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Certified that the document is admitted for registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Register-1)  
Alipore, South 24-Parganas

07 MAR 2025

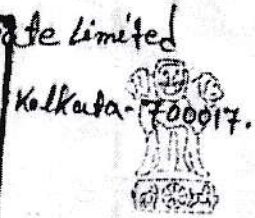
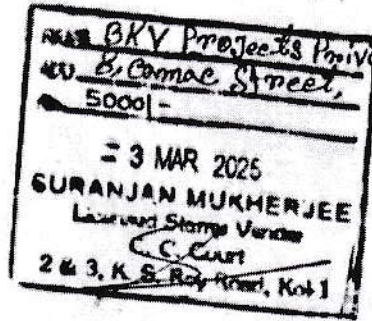
### DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE MADE ON THIS 7<sup>th</sup> DAY  
OF March, TWO THOUSAND AND TWENTY FIVE  
(2025)



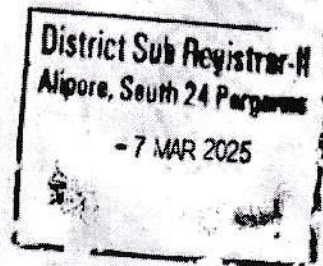
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## BETWEEN

*Ujjal Naskar*  
*Bimal Naskar*  
*Tarzin al bgy*

(1) **SRI UJJAL NASKAR (PAN BDIPN4785K) (Aadhar No.5230 5709 6850)**, son of Late Basanta Naskar, by faith-Hindu, by occupation- Service, by nationality- Indian, residing at 18/1, Kalikapur, Post Office- Haltu, Police Station- Garfa, Kolkata-700099, (2) **SRI BIMAL NASKAR (PAN AYNPN7610C) (Aadhar No.2646 8065 6538)**, son of Late Basanta Naskar, residing at 18/1, Kalikapur, Post Office- Haltu, Police Station- Garfa, Kolkata-700099, (3) **SRI NIRMAL NASKAR (PAN BDPPN6276E) (Aadhar No. 8369 1973 3357)**, son of Late Basanta Naskar, residing at 18/1, Kalikapur, Post Office- Haltu, Police Station- Garfa, Kolkata-700099, hereinafter called and referred to as the **LANDOWNERS** (which terms and expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, successors, executors, administrators, representatives and assigns) of the **FIRST PART**;

## AND

*Biren Roy*

**M/S. M.J.CONSTRUCTION**, a Proprietorship Firm, having its office at 892, Purbachal Main Road, Post Office- Haltu, Police Station- Garfa, Kolkata-700099, represented by its Proprietor **Sri Biren Roy (PAN ALBPR3487J) (Aadhar No.5957 3051 0004)**, son of Late Jitendra Nath roy, by faith-Hindu, by occupation- Business, by nationality-Indian, residing at 18/1, Kalikapur, Post Office- Haltu, Police Station- Garfa, Kolkata-700099, hereinafter called and referred to as the **CONFIRMING PARTY** (which terms and expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, successors, executors, administrators, representatives and assigns) of the **SECOND PART**;

## AND

*Keshav Jain*

**BKV PROJECTS PRIVATE LIMITED (PAN AAICB8077F)** a Company within the meaning of Companies Act, 2013 having its Registered Office at 911, Shantiniketan Building, 8, Camac Street, P.O. & P.S. Shakespeare Sarani, Kolkata – 700017 represented by its Director, **KESHAV JAIN (PAN AMPPJ3912M)**, Son of Neeraj Jain, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at



*Handwritten signature*

57G, Ballygunge Circular Road, P.O. & P.S. Shakespeare Sarani, Kolkata - 700019, hereinafter called and referred to as the **PURCHASER** (which terms and expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, successors, executors, administrators, representatives and assigns) of the **OTHER PART.**

**WHEREAS:**

- i. Whereas One Gangadhar Naskar, Atul Chandra Naskar, Priyanath Naskar, Chandra Nath Naskar and Bhudhar Chandra Naskar were the joint owners and seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring about an area a little more or less 28.5 sataks comprised in Mouza Kalikapur, R.S. Dag No. 8 (P), R.S. Khatian Nos. 295, 299 and 304, Pargana -Khaspur, Police Station Kasba (formerly Tollygunge) J.L. No. 20, Revenue Survey No. 02, Su-Registration Office at Alipore, District South 24 Parganas along with other land properties situated in the said Mouza Kalikapur and other Mouzas and their names are duly recorded as owners of the same and in respect of the said 28.5 Sataks of land in the finally published Revisional Settlement Record of Rights and as having possession thereof and enjoying right title and interest thereof free from all encumbrances whatsoever.
- ii. The said Gangadhar Naskar, Atul Chandra Naskar, Priyanath Naskar, Chandra Nath Naskar and Bhudhar Chandra Naskar for the better use, occupation, possession, ownership and enjoyment of their owned land and properties had more than 40 years ago amicably partitioned the same including the said ALL THAT piece and parcel of land measuring about an area a little more or less 28.5 sataks comprised at and under Mouza Kalikapur, R.S. Dag No. 8(P), R.S. Khatian No. 295, 299 and 304, Parganas Khaspur, Police Station Kasba (formerly Tollygunge), J.L. no. 20, Revenue Survey No. 02, Sub-Registration Office at Alipore, District South 24 Parganas by metes and bounds.
- iii. Upon allotment and/or allocation thereof the said Gangadhar Naskar was allotted amongst other properties inter alia ALL THAT piece and parcel of land measuring

about an area a little more or less 28.5 sataks comprised at and under Mouza Kalikapur, R.S. Dag No. 8 (P), R.S. Khatian Nos. 295, 299 and 304, Pargana Khaspur, Police Station, Khaspur, Police Station Kasba (formerly Tollygunge) J.L. No. 20, Revenue Survey No. 02, Sub-Registration Office at Alipore, District South 24 Parganas in severally and to the exclusion of the said other joint owners Atul Chandra Naskar, Priyanath Naskar, Chandra Nath Naskar and Bhudhar Chandra Naskar.

- iv. The said Gangadhar Naskar, a Hindu governed by the Dayabhaga School of Hindu Law died intestate in or about in the year 1973 being seized and possessed of amongst other properties the said ALL THAT piece and parcel of land measuring about an area a little more or less 28.5 Sataks comprised at and under Mouza Kalikapur, R.S. Dag No. 8(P), R.S. Khatian No. 295, 299 and 304, Parganas Khaspur, Police Station Kasba (formerly Tollygunge) J.L. No. 20, Revenue Survey No. 02, Sub-Registration Office at Alipore, District South 24 Parganas and leaving behind him surviving his two sons namely, Monoranjana Naskar and Basanta Kumar Naskar and his wife, Sm. Ramani Naskar as his only heirs, heiress and legal representatives who all upon his death inherited and became entitled to, amongst other properties his said ALL THAT piece and parcel of land measuring about an area a little more or less 28.5 sataks comprised and under Mouza Kalikapur, R.S. Dag No. 8(P), R.S. Khatian Nos. 295, 299 and 304, Parganas Khaspur, Police Station Kasba (formerly Tollygunge) J.L. NO. 20, Revenue Survey No. 02, Sub-Registration Office at Alipore, District South 24 Parganas in equal one-third shares.
- v. One Hirupada Sardar, son of Kasilal Sardar, deceased was the full and absolute owner of the and in khas possession of ALL THAT piece and parcel of land measuring about an area a little more or less 28.5 Sataks comprised at and under Mouza Kalikapur R.S. Dag No. 8(P), R.S. Khatian No. 295, 299 and 304 pargansKhaspur, Police Station Kasba,(formerly Tollygunge), J. L. No. 20, Revenue Survey No. 02, Sub-Registration Office at Alipore, District South 24 Parganas and his name is duly recorded as owner of the same in the finally published Revisional Settlement Records of Rights.



- vi. Though the said ALL THAT piece and parcel of land measuring about an area a little more or less 28.5 Sataks comprised at and under Mouza Kalikapur R.S. Dag No. 8(P), R.S Khatian No. 295, 299 and 304 pargansKhaspur, Police Station Kasba,(formerly Tollygunge), J. L. No. 20, Revenue Survey No. 02, Sub-Registration Office at Alipore, District South 24 Parganas was recorded in the name of Hirupada Sardar in the records of the Revisional Settlement Records of Rights but actually the same was since a longtime in the enjoyment in the enjoyment and possession of the said Basant Kumar Naskar and Monoranjan Naskar.
- vii. The said Hirupada Sardar by a Deed of Gift dated 18th June, 1984 duly registered with the Office of the District Sub-Registrar at Alipore and recorded in Book No. 1, Volume No. 68, Pages 129 to 133, Being No. 8902 for the year 1984, the said Hirupada Sardar, as Donor therein gifted, granted, conveyed, transferred, alienated, granted, demises, devised, provided and given by way of his said ALL THAT piece and parcel of land measuring about an area a little more or less 28.5 Sataks comprised at and under Mouza Kalikapur R.S. Dag No. 8(P), R.S Khatian No. 295, 299 and 304 pargansKhaspur, Police Station Kasba,(formerly Tollygunge), J. L. No. 20, Revenue Survey No. 02, Sub-Registration Office at Alipore, District South 24 Parganas unto and in favour of the said Basanta Kumar Naskar and Monoranjan Naskar therein referred to as the Donees absolutely and forever in equal one-half shares.
- viii. The said Basanta Kumar Naskar, Monoranjan Naskar and Sm Ramani Naskar thus became the full and absolute owners and seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring about an area a little more or less 57 Sataks comprised at and under Mouza Kalikapur R.S. Dag No. 8(P), R.S Khatian No. 295, 299 and 304 pargansKhaspur, Police Station Kasba,(formerly Tollygunge), J. L. No. 20, Revenue Survey No. 02, Sub-Registration Office at Alipore, District South 24 Parganas In the portion 5/12TH share, 5/12th share and 1/8th shares respectively and was having 'khas' and absolute possession thereof, partly by way of inheritance and gift deed being no. 8902 of 1984.

ix. The said Monoranjan Naskar, a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 27th April, 1996 leaving behind him surviving his wife namely, (Smt.) Dipali Naskar and two sons namely, Prasanta Naskar and Parimal Naskar and three daughters namely, (Smt) gitaNaskar, (Smt) Kanika roy and (Smt) anita sardar and mother namely, Ramani Naskar as his only heirs, heiresses and legal representatives who had inherited the said 5/12th undivided share, part or portion of the said 57 Sataks or land comprised and forming under the said R.S. Dag No. 8 in equal seventh undivided shares as per the law of inheritance.

x. The said Smt. Ramani Naskar a Hindu governed by the Dayabhaga of Hindu Law died intestate leaving behind her surviving her son, namely Basanta Kumar Naskar and the legal heirs and heiress of her predeceased son namely, Monoranjan Naskar, wife namely, (Smt.) Dipali Naskar, two sons namely, Prasanta Naskar and Parimal and three daughters namely, (Smt.) Gitanjali Naskar, (Smt.) Kanika roy and Anita Sardar as his only heirs, heiresses and legal representatives who had inherited her undivided 18/168th part of share in the said land property absolutely and forever in equal one-sixth shares, and forever as per the law of inheritance.

xi. In the manner aforesaid, the said 57 sataks of land came to be owned by the following persons in the following undivided shares and proportions.

(i)	Basanta Kumar Naskar	:89/168 <sup>th</sup> Shares
(ii)	(Smt.) Dipali Naskar	:79/1008 <sup>th</sup> Shares
(iii)	Prasanta Naskar	:79/1008 <sup>th</sup> Shares
(iv)	Parimal Naskar	:79/1008 <sup>th</sup> Shares
(v)	(Smt.) Gitanjali Naskar	:79/1008 <sup>th</sup> Shares
(vi)	(Smt.) Kanika Naskar	:79/1008 <sup>th</sup> Shares
(vii)	(Smt.) Anita Sardar	:79/1008 <sup>th</sup> Shares

xii. After the death of the said Monoranjan Naskar and Smt. Ramani Naskar, all the said three daughters of Monoranjan Naskar namely, Smt. Gitanjali Naskar, Smt.



Kanika Roy and Smt. Anita Sardar having not desired to take any part of share of and in the estate and effects of their father namely, Monoranjan Naskar and their grandmother namely, Smt. Ramani Naskar denounced, disclaimed and relinquished their shares in the entire estate of their father and grandmother.

- xiii. By a Deed of Partition dated 17th August, 2001 duly registered with the Office of the District Sub-Registrar – III, South 24 Parganas, Alipore and recorded in Book No. I, Volume No. 125, Pages 73 to 82, Being No. 5280 for the year 2002, the said Basanta Kumar Naskar on the one hand and the said (Smt.) Dipali Naskar, Prosanto Naskar and Parimal Naskar on the other hand amicably partitioned, amongst other properties, the said ALL THAT piece and parcel of land measuring about an area a little more or less 57 Satakas comprised at and under R.S. Dag No. 8, R.S. Khatian No. 295, 299, 304 and 89, Mouza Kaliakapur, District of South 24 Parganas by metes and bounds amongst themselves for the better use, occupation, possession, ownership and enjoyment of the same amongst themselves.
- xiv. Upon allocation and/or allotment thereof the said Basanta Kumar Naskar became the owner and seized and possessed of or otherwise well and sufficiently entitled to the eastern half portion of the said R.S. DAG NO. 8 containing land measuring about an area a little more or less 16 cottahs, 11 chittacks and 35 sq.ft. and started enjoying the right, title and Interest thereof..
- xv. The said Sm. Dipali Naskar, Prasanta Naskar and Parimal Naskar upon allotment and/or allocation thereof became the joint owners and seized and possessed of or otherwise well and sufficiently entitled to the western half portion of the said Dag No. 8 containing land measuring about and area a little more or less 16 Cottahs, 11 Chittacks and 35 Sq. ft. and started enjoying the right, title and interest thereof.
- xvi. At and UNDER THE SAID Deed of Partition dated 17th August, 2001, it was Inter alia, agreed between the parties that if any land, was subsequently acquired for construction of the corporation road from the said R.S. Dag No. 8 in Mouza



Kalikapur, then both parties would give up land for the road from their respective allotments and would receive the remaining land in the said R.S. Dag No. 8 in equal shares.

- xvii. Accordingly the said Dipali Naskar, Prasanta Naswkar and Parimal Naskar became the full and absolute owners and seized and possessed of or otherwise well and sufficiently entitled amongst other properties, ALL THAT piece and parcel of the western half portion of the said Dag No. 8 containing land area of 16 Cottahs, 11 Chittacks and 35 Square feet.
- xviii. A divided and demarcated portion admeasuring 16 sataks of land (equivalent to 09 cottahs, 10 Chittaks 40 Sq. ft. more or less) on the northern side of the said Dag No. 8 was acquired by the Government of West Bengal for construction of Corporation Road, Prince Anwar Shah Road, connector pursuant to Declaration No. S-24 PGNS. 67D/LA/4/29 of 96-97 of/CMDA/4/29 of 1996-1997 dated 13th November, 2000 in L.A. Case No. 4/9 of 1906-07 and the Award passed by the Land Acquisition Collector on 26th September 2002 has been duly accepted by the said Basanta Naskar, Smt. Dipali Naskar, Prosanto Naskar and Parimal Naskar.
- xix. To the said acquisition, the said Basanta Naskar on the other hand and the said Dipali Naskar, Prosanto and Parimal Naskar on the other hand, in terms of the said Deed of Partition dated 17th August, 2001 re-identified their respective portions on the said Dag No. 8 under a plan and the said Basanta Naskar was allotted and became the owners of portion measuring about an area a title more or less 12 Cottahs and 12 Chittaks more or less on said R.S. Dag No. 8 which was assessed separately and numbered as premises no. 998, Kalikapur Road, Ward No. 106, Kolkata 700 078 by the Kolkata Municipal Corporation and the said premises is duly mutated in the names of the said Basanta Naskar.
- xx. The said Basanta Kumar Naskar by a Deed of Gift dated 19<sup>th</sup> March 2012 duly registered with the Office of the District Sub-Registrar-III Alipore, South 24 Parganas and recorded in Book No. 1, CD Volume No. 6, Pages 44 to 62, Being

No. 02372 for the year 2012, the said Basanta Kumar Naskar, as Donor therein gifted, granted, conveyed, transferred, alienated, granted, demises, devised, provided and given by way of his said ALL THAT piece and parcel of land measuring about an area a little more or less 12 Cottahs and 12 Chittaks comprised at and under Mouza Kalikapur R.S. Dag No. 8(P), R.S Khatian No. 295, 299 and 304 pargans Khaspur, Police Station Garfa (formerly Tollygunge thereafter Kasba), J. L. No. 20, Revenue Survey No. 02, Sub-Registration Office at Alipore, District South 24 Parganas unto and in favour of the said Sri Ujjal Naskar, Sri Bimal Naskar, Sri Nirmal Naskar therein referred to as the Donees absolutely and forever in equal one-half shares.

- xxi. By a duly executed Development Agreement dated 13<sup>th</sup> August, 2021 the Owner/Vendors herein nominated and appointed one M.J. Construction represented by Sole Proprietor, Sri Biren Roy, as the developer to develop the Schedule Property on such terms & conditions as recorded in Development Agreement. The said Development Power of Attorney dated 13<sup>th</sup> August, 2021 registered before the District Sub Registrar-IV, Alipore, South 24 Parganas and recorded in 1604-2021 Page No: 222850 to 222888 being No. 160405941 for the year 2021
- xxii. The said Developer had commenced some pre-construction activities in respect of the said Premises and has duly obtained the sanctioned plan dated 21<sup>ST</sup> February 2023 being No 2022120529 from the Kolkata Municipal Corporation, however, the work of construction has not commenced and the Purchaser herein is purchasing the said Premises together with the benefit of the said sanctioned plan together with the right and authority to extend, renew, revise, amend, alter the said plan.
- xxiii. The said confirming party abovenamed has joined the present Deed of Conveyance to confirm the title of the Landowners and also to confirm that the confirming party shall on the execution and registration of the present Deed of Conveyance shall not have any right, title, interest, entitlement under the said Development Agreement or under any other contract registered or unregistered



whatsoever. That the entire property being the said Premises shall become the purchased property of the Purchaser herein pursuant to the Deed of Conveyance hereby executed and the Landowners shall be divested of any right, title or interest and such right, title and interest shall devolve upon the Purchaser herein and the Confirming Party confirms the same.

- xxiv. The total consideration agreed between the parties is **Rs.6,90,00,000/- (Rupees Six Crore Ninety Lakhs) only** out of which the Landowners have agreed to receive and accept Rs 1,50,00,000/-(Rupees One Crore Fifty Lakhs Only) and the Confirming Party herein has agreed to receive and accept Rs 5,40,00,000/-(Rupees Five Crore Forty Lakhs Only) as complete and full and final consideration payable by the Purchaser to the Landowners and the Confirming party
- xxv. That the Landowners and the Confirming party has this date also executed an a cancellation deed in respect of Agreement For Development with Development Power of Attorney dated 13<sup>th</sup> August, 2021 registered before the District Sub Registrar-IV, Alipore, South 24 Parganas and recorded in 1604-2021 Page No: 222850 to 222888 being No. 160405941 for the year 2021 and all allocations and rights of the Landowners and confirming part thereunder stands extinguished for all purposes and intents whatsoever and howsoever.
- xxvi. At or before execution of this Deed of Conveyance the Owner/Vendors and the Confirming Party have confirmed that the title of the property is clear and marketable and free from all encumbrances and that the Landowners and the Confirming Party shall not have any right, title or interest whatsoever in respect of the Schedule Property by title, by possession and/or by adverse possession and that possession has been formally handed over by the Landowners to the Purchaser in the presence of the Confirming Party and the Purchaser has duly put his lock and key over the same and consequently the Landowners and the Confirming Party released relinquished and divested himself/herself of any right over the Schedule Premises under the prior registered agreements or otherwise and the Landowners and the Confirming Party acknowledge receipt of the entire

consideration by signing in the Memorandum of Consideration attached to this Deed of Conveyance.

- xxvii. Thus being joint owners of the aforesaid property the said Landowners herein intend to sell her undivided share of land and the Purchaser herein agreed to purchase.
- xxviii. The Landowners herein declare that Landowners are the exclusive and absolute owners of the entire below "Scheduled" Property being the SCHEDULE PREMISES as mentioned in the Schedule, written at the foot of theses presents is free from all encumbrances, charges, lien, mortgages, lispence, litigation, acquisitions, requisitions, vesting, Debuttar, Pirottat, Trust, Barga, Licensee, Lease, sublease, Thika Tenancy etc.
- xxix. THAT the Landowners have authentic and marketable title in respect of the SCHEDULE PREMISES and/or below Scheduled" Property.
- xxx. THAT the entire Said property has been lawfully owned and physically possessed by the Landowners herein prior to the present Deed of Conveyance and the Confirming Party confirms the same
- xxxi. THAT there is no legal bar or impediment on the part of the Landowners in selling and/or transferring and/or disposing of the SCHEDULE PREMISES and/or executing these presents.
- xxxii. THAT no person has any right of easement or any other right of way/ ingress/egress of whatsoever or howsoever nature and character over, on and in respect of the SCHEDULE PREMISES.
- xxxiii. THAT there is no pending litigation and/or proceedings active or inactive in any Court and/or Judicial forum, and/or statutory body in respect of the SCHEDULE PREMISES and/or any part or portion thereof.
- xxxiv. Relying on the aforesaid representations made out by the Landowners herein, and believing the same to be true and acting on the faith thereof, the Purchasers have verified the records in the possession of Landowners and agreed to purchase and acquire the SCHEDULE PREMISES and but for the aforesaid representations, the Purchaser would not have otherwise agreed to acquire the SCHEDULE PREMISES (i.e. Schedule Premises) nor would have parted with the amount of consideration as hereinafter stated.



xxxv. The Landowners have duly approved this Deed of Conveyance and sale of the Said Entire below Scheduled Property. The Purchaser has physically inspected the Property.

**NOW THIS DEED OF CONVEYANCE WITNESSETH** as follows : In pursuance of the said Agreement and in pursuance to the said total consideration amount of **Rs.6,90,00,000/- (Rupees Six Crore Ninety Lakhs) only** to the Landowners and Confirming Party as paid by the Purchasers as per memo below at or immediately before the execution of these presents (the receipt whereof the Landowners and the Confirming Party do hereby as well as by the receipt whereof the vendor do hereby as well as by the receipt hereunder written, admits and acknowledges and of from the same and every part thereof hereby acquits, releases and forever discharges upon the said Purchasers ) as well as the **SCHEDULE PREMISES** particularly described in the Schedule hereinafter written, the Landowners does hereby sell, grant, transfer and convey and assign and unto and in favour of the Purchasers the **SCHEDULE PREMISES** being **ALL THAT** the piece and parcel of Bastu land measuring **12 Cottah 12 Chittack 0 Sq. feet** more or less together with tin shed structure standing thereon, lying and situated at **Mouza- Kalikapur, J.L. No.20, Pargana- Khaspur, Touzi No.5, R.S. No.2,** comprised in **R.S. Dag No.8** appertaining to **R.S. Khatian Nos. 89, 295, 299, 304** under **Police Station- Kasba now Garfa, being Municipal Premises No. 998, Kalikapur Road, vide Assessee no. 31-106-07-2565-6, Kolkata-700078,** within the limits of the **Kolkata Municipal Corporation, Ward No.106,** Sub Registry Office at Sealdah, **District- South 24 Parganas** being the **Schedule Premises** together with all liberties, privileges easements and advantages appurtenant thereto and together with the benefit of the sanctioned plan issued by the Kolkata Municipal Corporation in respect of the Schedule Premises. together with all liberties, privileges easements and advantages appurtenant thereto being the **SCHEDULE** free from charges, lien, lispendence, acquisitions, attachments, requisitions, barga right, debuttars, wakfs, Trusts, mortgages, vesting, liabilities etc. whatsoever or howsoever, and all sorts of encumbrances **OR HOWSOEVER OTHERWISE** the **SCHEDULE PREMISES** or any part thereof now is or was at any time or times heretofore was situated butted bounded called known numbered described or distinguished **TOGETHER WITH**

other advantages, lights, pits, areas, fences, sewers, drains, ditches, water, water courses, ways, paths, passages, trees, shrubs and all manner of rights, liberties, easements, privileges, advantages, appendages and appurtenances whatsoever to the SCHEDULE PREMISES or any part or portion thereof belonging or in anywise appertaining or which with the same or any part or portion thereof now is or was at any time or times heretofore were or was held, used, occupied, enjoyed or reputed to belong or be appurtenant thereto **AND** all the rents, issues and profits of the SCHEDULE PREMISES and every part thereof **AND** all the legal incidents thereof **AND** all the estates, rights, title, interest, inheritance, uses, possessions, claims and/or demands whatsoever both at law or in equity of the Vendor into, upon or in respect of the SCHEDULE PREMISES and every part or portion thereof **AND** all deeds, title, interests, inheritance, uses, possessions, claims and/or demands whatsoever both at law or in equity of the Vendor into, upon or in respect of the SCHEDULE PREMISES and every part or portion thereof **AND** all deeds, writings and evidences of title which in anywise exclusively relate to the SCHEDULE PREMISES or any part or portion thereof and which now are may hereafter be in the possession, power or custody of the Vendor or any person or persons from whom the Vendor may procure the same without any action or suit **AND TO HAVE AND TO HOLD** the SCHEDULE PREMISES HEREBY granted, conveyed, sold, transferred, assigned and assured or expressed to intended so to be unto and to the use of the Purchasers absolutely, forever and free from all encumbrances and liabilities whatsoever.

**THE LANDOWNERS DOTH HEREBY COVENANT WITH THE PURCHASERS  
as follows:**

- 1) **THAT** Landowners and the Confirming Party is absolutely seized and possessed of or otherwise well and sufficiently entitled to the SCHEDULE PREMISES free from all encumbrances whatsoever and have good right, full power, absolute authority and indefeasible title to grant sell, convey and transfer the SCHEDULE PREMISES hereby granted sold, conveyed and transferred or expressed so to be and every part thereof unto and the use of the Purchasers in the manner aforesaid and according to the true intent and meaning of these presents.



- 2) **THAT** the Vendors Shall and will at all times hereafter indemnify and keep indemnified, save harmless the Purchasers against all defects in title to the said land with claims and demands whatsoever in respect of the SCHEDULE PREMISES hereby sold and conveyed and make good to the Purchasers from all the losses, damages, costs and expenses he may be obliged to incur by reason of any defect, flaw or deficiency in the title of the Vendors to the SCHEDULE PREMISES.
- 3) **THAT** the Purchasers shall and may from time to time and at all times hereafter peaceably and quietly enter into, hold, possess and enjoy the SCHEDULE PREMISES and shall be entitled to use the Schedule Premises and every part thereof and receive and take the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by Landowners and the Confirming Party any other person or persons whomsoever.
- 4) **THAT** upon execution of this Deed, Landowners and the Confirming Party with the execution of these presents hands over peaceful vacant physical khas possession of the entire below Scheduled Property to the Purchaser which is presently under the possession of the Owner/Vendors which the Vendors hereby handover to the Purchaser, in free from all Encumbrances Condition.
- 5) **THAT** the Purchasers shall be at full liberty to sell, transfer and alienate the SCHEDULE PREMISES as absolute Owner unto and in favour of any Third Party without any hindrance from the end of the LANDOWNERS .
- 6) **THAT** the Landowners shall execute all such further acts, deeds, matters things and assurances as may be reasonably required by the Purchasers for better and further effectuating and assuring the conveyance hereby made the title to the Purchasers of the property hereby sold and conveyed and that no error or mis-description in the share of the vendor or numbers or other details in the schedules hereto shall vitiate the sale or be the subject matter for any claim or affect the identity of the said Property as otherwise generally

described in the schedule/s hereunder as the entire of the SCHEDULE property.

- 7) That the Purchasers shall be entitled to get the said Schedule Properties mutated in their names in the records of the concerned authorities or any other local Authority or Authorities on the basis of these presents or its certified true copy without any further recourse to the Owner/Vendors.

**THE FIRST SCHEDULE ABOVE REFERRED TO**


**ALL THAT** the piece and parcel of Bastu land measuring **12 Cottah 12 Chittack 0 Sq. feet** more or less together with Tin Shed Residential (Cemented Floor) Structure measuring 1000 Square Feet standing thereon, lying and situated at **Mouza- Kalikapur, J.L. No.20, Pargana- Khaspur, Touzi No.5, R.S. No.2,** comprised in **R.S. Dag No.8** appertaining to **R.S. Khatian Nos. 89, 295, 299, 304** under **Police Station- Kasba now Garfa, being Municipal Premises No. 998, Kalikapur Road, vide Assessee no. 31-106-07-2565-6, Kolkata- 700078,** within the limits of the **Kolkata Municipal Corporation, Ward No.106,** Sub Registry Office at Sealdah, **District- South 24 Parganas, Pin-700078, Road Zone: (On P.A.S. Connector--On P.A.S. Connector)** together with the benefit of the sanctioned plan issued by the Kolkata Municipal Corporation together with all easements rights and appurtenances thereto, being butted and bounded in the manner as follows:

- ON THE NORTH** By K.M.C. Road, Kolkata
- ON THE SOUTH:** By Premises No. 18, Prince Park and 16 Prince Park, Kolkata.
- ON THE EAST** By Premises No. 698, G+III storied building, Kolkata
- ON THE WEST** By Premises No. 4/2, five storied building, Kolkata.




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

**SIGNED AND DELIVERED** by the **LANDOWNERS** herein in the presence of **WITNESSES:**

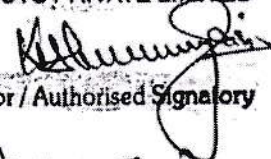
1.   
576, B.C. Road,  
KOL-700019.
2. Pranab Pandey  
18/1 Kalikapur  
KOL-700093

Ujjalvasikan  
Bimal NADKAR  
For & of

**SIGNED AND DELIVERED** by the **PURCHASER** herein in the presence of: **WITNESSES:**

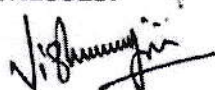
1. 
2. Pranab Pandey

BKV PROJECTS PRIVATE LIMITED

  
Director / Authorised Signatory

(KESHAV JAIN)

**SIGNED AND DELIVERED** by the **CONFIRMING PARTY** herein in the presence of: **WITNESSES:**

1. 
2. Pranab Pandey

Drafted by me  
Sukhen Bar  
Advocate  
Calcutta High Court  
Enrollment No: - F/182/175/2018

M.J CONSTRUCTION  
  
Proprietor

**RECEIPT**

**RECEIVED** a sum of Rs 1,50,00,000/- (Rupees One Crore Fifty Lakhs Only) as per the terms of these presents by several cheques drawn in the names of

- |    |   |                       |
|----|---|-----------------------|
| 1) | <b>SRI UJJAL NASKAR (PAN BDIPN4785K)..</b>  | <b>Rs.44,55,000/-</b> |
| 2) | <b>SRI BIMAL NASKAR (PAN AYNPN7610C)..</b>  | <b>Rs.34,65,000/-</b> |
| 3) | <b>SRI NIRMAL NASKAR (PAN BDPPN6276E)..</b> | <b>Rs.69,30,000/-</b> |
| 4) | <b>TDS deducted 1% (Ujjal Naskar)</b>       | <b>Rs. 45,000/-</b>   |
| 5) | <b>TDS deducted 1% (Bimal Naskar)</b>       | <b>Rs. 35,000/-</b>   |
| 4) | <b>TDS deducted 1% (Nirmal Naskar)</b>      | <b>Rs. 70,000/-</b>   |

---

**Rs.1,50,00,000/-**

*Ujjal Naskar*  
*Bimal Naskar*  
*TDS 1% 45,000/-*

**WITNESSES:**

- [Signature]*
- Pranab Pandey*

---

**LANDOWNERS**

**RECEIVED** a sum of Rs 5,40,00,000/- (Rupees Five Crore Forty Lakhs Only) as per the terms of these presents by several cheques drawn in the names of

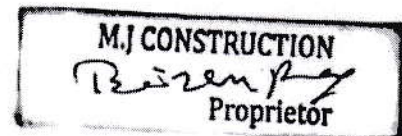
- |    |  |                         |
|----|--|-------------------------|
| 1. | <b>M/S. M.J. CONSTRUCTION, a Proprietorship Firm..</b> | <b>Rs.5,34,60,000/-</b> |
|    | Represented by its Proprietor Sri Biren Roy            |                         |
| 1. | <b>TDS deducted 1% (Biren Roy)</b>                     | <b>Rs. 5,40,000/-</b>   |

---

**Rs. 5,40,00,000/-**

**WITNESSES:**

- [Signature]*
- Pranab Pandey*




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**CONFIRMING PARTY**



ALL THAT THE PIECE AND PARCEL OF BASTU LAND TOGETHER WITH TIN SHED STRUCTURE, LYING AND SITUATED AT MOUZA - KALIKAPUR, J.L. NO. 20, PARGANA - KHASPUR, TOUZI NO. 5, R.S. NO. 2, COMPRISED IN R.S. DAG NO. 8 APPERTAINING TO R.S. KHATIAN NOS. 89, 295, 299, 304 UNDER P.S. - KASBA NOW GARFA, BEING MUNICIPAL PREMISES NO. 998, KALIKAPUR ROAD, VIDE ASSESSEE NO. 31-106-07-2565-6, KOLKATA-700078, WITHIN THE LIMITS OF THE KOLKATA MUNICIPAL CORPORATION, WARD NO.106, DIST. - SOUTH 24 PARGANAS.

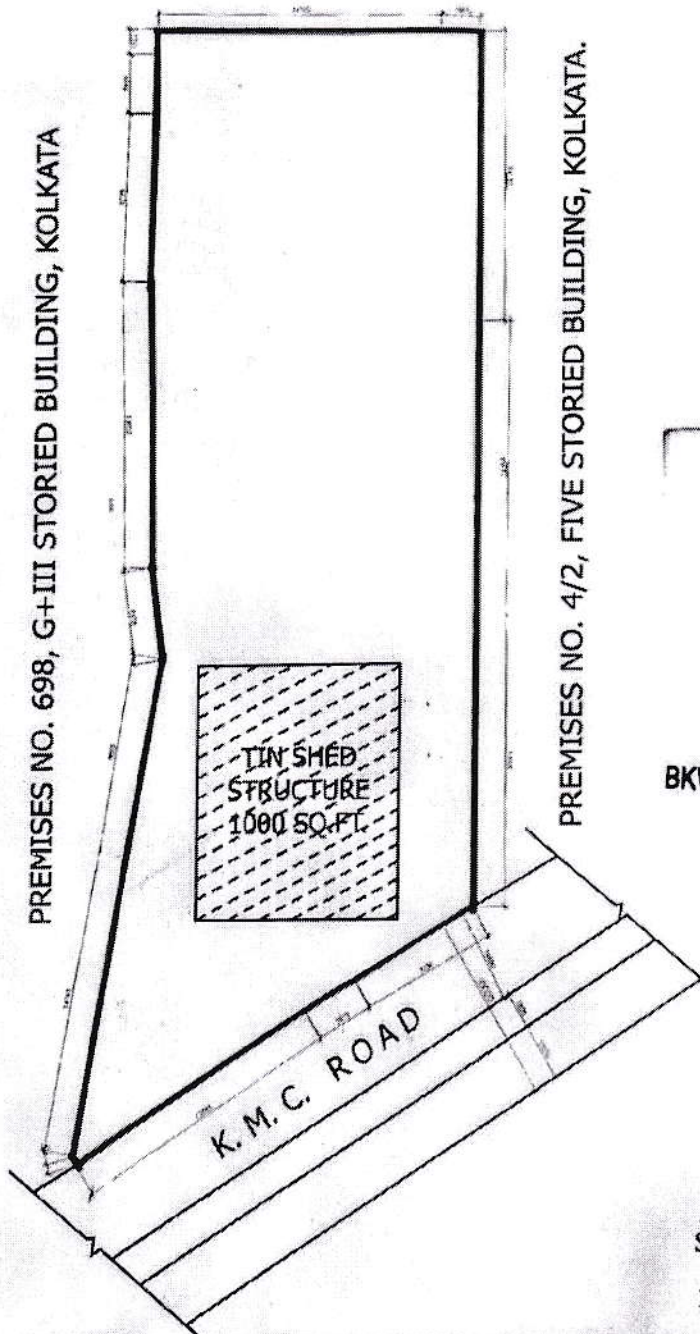
AREA OF LAND :- 12 K. - 12 CH. - 0 SQ.FT. (MORE OR LESS)  
TIN SHED STRUCTURE AREA :- 1000 SQ.FT.  
SHOWN IN RED COLOUR



PREMISES NO. 18, PRINCE PARK  
AND 16 PRINCE PARK, KOLKATA.

PREMISES NO. 698, G+III STORIED BUILDING, KOLKATA

PREMISES NO. 4/2, FIVE STORIED BUILDING, KOLKATA.



Ujjal Nathikar

Bimal Haskar

Gajendra Singh

M.J CONSTRUCTION

Biren P. J.  
Proprietor

BKV PROJECTS PRIVATE LIMITED

Director / Authorised Signatory

(KESHAV JAIN)









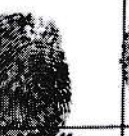









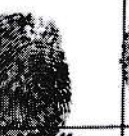









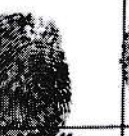



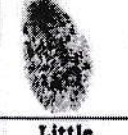
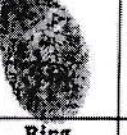
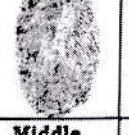







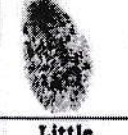
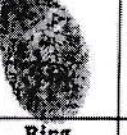
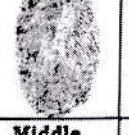







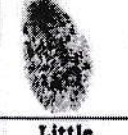
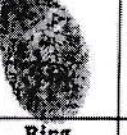
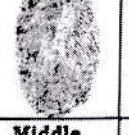





































































SKETCH PLAN  
GIVEN BY PARTY

SNEHASIS BISWAS, L.C.E.  
CIVIL ENGINEER  
L.B.S.-CLASS-I (K.M.C.)  
LICENSE NO.-1500

Traced By:  
K.M.C. Office  
Kot-1














SPECIMEN FORM FOR TEN FINGERS PRINT

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**SPECIMEN FORM FOR TEN FINGERS PRINT**

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



192024250435404408

GRN Details

GRN: 192024250435404408 Payment Mode: SBI Epay  
GRN Date: 07/03/2025 09:39:13 Bank/Gateway: SBlePay Payment Gateway  
BRN: 3050817828446 BRN Date: 07/03/2025 09:39:48  
Gateway Ref ID: 0980788894 Method: ICICI Bank - Corporate NB  
GRIPS Payment ID: 070320252043540438 Payment Init. Date: 07/03/2025 09:39:13  
Payment Status: Successful Payment Ref. No: 2000612747/2/2025  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr KESHAV JAIN  
Address: 57G BALLYGUNGE CIRCULAR ROAD, KOLKATA 700019  
Mobile: 9874437109  
Email: KESHAVJN@GMAIL.COM  
Period From (dd/mm/yyyy): 07/03/2025  
Period To (dd/mm/yyyy): 07/03/2025  
Payment Ref ID: 2000612747/2/2025  
Dept Ref ID/DRN: 2000612747/2/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000612747/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	4825021
2	2000612747/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	1230014
Total				6055035

IN WORDS: SIXTY LAKH FIFTY FIVE THOUSAND THIRTY FIVE ONLY.

PAID



### Major Information of the Deed

Deed No :	I-1602-03412/2025	Date of Registration	07/03/2025
Query No / Year	1602-2000612747/2025	Office where deed is registered	
Query Date	01/03/2025 2:41:26 PM	D.S.R. -II SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	MOUSUMI PAUL 10, OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7003301158, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,40,00,000/-]		
Set Forth value	Market Value		
Rs. 6,90,00,000/-	Rs. 6,90,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 48,30,021/- (Article:23)	Rs. 12,30,046/- (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:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kalikapur Road, Road Zone : (On P.A.S Connector -- On P.A.S Connector) , Premises No: 998 , Ward No: 106 Pin Code : 700078






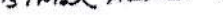


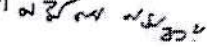
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	12 Katha 12 Chatak	6,86,00,000/-	6,86,00,000/-	Property is on Road
Grand Total :				21.0375Dec	686,00,000 /-	686,00,000 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	4,00,000/-	4,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft. Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		1000 sq ft	4,00,000 /-	4,00,000 /-	



**Seller Details :**



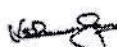


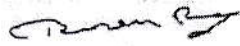
SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mr UJJAL NASKAR</b> Son of Late BASANTA NASKAR Executed by: Self, Date of Execution: 07/03/2025 , Admitted by: Self, Date of Admission: 07/03/2025 ,Place : Office	 07/03/2025	 LTI 07/03/2025	 07/03/2025
18/1, KALIKAPUR, City:- , P.O:- HALTU PS NOW GARFA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: BDxxxxxx5K, Aadhaar No: 52xxxxxxxx6850, Status :Individual, Executed by: Self, Date of Execution: 07/03/2025 , Admitted by: Self, Date of Admission: 07/03/2025 ,Place : Office				
2	<b>Mr BIMAL NASKAR</b> Son of Late BASANTA NASKAR Executed by: Self, Date of Execution: 07/03/2025 , Admitted by: Self, Date of Admission: 07/03/2025 ,Place : Office	 07/03/2025	 LTI 07/03/2025	 07/03/2025
18/1, KALIKAPUR, City:- , P.O:- HALTU PS NOW GARFA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: AYxxxxxx0C, Aadhaar No: 26xxxxxxxx6538, Status :Individual, Executed by: Self, Date of Execution: 07/03/2025 , Admitted by: Self, Date of Admission: 07/03/2025 ,Place : Office				
3	<b>Mr NIRMAL NASKAR</b> Son of Late BASANTA NASKAR Executed by: Self, Date of Execution: 07/03/2025 , Admitted by: Self, Date of Admission: 07/03/2025 ,Place : Office	 07/03/2025	 LTI 07/03/2025	 07/03/2025
18/1, KALIKAPUR, City:- , P.O:- HALTU PS NOW GARFA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: BDxxxxxx6E, Aadhaar No: 83xxxxxxxx3357, Status :Individual, Executed by: Self, Date of Execution: 07/03/2025 , Admitted by: Self, Date of Admission: 07/03/2025 ,Place : Office				
4	<b>M J CONSTRUCTION</b> 892, PURBACHAL MAIN ROAD, City:- , P.O:- HALTU PS NOW GARFA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Date of Incorporation:XX-XX-1XX2 , PAN No.:: ALxxxxxx7J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			





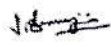
**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>BKV PROJECTS PRIVATE LIMITED</b> 911, SHANTINIKETAN BUILDING, 8, CAMAC STREET, City:- , P.O:- SHAKESPEARE SARANI, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Date of Incorporation:XX-XX-2XX9 , 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	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr KESHAV JAIN</b> (Presentant ) Son of NEERAJ JAIN Date of Execution - 07/03/2025, , Admitted by: Self, Date of Admission: 07/03/2025, Place of Admission of Execution: Office		 Captured	
	Mar 7 2025 2:43PM	LTI 07/03/2025	07/03/2025	
57G, BALLYGUNGE CIRCULAR ROAD, City:- , P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: AMxxxxxx2M, Aadhaar No: 90xxxxxxxx2223 Status : Representative, Representative of : BKV PROJECTS PRIVATE LIMITED (as DIRECTOR)				
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr BIREN ROY</b> Son of Late JITENDRA NATH ROY Date of Execution - 07/03/2025, , Admitted by: Self, Date of Admission: 07/03/2025, Place of Admission of Execution: Office		 Captured	
	Mar 7 2025 2:44PM	LTI 07/03/2025	07/03/2025	
18/1, KALIKAPUR, City:- , P.O:- HALTU PS NOW GARFA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: ALxxxxxx7J, Aadhaar No: 59xxxxxxxx0004 Status : Representative, Representative of : M J CONSTRUCTION (as SOLE PROPRIETOR)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr VISHNU JAIN</b> Son of Mr NEERAJ JAIN 57/G, BALLYGUNGE CIRCULAR ROAD, City:- , P.O:- BALLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019		 Captured	
07/03/2025	07/03/2025	07/03/2025	
Identifier Of Mr UJJAL NASKAR, Mr BIMAL NASKAR, Mr NIRMAL NASKAR, Mr KESHAV JAIN, Mr BIREN ROY			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr UJJAL NASKAR	BKV PROJECTS PRIVATE LIMITED-7.0125 Dec
2	Mr BIMAL NASKAR	BKV PROJECTS PRIVATE LIMITED-7.0125 Dec
3	Mr NIRMAL NASKAR	BKV PROJECTS PRIVATE LIMITED-7.0125 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr UJJAL NASKAR	BKV PROJECTS PRIVATE LIMITED-333.33333300 Sq Ft
2	Mr BIMAL NASKAR	BKV PROJECTS PRIVATE LIMITED-333.33333300 Sq Ft
3	Mr NIRMAL NASKAR	BKV PROJECTS PRIVATE LIMITED-333.33333300 Sq Ft



**Endorsement For Deed Number : I - 160203412 / 2025**

**On 07-03-2025**

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

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

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

Presented for registration at 14:20 hrs on 07-03-2025, at the Office of the D.S.R. -II SOUTH 24-PARGANAS by Mr KESHAV JAIN ..

**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 6,90,00,000/-

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

Execution is admitted on 07/03/2025 by 1. Mr UJJAL NASKAR, Son of Late BASANTA NASKAR, 18/1, KALIKAPUR, P.O: HALTU PS NOW GARFA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Service, 2. Mr BIMAL NASKAR, Son of Late BASANTA NASKAR, 18/1, KALIKAPUR, P.O: HALTU PS NOW GARFA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Others, 3. Mr NIRMAL NASKAR, Son of Late BASANTA NASKAR, 18/1, KALIKAPUR, P.O: HALTU PS NOW GARFA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Others

Indetified by Mr VISHNU JAIN, , , Son of Mr NEERAJ JAIN, 57/G, BALLYGUNGE CIRCULAR ROAD, P.O: BALLYGUNGE, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Others

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

Execution is admitted on 07-03-2025 by Mr KESHAV JAIN, DIRECTOR, BKV PROJECTS PRIVATE LIMITED, 911, SHANTINIKETAN BUILDING, 8, CAMAC STREET, City:- , P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017

Indetified by Mr VISHNU JAIN, , , Son of Mr NEERAJ JAIN, 57/G, BALLYGUNGE CIRCULAR ROAD, P.O: BALLYGUNGE, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Others

Execution is admitted on 07-03-2025 by Mr BIREN ROY, SOLE PROPRIETOR, M J CONSTRUCTION (Sole Proprietorship), 892, PURBACHAL MAIN ROAD, City:- , P.O:- HALTU PS NOW GARFA, P.S:-Kasba, District:-South 24 -Parganas, West Bengal, India, PIN:- 700099

Indetified by Mr VISHNU JAIN, , , Son of Mr NEERAJ JAIN, 57/G, BALLYGUNGE CIRCULAR ROAD, P.O: BALLYGUNGE, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 12,30,046.00/- ( A(1) = Rs 6,90,000.00/- ,B = Rs 5,40,000.00/- ,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 12,30,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/03/2025 9:39AM with Govt. Ref. No: 192024250435404408 on 07-03-2025, Amount Rs: 12,30,014/-, Bank: SBI EPay ( SBIEPay), Ref. No. 3050817828446 on 07-03-2025, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 48,30,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 48,25,021/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 972935, Amount: Rs.5,000.00/-, Date of Purchase: 03/03/2025, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 07/03/2025 9:39AM with Govt. Ref. No: 192024250435404408 on 07-03-2025, Amount Rs: 48,25,021/-,  
Bank: SBI EPay (SBIPay), Ref. No. 3050817828446 on 07-03-2025, Head of Account 0030-02-103-003-02



Suman Basu

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal



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

**Registered in Book - I**

**Volume number 1602-2025, Page from 130747 to 130776  
being No 160203412 for the year 2025.**



*Suman*

Digitally signed by SUMAN BASU  
Date: 2025.03.12 17:01:39 +05:30  
Reason: Digital Signing of Deed.

**(Suman Basu) 12/03/2025  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS  
West Bengal.**