <u>Dag No.</u>	<u>L.R. Khatian</u> <u>No.</u>	<u>Khatian in the name of</u>	<u>Nature of</u> <u>Land</u>	<u>Sold Property</u> <u>[In Square Feet]</u>
414	1858	Suwendu Prosad Kurmi	Bagan	004.5375
415	1858	Suwendu Prosad Kurmi	Bastu	055.4625
416	1858	Suwendu Prosad Kurmi	Bagan	018.7500
417	1858	Suwendu Prosad Kurmi	Danga	037.5000
414	1859	Shyamsundar Prosad Kurmie	Bagan	004.5375
415	1859	Shyamsundar Prosad Kurmie	Bastu	055.4625
416	1859	Shyamsundar Prosad Kurmie	Bagan	018.7500
417	1859	Shyamsundar Prosad Kurmie	Danga	037.5000
414	1860	Tapasi Pramanik	Bagan	004.5375
415	1860	Tapasi Pramanik	Bastu	055.4625
416	1860	Tapasi Pramanik	Bagan	018.7500
417	1860	Tapasi Pramanik	Danga	037.5000
414	1861	Haru Prasad	Bagan	004.5375
415	1861	Haru Prasad	Bastu	055.4625
416	1861	Haru Prasad	Bagan	018.7500
417	1861	Haru Prasad	Danga	037.5000
				<u>465.0000</u>



Additional District Sub-Registrar,
Rajahmundry, New Town, North 24-Reg

22 AUG 2022

In total undivided plot of land measuring 465 (Four Hundred Sixty Five) Square Feet be the same a little more or less equivalent to land measuring 0 (Zero) Cottah 10 (Ten) Chittacks 15 (Fifteen) sq.ft be the same a little more or less including cement flooring Tiles Shed measuring 100 (One Hundred) sq.ft. more or less, comprised in C.S. Dag Nos. 430, 431, 432 & 433, corresponding to **R.S./L.R. Dag Nos. 414, 415, 416 & 417**, under C.S. Khatian No. 178, 107 & 157, Zamindari Khatian No. 167 Ka, Kha, 103, 154, **L.R. Khatian Nos. 1858, 1859, 1860 & 1861**, lying and situate at **Mouza - Teghoria**, J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, 196, Hal Touzi No. 10, Pargana - Kalikata, P.S. Baguiati (formerly Rajarhat), A.D.S.R.O. Rajarhat, New Town (formerly Bidhannagar, Salt Lake City), within the local limit of formerly Rajarhat Gopalpur Municipality, presently within the local limit of Bidhannagar Municipal Corporation, in Ward No. 11, [Teghoria Main Road (Teghoria), P.O. Hatiara, Kolkata - 700157], in the District North 24 Parganas, in the State of West Bengal, which is morefully described in the schedule hereunder written **[SAID PROPERTY/SOLD PROPERTY]**.

5. BACKGROUND, REPRESENTATIONS, WARRANTIES AND COVENANTS :

5.1 Representations and Warranties Regarding Title : The Owners/Vendors have made the following representation and given the following warranty to the Purchaser regarding title,

5.1.1 CHAIN AND TITLE REGARDING ABSOLUTE JOINT OWNERSHIP OF (1) SUVENDU PROSAD KURMI, (2) SHYAMSUNDAR PROSAD KURMIE, (3) TAPASI PRAMANIK & (4) HARU PRASAD @ HARU PRASAD KURMI, OWNERS/VENDORS HEREIN, IN RESPECT OF SCHEDULE PROPERTY/ SAID PROPERTY, AS IS FOLLOWS :

5.1.1.1 Absolute Ownership of Prankrishna Mondal : One Prankrishna Mondal, son of Late Siromani Mondal was the absolute owner of land measuring :



Additional District Registrar,
North 24 Parganas, West Bengal

22 AUG 2022

<u>C.S. Dag</u>	<u>C.S. Khatian</u>	<u>Total Land Area</u>	<u>Total Land Area</u>
<u>No.</u>	<u>No.</u>	<u>K : CH : SQ.FT.</u>	<u>[In Square Feet]</u>
430	178	01 - 03 - 16.20	00871.20
431	178	14 - 12 - 28.80	10648.80
432	107	05 - 00 - 00.00	03600.00
433	157	10 - 00 - 00.00	07200.00
		31 - 00 - 00.00	22320.00

In total land measuring 31 (Thirty One) Cottahs more or less equivalent to 22320 (Twenty Two Thousand Three Hundred Twenty) Square Feet more or less, comprised in C.S. Dag Nos. 430, 431, 432 & 433, under C.S. Khatian No. 178, 107 & 157, Zamindari Khatian No. 167 Ka, Kha, 103, 154, in Mouza - Teghoria, J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, 196, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas, by purchasing the same from one (1) Satish Chandra Barman, son of Late Hara Chandra Barman, (2) Gobinda Chandra Barman & (3) Mohan Chand Barman, both sons of Late Purna Chandra Barman, by the strength of a Registered Deed of Conveyance, registered on 29.04.1959, registered in the office of the Sub-Registrar, Cossipore Dum Dum, and recorded in Book No. 1, being Deed No. 3530 for the year 1959.

- 5.1.1.2 **Demise of Prankrishna Mondal** : While in absolute possession and absolute ownership over the aforesaid property, the said Prankrishna Mondal died intestate, leaving behind his three sons namely (1) Ajit Mondal @ Ajit Kumar Mondal, (2) Sannyashi Mondal & (3) Gopal Kumar Mondal @ Sushil Mondal @ Sushil Kumar Mondal, and three married daughters namely (1) Lila Naskar, (2) Laxmi Koley & (3) Saraswati Mondal, as his legal heirs and successors in interest in respect of the aforesaid property, left by the said Prankrishna Mondal, since deceased, and each having undivided 1/6th share in the aforesaid property, left by the said Prankrishna Mondal, since deceased.



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

22 AUG 2022

5.1.1.3 Undivided & Individual 1/6th Share/Ownership :

<u>Name of the Owner</u>	<u>C.S. Dag</u> <u>No. 430</u> <u>[In sq.ft.]</u>	<u>C.S. Dag</u> <u>No. 431</u> <u>[In sq.ft.]</u>	<u>C.S. Dag</u> <u>No. 432</u> <u>[In sq.ft.]</u>	<u>C.S. Dag</u> <u>No. 433</u> <u>[In sq.ft.]</u>	<u>Total Ownership</u> <u>[In sq.ft.]</u>
Ajit Mondal	145.20	01774.80	0600	1200	03720
Sanyashi Mondal	145.20	01774.80	0600	1200	03720
Gopal Kr. Mondal	145.20	01774.80	0600	1200	03720
Lila Naskar	145.20	01774.80	0600	1200	03720
Laxmi Koley	145.20	01774.80	0600	1200	03720
Saraswati Mondal	<u>145.20</u>	<u>01774.80</u>	<u>0600</u>	<u>1200</u>	<u>03720</u>
	<u>871.20</u>	<u>10648.80</u>	<u>3600</u>	<u>7200</u>	<u>22320</u>

5.1.1.4 Change of Dag Numbers : In Revisional Settlement and L.R. Settlement, the said C.S. Dag Nos. 430, 431, 432 & 433 have been changed in following R.S./L.R. Dag Numbers, as under :

<u>C.S. Dag No.</u>	<u>R.S./L.R. Dag No.</u>
430	414
431	415
432	416
433	417

5.1.1.5 Absolute Individual Ownership of Ajit Mondal @ Ajit Kumar Mondal :

Thus on the basis of the aforementioned facts and circumstances and on the basis of inheritance received from his deceased father, Prankrishna Mondal, the said Ajit Mondal @ Ajit Kumar Mondal, became the absolute owners of undivided 1/6th share in the aforesaid total land measuring



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

22 AUG 2022

22320 (Twenty Two Thousand Three Hundred Twenty) Square Feet more or less, as under :

<u>C.S. Dag</u>	<u>R.S./L.R.</u>	<u>C.S. Khatian</u>	<u>Undivided Ownership</u>	<u>Undivided Ownership</u>
<u>No.</u>	<u>Dag No.</u>	<u>No.</u>	<u>E : CH : SQ.FT.</u>	<u>[In Square Feet]</u>
430	414	178	00 - 03 - 10.20	0145.20
431	415	178	02 - 07 - 19.80	1774.80
432	416	107	00 - 13 - 15.00	0600.00
433	417	157	<u>01 - 10 - 30.00</u>	<u>1200.00</u>
			<u>05 - 02 - 30.00</u>	<u>3720.00</u>

In total undivided plot of land measuring 5 (Five) Cottahs 2 (Two) Chittack 30 (Thirty) sq.ft. more or less equivalent to 3720 (Three Thousand Seven Hundred Twenty) sq.ft. more or less, comprised in C.S. Dag Nos. 430, 431, 432 & 433, corresponding to R.S./L.R. Dag Nos. 414, 415, 416 & 416, under C.S. Khatian No. 178, 107 & 157, Zamindari Khatian No. 167 Ka, Kha, 103, 154, in Mouza - Teghoria, J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, 196, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas.

- 5.1.1.6 **Demise of Ajit Mondal @ Ajit Kumar Mondal and his wife Renuka Bala Mondal :** The said Ajit Mondal @ Ajit Kumar Mondal, son of Late Prankrishna Mondal died intestate on 25.02.2001, and his wife, Renuka Bala Mondal died intestate on 01.02.2012, leaving behind their three sons namely (1) Harendra Nath Mondal @ Haren Mondal, (2) Deboprasad Mondal & (3) Sukamal Mondal, and five married daughters namely (1) Latika Mondal, (2) Anjali Naskar, (3) Minu Das, (4) Indrani Dhara & (5) Alpana Kurmi, since deceased, as his heirs and successors in interest in respect of his undivided 1/6th share in the aforesaid property, left by the said Ajit Mondal @ Ajit Kumar Mondal, since deceased, in the estate of the said Prankrishna Mondal, since deceased, and each having undivided 1/48th share in the total property.



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

22 AUG 2022

Successors of Ajit Mondal @ Ajit Kumar Mondal, since deceased :

<u>Name of the Owner</u>	<u>Share</u>	<u>L.R. Dag</u> <u>No. 414</u> <u>[In sq.ft.]</u>	<u>L.R. Dag</u> <u>No. 415</u> <u>[In sq.ft.]</u>	<u>L.R. Dag</u> <u>No. 416</u> <u>[In sq.ft.]</u>	<u>L.R. Dag</u> <u>No. 417</u> <u>[In sq.ft.]</u>	<u>Ownership</u> <u>[In sq.ft.]</u>
Harendra Mondal	1/48th	18.15	221.85	075.00	0150.00	0465.00
Deboprasad Mondal	1/48th	18.15	221.85	075.00	0150.00	0465.00
Sukamal Mondal	1/48th	18.15	221.85	075.00	0150.00	0465.00
Latika Mondal	1/48th	18.15	221.85	075.00	0150.00	0465.00
Anjali Naskar	1/48th	18.15	221.85	075.00	0150.00	0465.00
Minu Das	1/48th	18.15	221.85	075.00	0150.00	0465.00
Indrani Dhara	1/48th	18.15	221.85	075.00	0150.00	0465.00
Alpana Kurmi	1/48th	18.15	221.85	075.00	0150.00	0465.00

5.1.1.7 Absolute Undivided Ownership of Alpana Kurmi, since deceased : Thus on the basis of the aforementioned facts and circumstances and on the basis of inheritance received from her deceased father, Ajit Mondal @ Ajit Kumar Mondal, and her deceased mother, Renuka Bala Mondal, the said Alpana Kurmi, since deceased, became the absolute owner of ALL THAT piece and parcel of undivided plot of land measuring :

<u>Name of the Owner</u>	<u>Share</u>	<u>L.R. Dag</u> <u>No. 414</u> <u>[In sq.ft.]</u>	<u>L.R. Dag</u> <u>No. 415</u> <u>[In sq.ft.]</u>	<u>L.R. Dag</u> <u>No. 416</u> <u>[In sq.ft.]</u>	<u>L.R. Dag</u> <u>No. 417</u> <u>[In sq.ft.]</u>	<u>Ownership</u> <u>[In sq.ft.]</u>
Alpana Kurmi	1/48th	18.15	221.85	075.00	150.00	0465.00

In total undivided land measuring 465 (Four Hundred Sixty Five) Square Feet more or less, comprised in C.S. Dag Nos. 430, 431, 432 & 433 corresponding to R.S./L.R. Dag Nos. 414, 415, 416 & 417, under C.S. Khatian No. 178, 107 & 157, Zamindari Khatian No. 167 Ka, Kha, 103, 154, in Mouza - Teghoria, J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, 196, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas.



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

22 AUG 2022

It is to be mentioned here that the said Alpana Kurmi, daughter of Late Ajit Mondal @ Ajit Kumar Mondal died on 03.08.1997 before the demise of her father, Ajit Mondal @ Ajit Kumar Mondal and her mother, Renuka Bala Mondal. The said Alpana Kurmi leaving behind her two sons namely (1) Suvendu Prosad Kurmi & (2) Shyamsundar Prosad Kurmie, only daughter namely Tapasi Pramanik and her husband Haru Prasad @ Haru Prasad Kurmi, as her heirs and successors in interest in respect of her aforesaid undivided property, left by the said Alpana Kurmi, since deceased.

5.1.1.8 Absolute Undivided Joint Ownership of Successors of Alpana Kurmi, since deceased : Thus after demise of Alpana Kurmi, daughter of Late Ajit Mondal @ Late Ajit Kumar Mondal, her two sons namely (1) Suvendu Prosad Kurmi, (2) Shyamsundar Prosad Kurmie, and only daughter namely Tapasi Pramanik, and also her husband namely Haru Prasad @ Haru Prasad Kurmi, became the absolute undivided joint owners of ALL THAT piece and parcel of undivided plot of land measuring :

<u>Name of the Owner</u>	<u>Share</u>	<u>L.R. Dag</u>	<u>L.R. Dag</u>	<u>L.R. Dag</u>	<u>L.R. Dag</u>	<u>Ownership</u>
		<u>No. 414</u>	<u>No. 415</u>	<u>No. 416</u>	<u>No. 417</u>	
		<u>[In sq.ft.]</u>	<u>[In sq.ft.]</u>	<u>[In sq.ft.]</u>	<u>[In sq.ft.]</u>	<u>[In sq.ft.]</u>
Successors of Alpana Kurmi, since deceased	1/48th	18.15	221.85	075.00	0150.00	0465.00

In total undivided land measuring 465 (Four Hundred Sixty Five) Square Feet more or less, comprised in C.S. Dag Nos. 430, 431, 432 & 433 corresponding to R.S./L.R. Dag Nos. 414, 415, 416 & 417, under C.S. Khatian No. 178, 107 & 157, Zamindari Khatian No. 167 Ka, Kha, 103, 154, in Mouza - Teghoria, J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, 196, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas.

5.1.1.9 Absolute Individual Ownership of (1) Suvendu Prosad Kurmi, (2) Shyamsundar Prosad Kurmie, (3) Tapasi Pramanik & (4) Haru Prasad @ Haru Prasad Kurmi : The undivided (each having undivided 1/192th individual share in the estate of Prankrishna Mondal, since deceased)



Additional District Registrar
New Town, North 24 Pgs

22 AUG 2022

ownership of the said (1) Suwendu Prosad Kurmi, (2) Shyamsundar Prosad Kurmie, (3) Tapasi Pramanik & (4) Haru Prasad @ Haru Prasad Kurmi, in the aforesaid total property, as is follows :

<u>Name of the Owners</u>	<u>L.R. Dag</u> <u>No. 414</u> <u>[In sq.ft.]</u>	<u>L.R. Dag</u> <u>No. 415</u> <u>[In sq.ft.]</u>	<u>L.R. Dag</u> <u>No. 416</u> <u>[In sq.ft.]</u>	<u>L.R. Dag</u> <u>No. 417</u> <u>[In sq.ft.]</u>	<u>Total</u> <u>Ownership</u> <u>[In sq.ft.]</u>
Suwendu Prosad Kurmi	04.5375	055.4625	018.75	0037.50	116.25
Shyamsundar Prosad Kurmie	04.5375	055.4625	018.75	0037.50	116.25
Tapasi Pramanik	04.5375	055.4625	018.75	0037.50	116.25
Haru Prasad	<u>04.5375</u>	<u>055.4625</u>	<u>018.75</u>	<u>0037.50</u>	<u>116.25</u>
	<u>18.1500</u>	<u>221.8500</u>	<u>075.00</u>	<u>0150.00</u>	<u>465.00</u>

5.1.1.10 **L.R. Records** : The said (1) Suwendu Prosad Kurmi, (2) Shyamsundar Prosad Kurmie, (3) Tapasi Pramanik & (4) Haru Prasad @ Haru Prasad Kurmi, recorded their names in the record of the L.R. Settlement, as is under :

<u>Name of the Owner</u>	<u>L.R. Khatian No.</u>
Suwendu Prosad Kurmi	1858
Shyamsundar Prosad Kurmie	1859
Tapasi Pramanik	1860
Haru Prasad	1861

5.1.1.11 **Conversion of Land** : It is to be mentioned here that the said, Suwendu Prosad Kurmi, Owner herein, duly applied before the concerned B.L.&L.R.O. Rajarhat, North 24 Parganas, for conversion of the said land possessed by him in R.S./L.R. Dag No. 415 under L.R. Khatian No. 1858, the concerned authority also duly converted the said land from 'Pukur' to 'Shali' vide Memo No. CON/1826/BLLRO/RAJ/22 dated 03.06.2022, vide Conversion Case No. ACN/2022/1507/1627 dated 03.06.2022 AND thereafter the said land in R.S./L.R. Dag No. 415 (under L.R. Khatian No. 1858) also converted from 'Shali' to 'Bastu' vide Memo No. CON/1827/BLLRO/RAJ/22 dated 03.06.2022, vide Case No. ACN/2022/1507/1626.



Additional District Sub-Registrar,
Rajahmundry

22 AUG 2022

It is to be mentioned here that the said, Shyamsundar Prosad Kurmie, Owner herein, duly applied before the concerned B.L.&L.R.O. Rajarhat, North 24 Parganas, for conversion of the said land possessed by him in R.S./L.R. Dag No. 415 under L.R. Khatian No. 1859, the concerned authority also duly converted the said land from 'Pukur' to 'Shali' vide Memo No. CON/1830/BLLRO/RAJ/22 dated 03.06.2022, vide Conversion Case No. ACN/2022/1507/1631 dated 03.06.2022 AND thereafter the said land in R.S./L.R. Dag No. 415 (under L.R. Khatian No. 1859) also converted from 'Shali' to 'Bastu' vide Memo No. CON/1829/BLLRO/RAJ/22 dated 03.06.2022, vide Case No. ACN/2022/1507/1629.

It is to be mentioned here that the said, Tapasi Pramanik, Owner herein, duly applied before the concerned B.L.&L.R.O. Rajarhat, North 24 Parganas, for conversion of the said land possessed by her in R.S./L.R. Dag No. 415 under L.R. Khatian No. 1860, the concerned authority also duly converted the said land from 'Pukur' to 'Shali' vide Memo No. CON/1830/BLLRO/RAJ/22 dated 03.06.2022, vide Conversion Case No. ACN/2022/1507/1631 dated 03.06.2022 AND thereafter the said land in R.S./L.R. Dag No. 415 (under L.R. Khatian No. 1860) also converted from 'Shali' to 'Bastu' vide Memo No. CON/1831/BLLRO/RAJ/22 dated 03.06.2022, vide Case No. ACN/2022/1507/1630.

It is to be mentioned here that the said, Haru Prasad @ Haru Prasad Kurmi, Owner herein, duly applied before the concerned B.L.&L.R.O. Rajarhat, North 24 Parganas, for conversion of the said land possessed by him in R.S./L.R. Dag No. 415 under L.R. Khatian No. 1861, the concerned authority also duly converted the said land from 'Pukur' to 'Shali' vide Memo No. CON/1832/BLLRO/RAJ/22 dated 03.06.2022, vide Conversion Case No. ACN/2022/1507/1632 dated 03.06.2022 AND thereafter the said land in R.S./L.R. Dag No. 415 (under L.R. Khatian No. 1861) also converted from 'Shali' to 'Bastu' vide Memo No. CON/1833/BLLRO/RAJ/22 dated 03.06.2022, vide Case No. ACN/2022/1507/1633.



Additional District Sd/-Registrar,
Faisalabad, New Town, North 28-Pgt

22 AUG 2022

5.1.2 DESIRE OF SALE & ACCEPTANCE :

5.1.2.1 **Desire of Sale by the said (1) Suvendu Prosad Kurmi, (2) Shyamsundar Prosad Kurmie, (3) Tapasi Pramanik & (4) Haru Prasad @ Haru Prasad Kurmi to the present Purchaser, Vinayak Infrastructure :** The said (1) Suvendu Prosad Kurmi, (2) Shyamsundar Prosad Kurmie, (3) Tapasi Pramanik & (4) Haru Prasad @ Haru Prasad Kurmi, Owners/Vendors herein decide to sell their aforesaid property, i.e. **ALL THAT** piece and parcel of undivided plot of land measuring :

<u>R.S./L.R.</u>	<u>L.R. Khatian</u>	<u>Khatian in the name of</u>	<u>Nature of</u>	<u>Sold Property</u>
<u>Dag No.</u>	<u>No.</u>		<u>Land</u>	<u>[In Square Feet]</u>
414	1858	Suvendu Prosad Kurmi	Bagan	004.5375
415	1858	Suvendu Prosad Kurmi	Bastu	055.4625
416	1858	Suvendu Prosad Kurmi	Bagan	018.7500
417	1858	Suvendu Prosad Kurmi	Danga	037.5000
414	1859	Shyamsundar Prosad Kurmie	Bagan	004.5375
415	1859	Shyamsundar Prosad Kurmie	Bastu	055.4625
416	1859	Shyamsundar Prosad Kurmie	Bagan	018.7500
417	1859	Shyamsundar Prosad Kurmie	Danga	037.5000
414	1860	Tapasi Pramanik	Bagan	004.5375
415	1860	Tapasi Pramanik	Bastu	055.4625
416	1860	Tapasi Pramanik	Bagan	018.7500
417	1860	Tapasi Pramanik	Danga	037.5000
414	1861	Haru Prasad	Bagan	004.5375
415	1861	Haru Prasad	Bastu	055.4625
416	1861	Haru Prasad	Bagan	018.7500
417	1861	Haru Prasad	Danga	<u>037.5000</u>
				<u>465.0000</u>



Additional District Sub-Registrar,
Rajahmundry, New Town, North 24-Pol

22 AUG 2022

In total undivided plot of land measuring **465 (Four Hundred Sixty Five) Square Feet** be the same a little more or less equivalent to land measuring **0 (Zero) Cottah 10 (Ten) Chittacks 15 (Fifteen) sq.ft** be the same a little more or less including cement flooring residential Tiles Shed measuring **100 (One Hundred) sq.ft. more or less**, comprised in C.S. Dag Nos. 430, 431, 432 & 433, corresponding to **R.S./L.R. Dag Nos. 414, 415, 416 & 417**, under C.S. Khatian No. 178, 107 & 157, Zamindari Khatian No. 167 Ka, Kha, 103, 154, **L.R. Khatian Nos. 1858, 1859, 1860 & 1861**, lying and situate at **Mouza - Teghoria**, J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, 196, Hal Touzi No. 10, Pargana - Kalikata, P.S. Baguiati (formerly Rajarhat), A.D.S.R.O. Rajarhat, New Town (formerly Bidhannagar, Salt Lake City), within the local limit of formerly Rajarhat Gopalpur Municipality, presently within the local limit of Bidhannagar Municipal Corporation, in Ward No. 11, [Teghoria Main Road (Teghoria), P.O. Hatiara, Kolkata - 700157], in the District North 24 Parganas, in the State of West Bengal [**Hereinafter referred to as the SAID PROPERTY/SOLD PROPERTY**] and morefully described in the Schedule hereunder written, to the present Purchaser, Vinayak Infrastructure, at a total consideration of **Rs.21,00,000.00 (Rupees Twenty One Lakh) only**.

5.1.2.2 Acceptance by Purchaser : The said Vinayak Infrastructure, Purchaser herein have accepted the aforesaid proposal of the Owners/Vendors herein and agreed to purchase the **SAID PROPERTY** morefully described in the Schedule hereunder written, at an agreed consideration of **Rs.21,00,000.00 (Rupees Twenty One Lakh) only**.

5.1.3 TITLE & REPRESENTATION :

5.1.3.1 Title of the Owners/Vendors : Thus in the abovementioned facts and circumstances and on the basis of inheritance as described above, the Owners/Vendors herein, have become the absolute joint owners of the Said Property.



~~Antigua District Sub-Registrar,
New Town, Antigua, Guyana~~

21 AUG 2022

5.1.3.2 **True and Correct Representations** : The Owners/Vendors are the absolute and undisputed Owners of the Said Property, such ownership having been acquired in the manner stated above, the contents of which are all true and correct.

6. **REPRESENTATIONS, WARRANTIES AND COVENANTS REGARDING ENCUMBRANCES** : The Owners/Vendors represent, warrant and covenant regarding encumbrances as follows :

6.1 **No Acquisition/Requisition** : The Owners/Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of the Authority or Government or any Statutory Body.

6.1.1 **No Excess Land** : The Owners/Vendors do not hold any excess vacant land under the urban land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955.

6.1.2 **No Encumbrance** : The Owners/Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.

6.1.3 **Right, Power and Authority to Sell** : The Owners/Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser herein.

6.1.4 **No Dues** : No tax in respect of the Said Property is due to the concerned authority or authorities and no Certificate Case is pending for realisation of any taxes from the Owners/Vendors herein.



~~Additional District Sub-Registrar,
Registrar, New Town, North 24 P.S.~~

22 AUG 2022

6.1.5 **No Right of Preemption** : No person or persons whosoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.

6.1.6 **No Mortgage** : No mortgage or charge has been created by the Owners/Vendors by depositing the title deed or otherwise over and in respect of the Said Property or any part thereof.

6.1.7 **Free From All Encumbrances** : The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, uses, debutters, trusts, prohibitions, Income Tax Attachment, Financial Institution charges, statutory prohibitions, acquisitions, requisitions, vestings, bargadars and liabilities whatsoever or howsoever made or suffered by the Owners/Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Owners/Vendors or her predecessors-in-title and the title of the Owner/Vendor to the Said Property is free, clear and marketable.

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

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

7. **BASIC UNDERSTANDING :**

7.1 **Agreement to Sell and Purchase** : The Owners/Vendors have approached the Purchaser and offered to sell the Said Property to the Purchaser and



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

22 AUG 2022

the Purchaser based on the representations, warranties and covenants mentioned in Clause 5 and its sub-clauses above (collectively Representations), have agreed to purchase the Said Property from the Owners/Vendors herein.

8. **TRANSFER :**

8.1 **Hereby Made :** The Owners/Vendors hereby sell, convey and transfer to the Purchaser the entirety of their right, title and interest of whatsoever or howsoever nature in the **SAID PROPERTY** morefully described in the Schedule below free from all encumbrances.

8.1.1 **Consideration :** The aforesaid transfer is being made in consideration of a sum of **Rs.21,00,000.00 (Rupees Twenty One Lakh) only**, paid by the Purchaser to the Owners/Vendors, receipt of which the Owners/Vendors hereby and by the Memo and Receipt hereunder written admit and acknowledge.

9. **TERMS OF TRANSFER :**

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

9.1.1 **Sale :** A sale within the meaning of the Transfer of Property Act, 1882.

9.1.2 **Absolute :** Absolute, irreversible and perpetual.

9.1.3 **Together with All Other Appurtenances :** Together with all other rights the Owners/Vendors have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

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



~~REGISTRAR OF COMPANIES~~
Rajarat, New Town, North 24-Pgs

21 AUG 2022

- 9.2.1 **Indemnification** : Indemnification by the Owners/Vendors about the correctness of their title and authority to sell and this Conveyance is being accepted by the Purchaser on such express indemnification by the Owners/Vendors about the correctness of their title and the representations and authority to sell, which if found defective or untrue at any time, the Owners/Vendors shall, at the cost of the purchaser, forthwith take all necessary steps to remove and/or rectify.
- 9.2.2 **Transfer of Property Act** : All obligations and duties of Owners/Vendors and the Purchaser as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 9.2.3 **Delivery of Possession** : Khas, vacant and peaceful possession of the Said Property has been handed over by the Owners/Vendors to the Purchaser, which the Purchaser admit, acknowledge and accept.
- 9.2.4 **Outgoings** : All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Owners/Vendors, with regard to which the Owners/Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 9.2.5 **Holding Possession** : The Owners/Vendors hereby covenant that the Purchaser and its/their heirs, executors, administrators, representatives and assigns, shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption,



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

22 AUG 2022

disturbance, claim or demand whatsoever from or by the Owners/Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Owners/Vendors.

- 9.2.6 **Indemnity** : The Owners/Vendors hereby covenant that the Owners/Vendors or any person claiming under it in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and its/their heirs, executors, administrators, representatives and assigns and/or its/their successors-in-interest, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the purchaser and its/their heirs, executors, administrators, representatives and assigns and/or its/their successors-in-interest by reason of any defect in title of the Owners/Vendors or any of the representations being found to be untrue.
- 9.2.7 **No Objection to Mutation** : The Owners/Vendors declare that the Purchaser can fully be entitled to mutate its/their names in the record of the B.L.&L.R.O. and also in the record of the concerned Bidhannagar Municipal Corporation and/or any other respective authority/authorities and to pay tax or taxes and all other impositions in its/their own names. The Owners/Vendors undertake to co-operate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.
- 9.2.8 **Further Acts** : The Owners/Vendors hereby covenant that the Owners/Vendors or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and cost of the Purchaser and/or its/their successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.



~~National Bureau of Standards,
Gaithersburg, Maryland 20899~~

22 AUG 2022

THE SCHEDULE ABOVE REFERRED TO
[SOLD PROPERTY / SAID PROPERTY]

ALL THAT piece and parcel of undivided plot of land measuring :

<u>R.S./L.R.</u>	<u>L.R. Khatian</u>	<u>Khatian in the name of</u>	<u>Nature of</u>	<u>Sold Property</u>
<u>Dag No.</u>	<u>No.</u>		<u>Land</u>	<u>[In Square Feet]</u>
414	1858	Suvendu Prosad Kurmi	Bagan	004.5375
415	1858	Suvendu Prosad Kurmi	Bastu	055.4625
416	1858	Suvendu Prosad Kurmi	Bagan	018.7500
417	1858	Suvendu Prosad Kurmi	Danga	037.5000
414	1859	Shyamsundar Prosad Kurmie	Bagan	004.5375
415	1859	Shyamsundar Prosad Kurmie	Bastu	055.4625
416	1859	Shyamsundar Prosad Kurmie	Bagan	018.7500
417	1859	Shyamsundar Prosad Kurmie	Danga	037.5000
414	1860	Tapasi Pramanik	Bagan	004.5375
415	1860	Tapasi Pramanik	Bastu	055.4625
416	1860	Tapasi Pramanik	Bagan	018.7500
417	1860	Tapasi Pramanik	Danga	037.5000
414	1861	Haru Prasad	Bagan	004.5375
415	1861	Haru Prasad	Bastu	055.4625
416	1861	Haru Prasad	Bagan	018.7500
417	1861	Haru Prasad	Danga	037.5000
				<u>465.0000</u>



Additional District Registrar,
Jalandhar, New Scheme, North 24-PGS

21 AUG 2022

In total undivided plot of land measuring **465 (Four Hundred Sixty Five) Square Feet** be the same a little more or less equivalent to land measuring **0 (Zero) Cottah 10 (Ten) Chittacks 15 (Fifteen) sq.ft** be the same a little more or less including cement flooring residential Tiles Shed measuring 100 (One Hundred) sq.ft. more or less, comprised in C.S. Dag Nos. 430, 431, 432 & 433, corresponding to **R.S./L.R. Dag Nos. 414, 415, 416 & 417**, under C.S. Khatian No. 178, 107 & 157, Zamindari Khatian No. 167 Ka, Kha, 103, 154, **L.R. Khatian Nos. 1858, 1859, 1860 & 1861**, lying and situate at **Mouza - Teghoria**, J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, 196, Hal Touzi No. 10, Pargana - Kalikata, P.S. Baguiati (formerly Rajarhat), A.D.S.R.O. Rajarhat, New Town (formerly Bidhannagar, Salt Lake City), within the local limit of formerly Rajarhat Gopalpur Municipality, presently within the local limit of Bidhannagar Municipal Corporation, in Ward No. 111, [**Teghoria Main Road (Teghoria)**], P.O. Hatiara, Kolkata - 700157], in the District North 24 Parganas, in the State of West Bengal. A Site Plan of the property is enclosed herewith. The said total plot of land measuring **31 (Thirty One) Cottahs** more or less in R.S./L.R. Dag Nos. 414, 415, 416 & 417 (as described in Clause No. 5.1.1.1), is butted and bounded as follows :

- ON THE NORTH : 22 ft. Wide Road [**Teghoria Main Road (Teghoria)**].
- ON THE SOUTH : Aparajita Apartment (Mouza - Raghunathpur) & 10 ft. Wide Common Passage.
- ON THE EAST : Land of Madan Mohan Mondal (Plot-B), Mainak Apartment & Plot of Gopal Naskar
- ON THE WEST : Land of Dulal Mondal, Ananda Dhali, Jyanta Dhali, Sunil Dhali & Yuva Sangha Club.

Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Property.



(Signature)
Additional District Sub-Registrar,
Rajshahi, New Bazar, North 24 Pgs

22 AUG 2022

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

at Kolkata in presence of :

1. *Haru Prasad Kurmi*
S/o Late Binay Prasad Kurmi
Ravi Nagar, Baranagar
POST 2, GROUND FLOOR
KOLKATA - 700017

Suvendu Prosad Kurmi

Suvendu Prosad Kurmi

Shyam Sundar Prosad Kurmi
Shyamsundar Prosad Kurmi

2. *Tapasi Pramanik*

Tapasi Pramanik

Tapasi Pramanik

Haru Prasad Kurmi

Haru Prasad

@ Haru Prasad Kurmi

Owners/Vendors

Avijit Bose

Avijit Bose

Debasish Datta

Debasish Datta

Surajit Sur

Surajit Sur

Amit Kashyap

Amit Kashyap

Sayak Dutta

Sayak Dutta

Saptaparna Das

Saptaparna Das

All are Partners of

Vinayak Infrastructure

Purchaser

Drafted By:

Parul Narayan Bhattacharya
Adv.
F/1305/914/2011
Judicial Court, Baranagar.

For Pinaki Chattopadhyay & Associates,
Advocates,

Sangita Apartment, Ground Floor,

Teghoria Main Road,

Kolkata - 700157,

Ph. : 2570-8471.

Composed By:

Gopa Dasgupta
Gopa Dasgupta

Teghoria Main Road,

Kolkata - 700157.

..



Additional District Registrar,
Rajahmundry, New Town, North 20-804

22 AUG 2022

MEMO OF CONSIDERATION

Received a sum of **Rs.21,00,000.00 (Rupees Twenty One Lakh) only**, as full and final consideration money of the schedule property, which is morefully mentioned in the Schedule hereinbefore written, from the above named purchaser.

Cash/Cheque/Draft No.	Date	Bank's Name	In Favour of	Amount
865519	13.07.2021	Bank of Baroda	Haru Prasad Kurmi	Rs. 2,00,000.00
865520	13.07.2021	Bank of Baroda	Suvendu Prosad Kurmi	Rs. 1,00,000.00
865521	13.07.2021	Bank of Baroda	Shyamsunder Prosad Kurmi	Rs. 1,00,000.00
865522	13.07.2021	Bank of Baroda	Tapasi Pramanik	Rs. 1,00,000.00
000068	19.08.2022	Bank of Baroda	Haru Prasad Kurmi	Rs. 5,00,000.00
000073	22.08.2022	B O B	Haru Prasad Kurmi	Rs. 1,40,000.00
000074	22.08.2022	B O B	Suvendu Prosad Kurmi	Rs. 3,20,000.00
000075	22.08.2022	B O B	Shyamsunder Prosad Kurmi	Rs. 3,20,000.00
000076	22.08.2022	B O B	Tapasi Pramanik	Rs. 3,20,000.00
				<u>21,00,000.00</u>

Witnesses :-

1. *Handwritten Signature*

2. *Handwritten Signature*

Handwritten Signature
Suvendu Prosad Kurmi

Handwritten Signature
Shyamsunder Prosad Kurmi

Handwritten Signature
Tapasi Pramanik

Handwritten Signature
Haru Prasad Kurmi
@ Haru Prasad Kurmi
Owners/Vendors



Armenian District Sub-Registrar,
Saurat, New Town, North-24 Pgs

21 AUG 2022

THE PLAN OF LAND MEASURING 31 COTTAHS, PLOT NO. A, PART OF R.S. & L.R. DAG NO. 414, 415, 416 & 417, AT MOUZA- TEGHORIA, J.L. NO. 9, R.S. NO. 116, P.S. BAGUIATI DIST. NORTH 24 PARGANAS, UNDER BIDHAN NAGAR MUNICIPAL CORPORATION, WARD NO. 11.

SCALE : 1" = 66'-0"

UNDIVIDED PURCHASE LAND OF PLOT A

R. S. DAG NO. 414	=	18.15 SFT.
R. S. DAG NO. 415	=	291.85 "
R. S. DAG NO. 416	=	75.00 "
R. S. DAG NO. 417	=	150.00 "
TOTAL		465.00 SFT.



PURCHASER: VINAYAK INFRASTRUCTURE

VENDORS: (1) SUVENDU PRASAD KURNI
(2) SHYAN SUNDAR PRASAD KURNI
(3) TAPASI PRANANIK
(4) HARU PRASAD (2) HARU PRASAD KURNI



1. Anil Bose
2. Anil Bose
3. Sreyas Bose
4. Sreyas Bose
5. Sreyas Bose
6. Sreyas Bose

1. Suvendu Prasad Kurni
2. Shyan Sundar Prasad Kurni
3. Tapasi Prananik
4. Haru Prasad Kurni

PURCHASER'S SIGNATURE

VENDOR'S SIGNATURE

COPIED BY
SK. R. ALI
REGD. NO. 16522
RAJARHAT, KOL-135



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

22 AUG 2022

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SELLER /
BUYER / CLAIMANT
WITH PHOTO

UNDER RULES 44A OF THE I.R. ACT 1908
N.B. L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

 Arijit Bose	L.H.					
	R.H.					

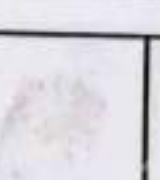
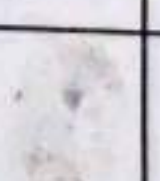
ATTESTED :- Arijit Bose

 Debajit Datta	L.H.					
	R.H.					

ATTESTED :- Debajit Datta

 Surajit Sen	L.H.					
	R.H.					

ATTESTED :- Surajit Sen

 Pratik Kaulgape	L.H.					
	R.H.					

ATTESTED :- Pratik Kaulgape



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

22 AUG 2022

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CLAIMANT
WITH PHOTO

UNDER RULES 44A OF THE I.R. ACT 1908
N.B. L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

 <i>Sangak Dutta</i>	L.H.					
	R.H.					

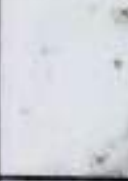
ATTESTED :- *Sangak Dutta*

 <i>Saptaparnad</i>	L.H.					
	R.H.					

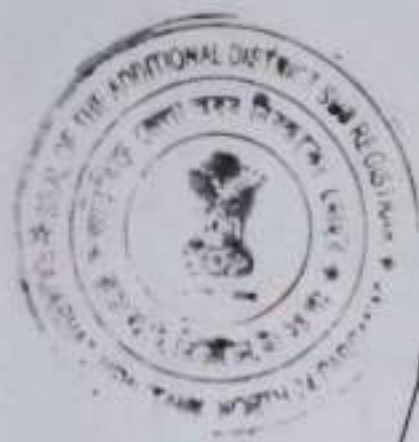
ATTESTED :- *Saptaparnad*

 <i>Suresh Prasad Kae</i>	L.H.					
	R.H.					

ATTESTED :- *Suresh Prasad Kae*

 <i>Shylu Suresh Prasad Kae</i>	L.H.					
	R.H.					

ATTESTED :- *Shylu Suresh Prasad Kae*



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

22 AUG 2022

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SELLER /
BUYER / CLAIMANT
WITH PHOTO

UNDER RULES 44A OF THE I.R. ACT 1908
N.B. L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

 <i>Tapasi Bhanuik</i>	L.H.					
	R.H.					

ATTESTED :- *Tapasi Bhanuik*

 <i>Haru Band Kuryi</i>	L.H.					
	R.H.					

ATTESTED :- *Haru Band Kuryi*

	L.H.					
	R.H.					

ATTESTED :-

	L.H.					
	R.H.					

ATTESTED :-



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

22 AUG 2022


 ভারতের নির্বাচন কমিশন
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 YMM1037324

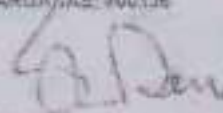



নির্বাচকের নাম : হরিচাঁদ বিশ্বাস
 Elector's Name : Harichand Biswas
 পিতার নাম : বিমল বিশ্বাস
 Father's Name : Bimal Biswas
 লিঙ্গ/সেক্স : পুরুষ / M
 জন্ম তারিখ : 25/04/1988
 Date of Birth : 25/04/1988

YMM1037324

Name
 115, রামনাগর বেরাবেরী, রাজারহাট গোপালপুর,
 নর্থ 24 পর্দা/জি, 700136

Address:
 115, RAMNAGAR BERABERI,
 RAJARHAT GOPALPUR, AIR PORT,
 NORTH 24 PARGANAS, 700136



Date: 17/12/2016
 115, রামনাগর বেরাবেরী, রাজারহাট গোপালপুর
 নর্থ 24 পর্দা/জি, 700136
 Electoral Registration Officer for
 115-Rajarhat New Town Constituency

ভোটার কার্ডটি সঠিকভাবে সংরক্ষণ করুন।
 ভোটার কার্ডটি ভুলে গেলে বা নষ্ট হলে
 ভোটার কার্ডটি পুনরুদ্ধার করা হবে।
 ভোটার কার্ডটি ভুলে গেলে বা নষ্ট হলে
 ভোটার কার্ডটি পুনরুদ্ধার করা হবে।

In case of change in address mention this Card No.
 in the reference form by including your name in the
 list of the changed address and so submit the card
 with your signature.

Major Information of the Deed

No :	I-1523-13509/2022	Date of Registration	22/08/2022
Deed No / Year	1523-2002510928/2022	Office where deed is registered	A D S R RAJARHAT, District: North 24-Parganas
Deed Date	19/08/2022 5:02:55 PM	Applicant Name, Address & Other Details	PINAKI CHATTAPADHYA SANGEETA APRT, TEGHORIA M, Thana : Bagulati, District : North 24-Parganas, WEST BENGAL, PIN - 700157, Mobile No. 9749044962, Status : Advocate
Transaction	[0101] Sale, Sale Document		
Set Forth value	Rs. 21,00,000/-		
Stamp duty Paid(SD)	Rs. 84,769/- (Article:23)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		
	Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
	Market Value	Rs. 21,18,480/-	
	Registration Fee Paid	Rs. 21,199/- (Article:A(1), E)	

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Teghoria Main Road (Teghoria), Mouza: Teghoria, JI No: 9, 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-414 (RS :-)	LR-1858	Bastu	Bagan	4.5375 Sq Ft	1,00,000/-	1,00,000/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
L2	LR-415 (RS :-)	LR-1858	Bastu	Bastu	55.4625 Sq Ft	1,75,639/-	1,94,119/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
L3	LR-416 (RS :-)	LR-1858	Bastu	Bagan	18.75 Sq Ft	1,00,000/-	1,00,000/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
L4	LR-417 (RS :-)	LR-1858	Bastu	Danga	37.5 Sq Ft	1,31,251/-	1,31,251/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
L5	LR-414 (RS :-)	LR-1859	Bastu	Bagan	4.5375 Sq Ft	1,00,000/-	1,00,000/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
L6	LR-415 (RS :-)	LR-1859	Bastu	Bastu	55.4625 Sq Ft	1,94,119/-	1,94,119/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
L7	LR-416 (RS :-)	LR-1859	Bastu	Bagan	18.75 Sq Ft	1,00,000/-	1,00,000/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,



L10	LR-417 (RS)	LR-1859	Bastu	Danga	37.5 Sq Ft	1,31,251/-	1,31,251/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
L11	LR-414 (RS)	LR-1860	Bastu	Bagan	4.5375 Sq Ft	1,00,000/-	1,00,000/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
L12	LR-415 (RS)	LR-1860	Bastu	Bastu	55.4625 Sq Ft	1,94,119/-	1,94,119/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
L13	LR-416 (RS)	LR-1860	Bastu	Bagan	18.75 Sq Ft	1,00,000/-	1,00,000/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
L14	LR-417 (RS)	LR-1860	Bastu	Danga	37.5 Sq Ft	1,31,251/-	1,31,251/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
L15	LR-414 (RS)	LR-1861	Bastu	Bagan	4.5375 Sq Ft	90,000/-	90,000/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
L16	LR-415 (RS)	LR-1861	Bastu	Bastu	55.4625 Sq Ft	1,94,119/-	1,94,119/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
L17	LR-416 (RS)	LR-1861	Bastu	Bagan	18.75 Sq Ft	1,00,000/-	1,00,000/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
L18	LR-417 (RS)	LR-1861	Bastu	Danga	37.5 Sq Ft	1,31,251/-	1,31,251/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
TOTAL :					1.0656Dec	20,73,000 /-	20,91,480 /-	
Grand Total :					1.0656Dec	20,73,000 /-	20,91,480 /-	

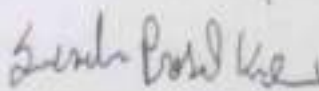
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L2, L6, L10, L14	100 Sq Ft.	27,000/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	27,000 /-	27,000 /-	

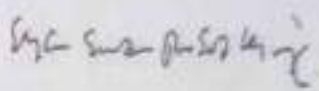


er Details :

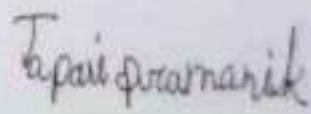
Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mr SUVENDU PROSAD KURMI Son of Mr HARU PRASAD KURMI Executed by: Self, Date of Execution: 22/08/2022 , Admitted by: Self, Date of Admission: 22/08/2022 ,Place : Office	 22/08/2022	 LTI 22/08/2022	 22/08/2022

R.N. BANERJEE ROAD, City:- Not Specified, P.O:- KHARDAH, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: JUxxxxxx8L, Aadhaar No: 52xxxxxxxx3783, Status :Individual, Executed by: Self, Date of Execution: 22/08/2022 , Admitted by: Self, Date of Admission: 22/08/2022 ,Place : Office

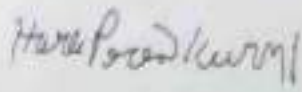
Name	Photo	Finger Print	Signature
Mr SHYAMSUNDAR PROSAD KURMIE Son of Mr HARU PRASAD KURMI Executed by: Self, Date of Execution: 22/08/2022 , Admitted by: Self, Date of Admission: 22/08/2022 ,Place : Office	 22/08/2022	 LTI 22/08/2022	 22/08/2022

R.N. BANERJEE ROAD, City:- Not Specified, P.O:- KHARDAH, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DJxxxxxx8Q, Aadhaar No: 98xxxxxxxx4220, Status :Individual, Executed by: Self, Date of Execution: 22/08/2022 , Admitted by: Self, Date of Admission: 22/08/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Mrs TAPASI PRAMANIK Wife of Mr CHAND PRAMANIK Executed by: Self, Date of Execution: 22/08/2022 , Admitted by: Self, Date of Admission: 22/08/2022 ,Place : Office	 22/08/2022	 LTI 22/08/2022	 22/08/2022

158, PASHCHIM PARA GANGNIA, City:- Not Specified, P.O:- PARULIA, P.S:-Deganga, District:-North 24-Parganas, West Bengal, India, PIN:- 743423 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DDxxxxxx3D, Aadhaar No: 23xxxxxxxx4479, Status :Individual, Executed by: Self, Date of Execution: 22/08/2022 , Admitted by: Self, Date of Admission: 22/08/2022 ,Place : Office



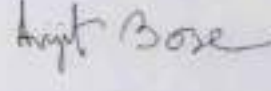
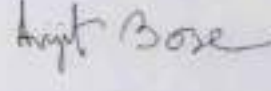
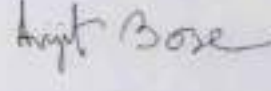
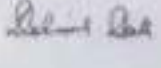
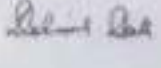
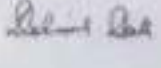
Name	Photo	Finger Print	Signature
Mr HARU PRASAD, (Alias: Mr HARU PRASAD KURMI) Son of Mr SARAL PRASAD KURMI Executed by: Self, Date of Execution: 22/08/2022 Admitted by: Self, Date of Admission: 22/08/2022, Place : Office			
22/08/2022	22/08/2022	22/08/2022	

R.N. BANERJEE ROAD, City:- Not Specified, P.O:- KHARDAH, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFxxxxxx6N, Aadhaar No: 81xxxxxxxx4142, Status :Individual, Executed by: Self, Date of Execution: 22/08/2022
 Admitted by: Self, Date of Admission: 22/08/2022, Place : Office

Buyer Details :

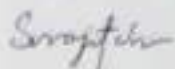
Sl No	Name,Address,Photo,Finger print and Signature
1	VINAYAK INFRASTRUCTURE P-19, CIT ROAD, SCHEME-VIII (M), City:- Not Specified, P.O:- ULTADANGA, P.S:-Maniktala, District:-Kolkata, West Bengal, India, PIN:- 700067, PAN No.: AAxxxxxx7F, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl 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> Mr AVIJIT BOSE (Presentant) Son of Mr SITAL BOSE Date of Execution - 22/08/2022, Admitted by: Self, Date of Admission: 22/08/2022, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Aug 22 2022 4:36PM</td> <td>22/08/2022</td> <td>22/08/2022</td> <td></td> </tr> </tbody> </table> INDRANI APARTMENT, 2ND FLOOR, DR. B.C. ROY SARANI, JYANGRA, UTTARAYAN, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: Abxxxxxx6P, Aadhaar No: 59xxxxxxxx8154 Status : Representative, Representative of : VINAYAK INFRASTRUCTURE (as PARTNER)	Name	Photo	Finger Print	Signature	Mr AVIJIT BOSE (Presentant) Son of Mr SITAL BOSE Date of Execution - 22/08/2022, Admitted by: Self, Date of Admission: 22/08/2022, Place of Admission of Execution: Office				Aug 22 2022 4:36PM	22/08/2022	22/08/2022	
Name	Photo	Finger Print	Signature										
Mr AVIJIT BOSE (Presentant) Son of Mr SITAL BOSE Date of Execution - 22/08/2022, Admitted by: Self, Date of Admission: 22/08/2022, Place of Admission of Execution: Office													
Aug 22 2022 4:36PM	22/08/2022	22/08/2022											
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr DEBASISH DATTA Son of Mr DHARMADAS DATTA Date of Execution - 22/08/2022, Admitted by: Self, Date of Admission: 22/08/2022, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Aug 22 2022 4:37PM</td> <td>22/08/2022</td> <td>22/08/2022</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr DEBASISH DATTA Son of Mr DHARMADAS DATTA Date of Execution - 22/08/2022, Admitted by: Self, Date of Admission: 22/08/2022, Place of Admission of Execution: Office				Aug 22 2022 4:37PM	22/08/2022	22/08/2022	
Name	Photo	Finger Print	Signature										
Mr DEBASISH DATTA Son of Mr DHARMADAS DATTA Date of Execution - 22/08/2022, Admitted by: Self, Date of Admission: 22/08/2022, Place of Admission of Execution: Office													
Aug 22 2022 4:37PM	22/08/2022	22/08/2022											



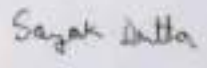
19, CIT ROAD, SCHEME-VIII M, City:- Not Specified, P.O:- ULTADANGA, P.S:-Maniktala, District:- Kolkata, West Bengal, India, PIN:- 700067, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADxxxxxx9R, Aadhaar No: 79xxxxxxxx7826 Status : Representative, Representative of : VINAYAK INFRASTRUCTURE (as PARTNER)

Name	Photo	Finger Print	Signature
Mr SURAJIT SUR Son of Mr BHANU KANTA SUR Date of Execution - 22/08/2022, , Admitted by: Self, Date of Admission: 22/08/2022, Place of Admission of Execution: Office			
Aug 22 2022 4:37PM	LTI 22/08/2022	22/08/2022	

KRISHNANAGAR ROAD, NABAPALLY, City:- Not Specified, P.O:- NABAPALLY, P.S:-Barasat, District:- North 24-Parganas, West Bengal, India, PIN:- 700126, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BZxxxxxx2A, Aadhaar No: 44xxxxxxxx6037 Status : Representative, Representative of : VINAYAK INFRASTRUCTURE (as PARTNER)

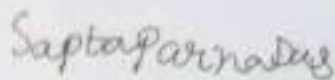
Name	Photo	Finger Print	Signature
Mr AMIT KASHYAPI Son of Mr KASHI NATH KASHYAPI Date of Execution - 22/08/2022, , Admitted by: Self, Date of Admission: 22/08/2022, Place of Admission of Execution: Office			
Aug 22 2022 4:38PM	LTI 22/08/2022	22/08/2022	

45, BIDHANNAGAR ROAD, ULTADANGA MAIN ROAD, City:- Not Specified, P.O:- ULTADANGA, P.S:- Ultadanga, District:-Kolkata, West Bengal, India, PIN:- 700067, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFxxxxxx5G, Aadhaar No: 45xxxxxxxx5293 Status : Representative, Representative of : VINAYAK INFRASTRUCTURE (as PARTNER)

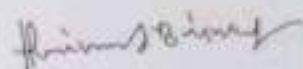
Name	Photo	Finger Print	Signature
Mr SAYAK DUTTA Son of Mr SAIBAL DUTTA Date of Execution - 22/08/2022, , Admitted by: Self, Date of Admission: 22/08/2022, Place of Admission of Execution: Office			
Aug 22 2022 4:38PM	LTI 22/08/2022	22/08/2022	

BALURIA COLONY, NABAPALLY, City:- Not Specified, P.O:- NABAPALLY, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: GExxxxxx8B, Aadhaar No: 57xxxxxxxx0445 Status : Representative, Representative of : VINAYAK INFRASTRUCTURE (as PARTNER)



Name	Photo	Finger Print	Signature
Mrs SAPTAPARNA DAS Wife of Mr. ARNAB KUMAR DAS Date of Execution - 22/08/2022, Admitted by: Self, Date of Admission: 22/08/2022, Place of Admission of Execution: Office			
	Aug 22 2022 4:59PM	L1 22/08/2022	22/08/2022
5/12, SAROJINI PALLY, City:- Not Specified, P.O:- NABAPALLY, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: APxxxxxx1E, Aadhaar No: 96xxxxxxxx7179 Status: Representative, Representative of: VINAYAK INFRASTRUCTURE (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr HARICHAND BISWAS Son of Late B BISWAS RAMNAGAR, BERA BERI, City:- Not Specified, P.O:- R GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136			
	22/08/2022	22/08/2022	22/08/2022
Identifier Of Mr SUVENDU PROSAD KURMI, Mr SHYAMSUNDAR PROSAD KURMIE, Mrs TAPASI PRAMANIK, Mr HARU PRASAD, Mr AVIJIT BOSE, Mr DEBASISH DATTA, Mr SURAJIT SUR, Mr AMIT KASHYAPI, Mr SAYAK DUTTA, Mrs SAPTAPARNA DAS			

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mr SUVENDU PROSAD KURMI	VINAYAK INFRASTRUCTURE-0.00259961 Dec
2	Mr SHYAMSUNDAR PROSAD KURMIE	VINAYAK INFRASTRUCTURE-0.00259961 Dec
3	Mrs TAPASI PRAMANIK	VINAYAK INFRASTRUCTURE-0.00259961 Dec
4	Mr HARU PRASAD	VINAYAK INFRASTRUCTURE-0.00259961 Dec

Transfer of property for L10

Sl.No	From	To, with area (Name-Area)
1	Mr SUVENDU PROSAD KURMI	VINAYAK INFRASTRUCTURE-0.0317754 Dec
2	Mr SHYAMSUNDAR PROSAD KURMIE	VINAYAK INFRASTRUCTURE-0.0317754 Dec
3	Mrs TAPASI PRAMANIK	VINAYAK INFRASTRUCTURE-0.0317754 Dec
4	Mr HARU PRASAD	VINAYAK INFRASTRUCTURE-0.0317754 Dec

Transfer of property for L11

Sl.No	From	To, with area (Name-Area)
1	Mr SUVENDU PROSAD KURMI	VINAYAK INFRASTRUCTURE-0.0107422 Dec
2	Mr SHYAMSUNDAR PROSAD KURMIE	VINAYAK INFRASTRUCTURE-0.0107422 Dec
3	Mrs TAPASI PRAMANIK	VINAYAK INFRASTRUCTURE-0.0107422 Dec



Mr HARU PRASAD	VINAYAK INFRASTRUCTURE-0 0107422 Dec
----------------	--------------------------------------

Transfer of property for L12

No	From	To. with area (Name-Area)
	Mr SUVENDU PROSAD KURMI	VINAYAK INFRASTRUCTURE-0 0214844 Dec
	Mr SHYAMSUNDAR PROSAD KURMIE	VINAYAK INFRASTRUCTURE-0 0214844 Dec
3	Mrs TAPASI PRAMANIK	VINAYAK INFRASTRUCTURE-0 0214844 Dec
4	Mr HARU PRASAD	VINAYAK INFRASTRUCTURE-0 0214844 Dec

Transfer of property for L13

Sl.No	From	To. with area (Name-Area)
1	Mr SUVENDU PROSAD KURMI	VINAYAK INFRASTRUCTURE-0 00259961 Dec
2	Mr SHYAMSUNDAR PROSAD KURMIE	VINAYAK INFRASTRUCTURE-0 00259961 Dec
3	Mrs TAPASI PRAMANIK	VINAYAK INFRASTRUCTURE-0 00259961 Dec
4	Mr HARU PRASAD	VINAYAK INFRASTRUCTURE-0 00259961 Dec

Transfer of property for L14

Sl.No	From	To. with area (Name-Area)
1	Mr SUVENDU PROSAD KURMI	VINAYAK INFRASTRUCTURE-0 0317754 Dec
2	Mr SHYAMSUNDAR PROSAD KURMIE	VINAYAK INFRASTRUCTURE-0 0317754 Dec
3	Mrs TAPASI PRAMANIK	VINAYAK INFRASTRUCTURE-0 0317754 Dec
4	Mr HARU PRASAD	VINAYAK INFRASTRUCTURE-0 0317754 Dec

Transfer of property for L15

Sl.No	From	To. with area (Name-Area)
1	Mr SUVENDU PROSAD KURMI	VINAYAK INFRASTRUCTURE-0 0107422 Dec
2	Mr SHYAMSUNDAR PROSAD KURMIE	VINAYAK INFRASTRUCTURE-0 0107422 Dec
3	Mrs TAPASI PRAMANIK	VINAYAK INFRASTRUCTURE-0 0107422 Dec
4	Mr HARU PRASAD	VINAYAK INFRASTRUCTURE-0 0107422 Dec

Transfer of property for L16

Sl.No	From	To. with area (Name-Area)
1	Mr SUVENDU PROSAD KURMI	VINAYAK INFRASTRUCTURE-0 0214844 Dec
2	Mr SHYAMSUNDAR PROSAD KURMIE	VINAYAK INFRASTRUCTURE-0 0214844 Dec
3	Mrs TAPASI PRAMANIK	VINAYAK INFRASTRUCTURE-0 0214844 Dec
4	Mr HARU PRASAD	VINAYAK INFRASTRUCTURE-0 0214844 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr SUVENDU PROSAD KURMI	VINAYAK INFRASTRUCTURE-0 0317754 Dec
2	Mr SHYAMSUNDAR PROSAD KURMIE	VINAYAK INFRASTRUCTURE-0 0317754 Dec
3	Mrs TAPASI PRAMANIK	VINAYAK INFRASTRUCTURE-0 0317754 Dec
4	Mr HARU PRASAD	VINAYAK INFRASTRUCTURE-0 0317754 Dec



Transfer of property for L3

No	From	To. with area (Name-Area)
1	Mr SUVENDU PROSAD KURMI	VINAYAK INFRASTRUCTURE-0.0107422 Dec
2	Mr SHYAMSUNDAR PROSAD KURMIE	VINAYAK INFRASTRUCTURE-0.0107422 Dec
3	Mrs TAPASI PRAMANIK	VINAYAK INFRASTRUCTURE-0.0107422 Dec
4	Mr HARU PRASAD	VINAYAK INFRASTRUCTURE-0.0107422 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr SUVENDU PROSAD KURMI	VINAYAK INFRASTRUCTURE-0.0214844 Dec
2	Mr SHYAMSUNDAR PROSAD KURMIE	VINAYAK INFRASTRUCTURE-0.0214844 Dec
3	Mrs TAPASI PRAMANIK	VINAYAK INFRASTRUCTURE-0.0214844 Dec
4	Mr HARU PRASAD	VINAYAK INFRASTRUCTURE-0.0214844 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Mr SUVENDU PROSAD KURMI	VINAYAK INFRASTRUCTURE-0.00259961 Dec
2	Mr SHYAMSUNDAR PROSAD KURMIE	VINAYAK INFRASTRUCTURE-0.00259961 Dec
3	Mrs TAPASI PRAMANIK	VINAYAK INFRASTRUCTURE-0.00259961 Dec
4	Mr HARU PRASAD	VINAYAK INFRASTRUCTURE-0.00259961 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Mr SUVENDU PROSAD KURMI	VINAYAK INFRASTRUCTURE-0.0317754 Dec
2	Mr SHYAMSUNDAR PROSAD KURMIE	VINAYAK INFRASTRUCTURE-0.0317754 Dec
3	Mrs TAPASI PRAMANIK	VINAYAK INFRASTRUCTURE-0.0317754 Dec
4	Mr HARU PRASAD	VINAYAK INFRASTRUCTURE-0.0317754 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Mr SUVENDU PROSAD KURMI	VINAYAK INFRASTRUCTURE-0.0107422 Dec
2	Mr SHYAMSUNDAR PROSAD KURMIE	VINAYAK INFRASTRUCTURE-0.0107422 Dec
3	Mrs TAPASI PRAMANIK	VINAYAK INFRASTRUCTURE-0.0107422 Dec
4	Mr HARU PRASAD	VINAYAK INFRASTRUCTURE-0.0107422 Dec

Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	Mr SUVENDU PROSAD KURMI	VINAYAK INFRASTRUCTURE-0.0214844 Dec
2	Mr SHYAMSUNDAR PROSAD KURMIE	VINAYAK INFRASTRUCTURE-0.0214844 Dec
3	Mrs TAPASI PRAMANIK	VINAYAK INFRASTRUCTURE-0.0214844 Dec
4	Mr HARU PRASAD	VINAYAK INFRASTRUCTURE-0.0214844 Dec



Transfer of property for L9

No	From	To. with area (Name-Area)
1	Mr SUVENDU PROSAD KURMI	VINAYAK INFRASTRUCTURE-0.00259961 Dec
2	Mr SHYAMSUNDAR PROSAD KURMIE	VINAYAK INFRASTRUCTURE-0.00259961 Dec
3	Mrs TAPASI PRAMANIK	VINAYAK INFRASTRUCTURE-0.00259961 Dec
4	Mr HARU PRASAD	VINAYAK INFRASTRUCTURE-0.00259961 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SUVENDU PROSAD KURMI	VINAYAK INFRASTRUCTURE-25.00000000 Sq Ft
2	Mr SHYAMSUNDAR PROSAD KURMIE	VINAYAK INFRASTRUCTURE-25.00000000 Sq Ft
3	Mrs TAPASI PRAMANIK	VINAYAK INFRASTRUCTURE-25.00000000 Sq Ft
4	Mr HARU PRASAD	VINAYAK INFRASTRUCTURE-25.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S. - Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Teghoria Main Road (Teghoria), Mouza: Teghoria, JI No: 9, Pin Code : 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 414, LR Khatian No:- 1856	Owner: সুভেন্দু প্রসাদ কুর্মী, Gurdian: হারু প্রসাদ, Address: নিজ , Classification: বাগান,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 415, LR Khatian No:- 1858		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 416, LR Khatian No:- 1858	Owner: সুভেন্দু প্রসাদ কুর্মী, Gurdian: হারু প্রসাদ, Address: নিজ , Classification: বাগান,	Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 417, LR Khatian No:- 1856	Owner: সুভেন্দু প্রসাদ কুর্মী, Gurdian: হারু প্রসাদ, Address: নিজ , Classification: ডাঙ্গা,	Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 414, LR Khatian No:- 1859	Owner: শ্যামসুন্দর কুর্মী, Gurdian: হারু প্রসাদ, Address: নিজ , Classification: বাগান,	Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 415, LR Khatian No:- 1859	Owner: শ্যামসুন্দর কুর্মী, Gurdian: হারু প্রসাদ, Address: নিজ , Classification: সুকুর, Area 0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L7	LR Plot No:- 416, LR Khatian No:- 1859	Owner: শ্যামসুন্দর কুর্মী, Gurdian: হারু প্রসাদ, Address: নিজ , Classification: বাগান,	Seller is not the recorded Owner as per Applicant.
L8	LR Plot No:- 417, LR Khatian No:- 1859	Owner: শ্যামসুন্দর কুর্মী, Gurdian: হারু প্রসাদ, Address: নিজ , Classification: ডাঙ্গা,	Seller is not the recorded Owner as per Applicant.



	LR Plot No:- 414, LR Khatian No:- 1860	Owner: ভাস্মী প্রামানিক, Gurdian: হারু প্রসাদ, Address: নিজ , Classification: বাগান,	Seller is not the recorded Owner as per Applicant.
10	LR Plot No:- 415, LR Khatian No:- 1860	Owner: ভাস্মী প্রামানিক, Gurdian: হারু প্রসাদ, Address: নিজ , Classification: পুকুর,	Seller is not the recorded Owner as per Applicant.
11	LR Plot No:- 416, LR Khatian No:- 1860	Owner: ভাস্মী প্রামানিক, Gurdian: হারু প্রসাদ, Address: নিজ , Classification: বাগান,	Seller is not the recorded Owner as per Applicant.
12	LR Plot No:- 417, LR Khatian No:- 1860	Owner: ভাস্মী প্রামানিক, Gurdian: হারু প্রসাদ, Address: নিজ , Classification: ডাঙ্গা,	Seller is not the recorded Owner as per Applicant.
13	LR Plot No:- 414, LR Khatian No:- 1861	Owner: হারু প্রসাদ কুরমী, Gurdian: সরল প্রসাদ, Address: নিজ , Classification: বাগান,	Seller is not the recorded Owner as per Applicant.
14	LR Plot No:- 415, LR Khatian No:- 1861	Owner: হারু প্রসাদ কুরমী, Gurdian: সরল প্রসাদ, Address: নিজ , Classification: পুকুর,	Seller is not the recorded Owner as per Applicant.
15	LR Plot No:- 416, LR Khatian No:- 1861	Owner: হারু প্রসাদ কুরমী, Gurdian: সরল প্রসাদ, Address: নিজ , Classification: বাগান,	Seller is not the recorded Owner as per Applicant.
16	LR Plot No:- 417, LR Khatian No:- 1861	Owner: হারু প্রসাদ কুরমী, Gurdian: সরল প্রসাদ, Address: নিজ , Classification: ডাঙ্গা,	Seller is not the recorded Owner as per Applicant.



22-08-2022

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 15:57 hrs on 22-08-2022, at the Office of the A.D.S.R. RAJARHAT by Mr AVIJIT BOSE .

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 21,18,480/-

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

Execution is admitted on 22/08/2022 by 1. Mr SUVENDU PROSAD KURMI, Son of Mr HARU PRASAD KURMI, R.N. BANERJEE ROAD, P.O: KHARDAH, Thana: Khardaha, North 24-Parganas, WEST BENGAL, India, PIN - 700117, by caste Hindu, by Profession Business, 2. Mr SHYAMSUNDAR PROSAD KURMI, Son of Mr HARU PRASAD KURMI, R.N. BANERJEE ROAD, P.O: KHARDAH, Thana: Khardaha, North 24-Parganas, WEST BENGAL, India, PIN - 700117, by caste Hindu, by Profession Business, 3. Mrs TAPASI PRAMANIK, Wife of Mr CHAND PRAMANIK, 158. PASHCHIM PARA GANGNIA, P.O: PARULIA, Thana: Deganga, North 24-Parganas, WEST BENGAL, India, PIN - 743423, by caste Hindu, by Profession Business, 4. Mr HARU PRASAD, Alias Mr HARU PRASAD KURMI, Son of Mr SARAL PRASAD KURMI, R.N. BANERJEE ROAD, P.O: KHARDAH, Thana: Khardaha, North 24-Parganas, WEST BENGAL, India, PIN - 700117, by caste Hindu, by Profession Business

Indetified by Mr HARICHAND BISWAS, Son of Late B BISWAS, RAMNAGAR, BERA BERI, P.O: R GOPALPUR, Thana: Airport, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Service

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

Execution is admitted on 22-08-2022 by Mr AVIJIT BOSE, PARTNER, VINAYAK INFRASTRUCTURE (Partnership Firm), P-19, CIT ROAD, SCHEME-VIII (M), City:- Not Specified, P.O:- ULTADANGA, P.S:-Maniktala, District-Kolkata, West Bengal, India, PIN:- 700067

Indetified by Mr HARICHAND BISWAS, Son of Late B BISWAS, RAMNAGAR, BERA BERI, P.O: R GOPALPUR, Thana: Airport, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Service

Execution is admitted on 22-08-2022 by Mr DEBASISH DATTA, PARTNER, VINAYAK INFRASTRUCTURE (Partnership Firm), P-19, CIT ROAD, SCHEME-VIII (M), City:- Not Specified, P.O:- ULTADANGA, P.S:-Maniktala, District-Kolkata, West Bengal, India, PIN:- 700067

Indetified by Mr HARICHAND BISWAS, Son of Late B BISWAS, RAMNAGAR, BERA BERI, P.O: R GOPALPUR, Thana: Airport, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Service

Execution is admitted on 22-08-2022 by Mr SURAJIT SUR, PARTNER, VINAYAK INFRASTRUCTURE (Partnership Firm), P-19, CIT ROAD, SCHEME-VIII (M), City:- Not Specified, P.O:- ULTADANGA, P.S:-Maniktala, District-Kolkata, West Bengal, India, PIN:- 700067

Indetified by Mr HARICHAND BISWAS, Son of Late B BISWAS, RAMNAGAR, BERA BERI, P.O: R GOPALPUR, Thana: Airport, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Service

Execution is admitted on 22-08-2022 by Mr AMIT KASHYAPI, PARTNER, VINAYAK INFRASTRUCTURE (Partnership Firm), P-19, CIT ROAD, SCHEME-VIII (M), City:- Not Specified, P.O:- ULTADANGA, P.S:-Maniktala, District-Kolkata, West Bengal, India, PIN:- 700067

Indetified by Mr HARICHAND BISWAS, Son of Late B BISWAS, RAMNAGAR, BERA BERI, P.O: R GOPALPUR, Thana: Airport, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Service

Execution is admitted on 22-08-2022 by Mr SAYAK DUTTA, PARTNER, VINAYAK INFRASTRUCTURE (Partnership Firm), P-19, CIT ROAD, SCHEME-VIII (M), City:- Not Specified, P.O:- ULTADANGA, P.S:-Maniktala, District-Kolkata, West Bengal, India, PIN:- 700067

Indetified by Mr HARICHAND BISWAS, Son of Late B BISWAS, RAMNAGAR, BERA BERI, P.O: R GOPALPUR, Thana: Airport, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Service

Execution is admitted on 22-08-2022 by Mrs SAPTAPARNA DAS, PARTNER, VINAYAK INFRASTRUCTURE (Partnership Firm), P-19, CIT ROAD, SCHEME-VIII (M), City:- Not Specified, P.O:- ULTADANGA, P.S:-Maniktala, District-Kolkata, West Bengal, India, PIN:- 700067

Indetified by Mr HARICHAND BISWAS, Son of Late B BISWAS, RAMNAGAR, BERA BERI, P.O: R GOPALPUR, Thana: Airport, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Service



Payment of Fees

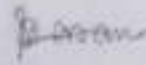
Certified that required Registration Fees payable for this document is Rs 21,199/- (A(1) = Rs 21,185/- ,E = Rs 14/-)
Registration Fees paid by Cash Rs 0/-, by online = Rs 21,199/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/08/2022 12:25PM with Govt. Ref. No: 192022230102866611 on 22-08-2022, Amount Rs: 21,199/-,
Bank: Bank of Baroda (BARB0INDIAE), Ref. No. 1299449382 on 22-08-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 84,759/- and Stamp Duty paid by Stamp Rs 10/-, by
online = Rs 84,759/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4788, Amount: Rs.10/-, Date of Purchase: 28/03/2022, Vendor name: P Dey
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/08/2022 12:25PM with Govt. Ref. No: 192022230102866611 on 22-08-2022, Amount Rs: 84,759/-,
Bank: Bank of Baroda (BARB0INDIAE), Ref. No. 1299449382 on 22-08-2022, 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



ificate of Registration under section 60 and Rule 69.
istered in Book - I
ume number 1523-2022, Page from 541974 to 542016
ing No 152313509 for the year 2022.



Digitally signed by SANJOY BASAK
Date: 2022.08.24 11:33:48 +05:30
Reason: Digital Signing of Deed.

Basak

(Sanjoy Basak) 2022/08/24 11:33:48 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)



DATED THE DAY OF

2022

DEED OF CONVEYANCE

BETWEEN

Suwendu Prosad Kurmi

Shyamsundar Prosad Kurmie

Tapasi Pramanik

Haru Prasad

@ Haru Prasad Kurmi

Owners/Vendors

Vinayak Infrastructure

Purchaser

Drafted By

Pinaki Chattopadhyay & Associates

Advocates

Sangita Apartment, Ground Floor

Teghoria Main Road

Kolkata - 700157

Ph : 25708471

Composed By

Gopa Dasgupta

Teghoria Main Road

Kolkata - 700157