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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Additional Registrar
of Assurances-I, Kolkata



13 JUN 2025

DEED OF SALE

POLICE STATION-JADAVPUR, DISTRICT-SOUTH 24 PARGANA

THIS DEED OF SALE made this 13th day June, 2025 (Two Thousand and Twenty-Five) A.D.

BETWEEN

CONTD.....

SL. No. 2209 DATE 11/06/2015

VALUE 5000 RUPEES PAISE

NAME Mahabin Construction

ADDRESS Vill Gopalnagar (East) P.O. & P.S. Singur.

STAMP VENDOR - SOUMYA BANERJEE
CIVIL COURT, HOWRAH

Stamp No. - 712409

[Signature]

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ADDITIONAL REGISTRAR
OF ASSURANCES - KOLKATA

13 JUN 2015

"ASR PROJECTS AND VENTURES LLP", (PAN-ABTFA7082L), a Limited Liability Partnership constituted under Limited Liability Partnership Act, 2008 and Rules made there under and having LLP Identification No. AAV-2350, dated 24.12.2020, issued by the Registrar of Companies, Central Registration Centre, Delhi and having its Registered Office at 2C, Mahendra Road, Ground Floor, Post Office- Bhowanipore, Police Station – Bhowanipur, District – South 24-Parganas, Pin – 700025, West Bengal and represented by its authorized Designated Partner **SRI AMITAVA SINGHA ROY (PAN-ATXPS6554K), (AADHAAR NO. 4902 8610 4063 AND Mobile No. 8584956007)**, Son of Sri Benoy Kumar Singha Roy, by faith- Hindu, by Nationality – Indian, by Occupation – Business, residing at 119, Bamacharan Roy Road, P.O. – Behala, P.S. - Behala, Kolkata- 700034, West Bengal, (vide resolution adopted in the Minute of the said **ASR PROJECTS AND VENTURES LLP** dated 04.06.2025 & hereinafter referred to as the **OWNER/VENDOR** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its partners, their heirs, executors, legal representatives and assigns) of the **OTHER PART**.

MAHABIR CONSTRUCTION a proprietorship firm having its registered office at Village Gopalnagar (East), Post Office and Police Station Singur and District of Hooghly, Pincode- 712409, Being represented by its Sole Proprietor viz. **SRI CHIRANJIT DHARA, (PAN-BSTPD4216R) (AADHAAR NO. 4305 5700 4356 AND Mobile No. 9748043431)**, son of Sri Chandra Mohan Dhara, by faith Hindu, by occupation Business, resident: Village Gopalnagar (East), Post Office and Police Station Singur, District of Hooghly, Pincode- 712409, hereinafter referred to as **"PURCHASER"** (which expression shall unless excluded by or repugnant to the context shall be deemed and mean to include each of his heirs, legal representatives, administrators, successors-in-interest and assigns) of the **OTHER PART**

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WHEREAS the Vendor herein is the sole Owner and Occupier of **ALL THAT** piece and parcel of Mokorari Mourashi Bastu Land measuring about 03 (Three) Cottahs 02 (Two) Chattacks 34 (Thirty Four) Sq.Ft. equivalent to 2284 Sq. ft. be the same a little more or less, being scheme Plot No. 1 comprised in C.S. Dag No. 199, appertaining to Khatian No. 205, in Mouza- Ibrahimpur, J.L. No. 36, Revenue. Survey No. 10, Pargana- Khaspur, Touzi No. 244, Police Station - Previously Tollygunge and presently Jadavpur within District Sub-Registrar & Additional District Sub-Registry Office at Alipore, previously within District of 24-Parganas and presently after delimitation of District within South 24-Parganas together with existing two storied dwelling houses therein, lying at and being Municipal Premises No. 37/3, Ibrahimpur Road, Kolkata-700032, Under Ward No. 96 of Kolkata Municipal Corporation, having Assessee No. 21-096-02-0067-6, together with right over the annexed common passage and all sorts of other easement rights attached to the property hereby sold, which is morefully and particularly described in the schedule hereunder written and hereinafter called as "**SAID PROPERTY**" is the subject matter of this Deed of Sale.

AND WHEREAS One Anil Chandra Das was the sole and absolute owner and who was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that piece and parcel of rayati sthitiban interest land having an area by estimation measuring about 03 Cottahs 02 Chittacks 34 Sq.ft., be the same a little more or less, being scheme Plot No. 1, comprised in C.S. Dag No. 199 appertaining to Khatian No. 205, in Mouza - Ibrahimpur, J.L. No. 36, Revenue Survey No. 10, Pargana - Khaspur, Touzi No. 244, Police Station - Previously Tollygunge and presently Jadavpur, within the District Sub-Registry Office & Additional District Sub-registry Office at Alipore, previously within District of 24-Parganas and presently

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after delimitation of District within South 24-Parganas. Subsequently by Purchase from the erstwhile recorded owner namely Anil Chandra Das, by virtue of a registered Deed of Conveyance dated 09.06.1953 made between the said Anil Chandra Das, therein referred to as the then Vendor of the One Part and Sri Hem Chandra Banerjee, son of Late Madhusudan Banerjee, therein referred to as the Purchaser of the Other Part and registered at the office of Sadar Joint Sub-registrar, Alipore, District - 24-Patrganas and recorded in Book No. I, Volume No. 171, Pages from 28 to 33, **Being No. 3776 for the year 1953** against consideration mentioned therein the said deed of conveyance, whereupon since after Purchase of the said property, the said Sri Hem Chandra Banerjee on due mutation of his name before the concerned Municipal authority and on payment of due Govt and municipal rates and taxes, got his said property separately assessed in the concerned Municipal Corporation vide Assessee No. 21-096-02-0067-6 and new separate Municipal Premises No. 37/3, Ibrahimpur Road came into being in the record of concerned Municipal Corporation and situated within its ward no. 96 and accordingly the said Sri Hem Chandra Banerjee on due sanction of Building Plan, completed construction of a two storied dwelling house in portion of the said Premises and the remaining portion remained vacant.

AND WHEREAS while the said the said Sri Hem Chandra Banerjee, was absolutely seized possessed of & otherwise well and sufficiently entitled to and/or acquired the said entire property being land admeasuring about **03 (Three) Cottahs 02 (Two) Chattacks 34 (Thirty Four) Sq. Ft.**, be the same a little more or less being scheme Plot no. 1 comprised in C.S. Dag No. 199, appertaining to Khatian No. 205, in Mouza - Ibrahimpur, J.L. No. 36, Revenue. Survey No. 10, Pargana Khaspur Touzi No. 244, Police Station - Previously. Tollygunge and presently Jadavpur, within District Sub-Registry Office & Additional District Sub Registry Office Alipore, previously within

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District of 24-Parganas and presently after delimitation of District within South 24-Parganas together with own constructed two storied dwelling house in its part thereon, lying at and being Municipal Premises No. 37/3, Ibrahimpur Road, Kolkata-700032, Under Ward No. 96 of Kolkata Municipal Corporation, having Assessee No. 21-096-02-0067-6, by a registered Deed of Settlement dated 31/08/1954, executed by Sri Hem Chandra Banerjee, therein mentioned as Settlor and in favour of her daughter Smt. Leelabaty Mukherjee (who is also known as Smt. Lina Mukherjee alias Leelabati Mukherjee), therein mentioned as beneficiary for life and registered at the office of Sadar Joint Sub-Registrar, Alipore, District 24-Parganas, and recorded in Book No. 1, Volume No.109, Pages from 174 to 177, **Being No. 6700 for the year 1954**, the said Sri Hem Chandra Banerjee settled a portion of his said property being land admeasuring 01 (One) Cottah 10 (Ten) Chittacks 18 (Eighteen) Sq. Ft. land out of said 03 (Three) Cottahs 02 (Two) Chittacks 34 (Thirty Four) Sq. Ft. land, being scheme Plot No. 1 comprised in C.S. Dag No. 199, appertaining to Khatian No. 205, In Mouza - Ibrahimpur, J.L. No. 36, Revenue. Survey No. 10, Pargana - Khaspur, Touzi No. 244, Police Station - Previously Tollygunge and presently Jadavpur, within District Sub-Registry Office & Additional District Sub Registry Office Alipore, previously within District of 24-Parganas and presently after delimitation of District within South 24-Parganas together with portion of building of the said Premises No. 37/3, Ibrahimpur Road, Kolkata - 700032, in favour of his childless widow daughter Smt. Leelabaty Mukherjee for the term of her natural life without having any right of transfer of such property to her with further provision for reverting back the same with all additions and Improvements thereon (if any during her life) at the end of her natural life on the Settlor and in the event of settlor's death by that time, on his heirs/legal representative, free from all encumbrances.

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AND WHEREAS Said Hem Chandra Banerjee, who during his lifetime and at the time of his death was Hindu male, guided and governed under the Dayabhaga School of Hindu Law and while the said Hem Chandra Banerjee was absolutely seized possessed the remaining of 01 (One) Cottah 08 (Eight) Chittacks 16 (Sixteen) sq.ft., land with structure thereon, lying at and being portion of Municipal Premises No. 37/3, Ibrahimpur Road, Kolkata - 700032 (i.e., other than portion settled for life to her widow daughter Smt. Lina Mukherjee @ Smt. Leelabaty Mukherjee alias Leelabati Mukherjee of course with provisions to revert back such settled portion in his estate with all additions/alterations/development therein), died intestate on 06th February, 1962, leaving him surviving his widow Smt. Annada Sundari Banerjee alias Ananda Sundari Banerjee, his three sons Nihar Ranjan Banerjee alias Nihar Ranjan Bandyopadhyay, Kalidas Banerjee, and Haridas Banerjee and only childless widow daughter namely Smt. Lina Mukherjee @ Smt. Leelabaty Mukherjee alias Leelabati Mukherjee, as his total heirs and legal representatives, who inherited the entire estate left by the deceased including his said Property, specified in schedule hereunder written in equal ratio, each having 1/5th ratio of share therein.

AND WHEREAS It is pertinent to mention that Smt. Annada Sundari Banerjee @ alias Ananda Sundari Banerjee, one of the Co-Owner of undivided 1/5th share [in the said land admeasuring 01 (One) Cottah 08 (Eight) Chittacks 16 (Sixteen) sq.ft. with structure thereon, lying at and being portion of Municipal Premises No. 37/3, Ibrahimpur Road, Kolkata 700032 (i.e. other than portion settled for life to her widow daughter namely Smt. Lina Mukherjee @ Smt. Leelabaty Mukherjee alias Leelabati Mukherjee, by her husband Sri Hem Chandra Banerjee (since deceased) during his life time, of course with provisions to revert back such settled portion of her husband's estate with all additions/ alterations /

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development therein on the said widow daughter's death]], in the meantime expired in or about 5th April, 1977 leaving her surviving legal heirs Sri Nihar Ranjan Banerjee, Sri Kalidas Banerjee and Sri Haridas Banerjee and one childless widow daughter namely Smt. Lina Mukherjee alias Leelabati Mukherjee alias Leelabaty Mukherjee, who became the joint owners of her undivided 1/5th share therein in equal ratio i.e. @ 1/20th share each.

AND WHEREAS It is very much pertinent to mention that the life estate of the said childless widow daughter namely Smt. Lina Mukherjee alias Leelabati Mukherjee alias Leelabaty Mukherjee, created as per Registered Deed of settlement dated 31/08/1954 executed by father Hem Chandra Banerjee (since deceased), vide Deed No. 6700 for the Year 1954, finally came to an end when she left for her heavenly abode in or about 1st November 1987.

AND WHEREAS thus with the death of the said Smt. Lina Mukherjee @ Leelabati Mukherjee @ Leelabaty Mukherjee, the settled portion of Municipal Premises No. 37/3, Ibrahimpur Road, Kolkata-700032 as well as her undivided 1/20th share in remaining part of the same Municipal Premises No. 37/3, Ibrahimpur Road, Kolkata-700032 (i.e., beyond settled for life therein in her favour) totally devolved on her surviving brothers namely Sri Nihar Ranjan Banerjee, Sri Kalidas Banerjee, and Sri Haridas Banerjee equally and thus the said Sri Nihar Ranjan Banerjee, Sri Kalidas Banerjee, and Sri Haridas Banerjee became the joint owners having 1/3rd ratio of share each in all that the said Total land admeasuring 03 (Three) Cottahs 02 (Two) Chittacks 34 (Thirty Four) Sq. Ft., be the same a little more or less being scheme Plat No. 1 comprised in C.S. Dag No. 199, appertaining to Khatian No. 205, in Mouza- Ibrahimpur, J.L. No. 36, Revenue. Survey No. 10, Pargana- Khaspur, Touzi No. 244, Police Station Previously. Tollygunge and presently Jadavpur, within District Sub-Registry Office & Additional

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District Sub Registry Office, Alipore, previously within District of 24-Parganas and presently after delimitation of District within South 24-Parganas together with existing two storied dwelling houses therein, lying at and being Municipal Premises No. 37/3, Ibrahimpur Road, Kolkata-700032, Under Ward No. 96 of Kolkata Municipal Corporation, having Assessee No. 21-096-02-0067-6, who accordingly on due mutation of name and on payment of Govt. and Municipal rates and Taxes became joint owners and jointly seized possessed of and or otherwise well and sufficiently entitled to the said property comprising of land admeasuring 03 (Three) Cottahs 02 (Two) Chittack 34 (Thirty Four) Sq. Ft., be the same a little more or less being scheme Plot No. 1 comprised in C.S. Dag No. 199, appertaining to Khatian No. 205, in Mouza - Ibrahimpur, J.L. No. 36, Revenue. Survey No. 10, Pargana Khaspur, Touzi No. 244, Police Station - Previously Tollygunge and presently Jadavpur, within Additional District Sub-Registry Office at Alipore, previously within District of 24-Parganas and presently after delimitation of District within South 24-Parganas together with existing two storied dwelling houses therein, lying at and being Municipal Premises No. 37/3, Ibrahimpur Road, Kolkata-700032, Under Ward No. 96 of Kolkata Municipal Corporation, having Assessee No. 21-096-02-0067-6, which has been fully and specifically specified in schedule hereunder written and for brevity, hereinafter referred to as the "**Said Property**".

AND WHEREAS while the said Sri Nihar Ranjan Banerjee, Sri Kalidas Banerjee, and Sri Haridas Banerjee became joint owners and jointly seized possessed of and/or otherwise well and sufficiently entitled to the said property, specified in schedule hereunder written, one of the Co-Owners of undivided $1/3^{\text{rd}}$ share and interest in the said Property, namely Nihar Ranjan Banerjee alias Nihar Ranjan Bandyopadhyay, who during his lifetime and at the time of his death was Hindu male, guided and governed

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under the Dayabhaga School of Hindu Law died intestate on 30/07/1985, leaving him surviving his widow namely Smt. Bakul Rani Banerjee, Three sons namely Shri Amalendu Banerjee, Shri Bimalendu Banerjee, Shri Kamalendu Banerjee and one daughter namely Smt. Rama Ghosal, as his total heirs and legal representatives, who inherited the entire estate left by the deceased including his said undivided 1/3rd share in the said Property, specified in schedule hereunder written in equal ratio, each having 1/15th ratio of share therein.

AND WHEREAS while the said Amalendu Banerjee, was seized possessed of and/or otherwise well and sufficiently entitled to undivided 1/15th inherited share in the said property, specified in schedule hereunder written, the said Amalendu Banerjee, who during his lifetime and at the time of his death was Hindu male guided and governed under Dayabhaga School of Hindu Law died intestate on 27.11.1993 leaving behind him surviving his widow Smt. Sunanda Banerjee, one son namely Shri Gautam Banerjee and one daughter namely Smt. Anindita Banerjee, as his total heirs and legal representatives, who inherited the entire estate left by the deceased.

AND WHEREAS while the said Smt. Bakul Rani Banerjee was seized possessed of and/or otherwise well and sufficiently entitled to undivided 1/15th inherited share of the said property, specified in schedule hereunder written, the said Smt. Bakul Rani Banerjee, who during her lifetime and at the time of his death was Hindu female guided and governed under Dayabhaga School of Hindu Law died intestate on 07.01.2002. leaving behind surviving her Two sons namely Shri Bimalendu Banerjee & Shri Kamalendu Banerjee , one daughter namely Smt. Rama Ghosal and One daughter-in-law Smt. Sunanda Banerjee, one grand son namely Shri Gautam Banerjee and one grand daughter namely Smt. Anindita Banerjee (who are the legal heirs of predeceased son Amalendu Banerjee) as her total

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heirs and legal representatives, who inherited the entire estate left by the deceased including her said undivided 1/15th share in the said Property, specified in schedule hereunder written.

AND WHEREAS Subsequently while the said Smt Sunanda Banerjee was seized possessed of and/or otherwise well and sufficiently entitled to undivided inherited share of the said property, specified in schedule hereunder written, the said Smt. Sunanda Banerjee, who during her lifetime and at the time of her death was Hindu female guided and governed under Dayabhaga School of Hindu Law died intestate on 06.02.2020, leaving her surviving only son namely Shri Gautam Banerjee and only daughter namely Smt. Anindita Banerjee, as his total heirs and legal representatives, who inherited the entire estate left by the deceased including her said undivided share in the said Property, specified in schedule hereunder written.

AND WHEREAS while the said Shri Gautam Banerjee and Smt. Anindita Banerjee were jointly seized possessed of and/or otherwise well and sufficiently entitled to undivided share in the said property, the said Shri Gautam Banerjee, out of love, affection on his sister namely Smt. Anindita Banerjee the, gifted his undivided share in the said property specified in Schedule hereunder written, by a registered Deed of Gift dated 02.09.2023, executed by Sri Goutam Banerjee, a resident of USA but an overseas Citizen of India, duly represented through his authorized attorney Mr. Suman Banerjee vide instrument of power authenticated before, Edward Russell, N.P. California, USA and duly stamped at Kolkata by Stamp Superintendent, Calcutta Collectorate in accordance with law, therein described as Donor of the One Part in favour of his own sister namely Smt. Anindita Banerjee and Registered is the office of the Additional Registrar of Assurances-II, Kolkata and recorded in Book No. I, Volume No. 1902-2023, Pages from 386814 to 386842, **Being no. 190211910 for the year 2023**, which gift has duly

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accepted by the said sister namely Smt. Anindita Banerjee on joint execution and Registration of the said Deed of Gift.

AND WHEREAS Subsequently another Co-Owner of undivided share in the said Property, specified in schedule hereunder written namely Sri Bimalendu Banerjee, who during his lifetime and at the time of the death was Hindu male guided and governed under Dayabhaga School of Hindu Law died intestate on 29.12.2021 leaving him surviving his widow namely Smt. Manju Banerjee and one son namely Sri Abhishek Banerjee, as his total heirs and legal representatives.

AND WHEREAS while the said Sri Abhishek Banerjee was seized possessed of and/or otherwise well and sufficiently entitled to inherited share in the said property, specified in schedule hereunder written, the said Abhishek Banerjee, who during her time and at the time of his death was Hindu bachelor guided and governed under Dayabhaga School of Hindu Law died intestate on 01.07.2022, leaving him surviving only mother namely Smt. Manju Banerjee (since Deceased), as his total heir and legal representative.

AND WHEREAS while the said Smt. Manju Banerjee was seized possessed of and/or otherwise well and sufficiently entitled to undivided inherited share in the ancestral property specified in schedule hereunder written and belonged to her husband, the said Smt. Manju Banerjee, who during her lifetime and at the time of her death, was a Hindu lady guided and governed under Dayabhaga School of Hindu Law, died intestate on 09.08.2024, leaving her surviving deceased-husband's only surviving brother namely Sri Kamalendu Banerjee and only surviving married sister namely Smt. Rama Ghosal as her total heir and legal representative for the undivided inherited share in the ancestral property of her husband, specified in schedule hereunder written.

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AND WHEREAS On the other hand said Co-Owner namely Sri Kalidas Banerjee having undivided 1/3rd share, who during his lifetime and at the time of his death was Hindu male, guided and governed under the Dayabhaga School of Hindu Law died intestate on 14.01.2011, leaving him surviving one son namely Shri Ajoy Kumar Banerjee and one married daughter namely Smt. Krishna Chatterjee, as his total heirs and legal representatives, (while his wife Smt. Anjali Banerjee pre-deceased him in or about 26.01.2010), who inherited the entire estate left by the deceased including his said undivided 1/3rd share in the said Property, specified in schedule hereunder written in equal ratio, each having 1/6th ratio of share therein.

AND WHEREAS while the said Sri Ajoy Banerjee was seized possessed of and/or otherwise well and sufficiently entitled to undivided 1/6th inherited share of the said property, specified in schedule hereunder written along with other property, the said Sri Ajoy Banerjee, out of love and affection on his only sister Smt. Krishna Chatterjee and for diverse bonafide causes, transferred his undivided 1/6th share in the said Property along with other property by way of Gift by a Registered Deed of Gift dated the 2nd day of January 2013, executed by the said Sri Ajoy Banerjee therein referred to as the Donor of the One Part in favour of the said Smt. Krishna Chatterjee, therein referred to as the Donee of the Other Part and registered at the office of Additional Registrar of Assurances-I, Kolkata, and recorded in Book No. I, CD Volume No. 1, Pages from 473 to 487, **Being No. 00023 for the year 2013**, which gift has been duly accepted by joint execution by Donee with the Donor and has thus duly acted upon.

AND WHEREAS thus the said Smt. Krishna Chatterjee, became the owner of undivided 1/3rd share in the said Property, specified in schedule hereunder written partly by inheritance and partly by Gift as aforesaid.

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AND WHEREAS Another Co-Owners of undivided 1/3rd share and interest in the said Property, namely Sri Haridas Banerjee, who during his lifetime and at the time of his death was Hindu male, guided and governed under the Dayabhaga School of Hindu Law died intestate on 22.07.2012, leaving him surviving his widow Smt. Nilima Banerjee and three married daughters namely Smt Ratna Acharyya Chaudhuri, Smt. Anuradha Ray and Smt. Sharmila Chakraborty, as his total heirs and legal representatives, who inherited the entire estate left by the deceased including his said undivided 1/3rd share in the said Property, specified in schedule hereunder written.

AND WHEREAS while the said Smt. Nilima Banerjee was seized possessed of and/or otherwise well and sufficiently entitled to undivided inherited share of the said property, specified in schedule hereunder written, the said Smt. Nilima Banerjee, who during her lifetime and at the time of her death was Hindu female guided and governed under Dayabhaga School of Hindu Law died intestate on 24.03.2018, leaving her surviving the said three married daughters namely Smt. Ratna Acharyya Chaudhuri, Smt. Anuradha Ray and Smt. Sharmila Chakraborty, as her total heirs and legal representatives, who inherited the entire estate left by the deceased.

AND WHEREAS thus on the death of both the parents namely Sri Haridas Banerjee and the said Smt. Nilima Banerjee, the said Smt. Ratna Acharyya Chaudhuri, Smt. Anuradha Ray and Smt. Sharmila Chakraborty, became joint owners of 1/3rd undivided share in the said Property, specified in schedule hereunder written.

AND WHEREAS therefore by aforesaid manner said Sri Kamalendu Banerjee, (having undivided 1/8th share), Smt. Rama Ghosal, (having undivided 1/8th share), Smt. Anindita Banerjee, (having undivided 1/12th share), Smt. Krishna Chatterjee, (having undivided 1/3rd share), Smt. Ratna

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Acharyya Chaudhuri, (having undivided $1/9^{\text{th}}$ share, Smt. Anuradha Ray, (having undivided $1/9^{\text{th}}$ share and Smt. Sharmila Chakraborty, (having undivided $1/9^{\text{th}}$ share, became the joint owners and jointly seized possessed of and/or otherwise well and sufficiently entitled to the said total land of the Premises admeasuring 03 (Three) Cottahs 02 (Two) Chattacks 34 (Thirty Four) Sq.Ft. equivalent to 2284 Sq. ft. be the same a little more or less, being scheme Plot No. 1 comprised in C.S. Dag No. 199, appertaining to Khatian No. 205, in Mouza- Ibrahimpur, J.L. No. 36, Revenue. Survey No. 10, Pargana- Khaspur, Touzi No. 244, Police Station - Previously Tollygunge and presently Jadavpur within District Sub-Registry Office & Additional District Sub-Registry Office at Alipore, previously within District of 24-Parganas and presently after delimitation of District within South 24-Parganas together with existing two storied dwelling houses therein, lying at and being **Municipal Premises No. 37/3, Ibrahimpur Road, Kolkata-700032, Under Ward No. 96 of Kolkata Municipal Corporation**, having Assessee No. 21-096-02-0067-6, within District South 24-Parganas, more fully and specifically described in schedule hereunder written and for brevity hereinafter referred to as "the said Property".

AND WHEREAS Due to urgent need of money aforesaid owners **Sri Kamalendu Banerjee, Smt. Rama Ghosal, Smt. Anindita Banerjee, Smt. Krishna Chatterjee, Smt. Ratna Acharyya Chaudhuri, Smt. Anuradha Ray and Smt. Sharmila Chakraborty** jointly sold and transferred total land of the Premises admeasuring 03 (Three) Cottahs 02 (Two) Chattacks 34 (Thirty Four) Sq.Ft. equivalent to 2284 Sq. ft. be the same a little more or less, being scheme Plot No. 1 comprised in C.S. Dag No. 199, appertaining to Khatian No. 205, in Mouza- Ibrahimpur, J.L. No. 36, Revenue. Survey No. 10, Pargana- Khaspur, Touzi No. 244, Police Station - Previously Tollygunge and presently Jadavpur within District

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Sub-Registrar & Additional District Sub-Registry Office at Alipore, previously within District of 24-Parganas and presently after delimitation of District within South 24-Parganas together with existing two storied dwelling houses therein, lying at and being Municipal Premises No. 37/3, Ibrahimpur Road, Kolkata-700032, Under Ward No. 96 of Kolkata Municipal Corporation, having Assessee No. 21-096-02-0067-6, in favour of present owner/vendor namely **"ASR PROJECTS AND VENTURES LLP"**, (PAN-ABTFA7082L), a Limited Liability Partnership constituted under Limited Liability Partnership Act, 2008 and Rules made there under and having LLP Identification No. AAV-2350, dated 24.12.2020, issued by the Registrar of Companies, Central Registration Centre, Delhi and having PAN - ABTFA7082L and having its Registered Office at 2C, Mahendra Road, Ground Floor, Post Office- Bhowanipore, Police Station - Bhowanipur, District - South 24-Parganas, Pin - 700025, West Bengal and represented by its authorized Designated Partner **SRI AMITAVA SINGHA ROY**, through a Registered Deed of Conveyance dated 28.02.2025, which was registered before A.R.A.-IV, Kolkata and recorded in Book No. I, Volume No. 1904-2025, Pages from 140699 to 140734, Being No. **190403058**, for the year **2025** and after acquiring the same the present owner have mutated his name before Kolkata Municipal corporation.

AND WHEREAS The Vendor/Owner herein is thus seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Mokorari Mourashi Bastu Land measuring about 03 (Three) Cottahs 02 (Two) Chattacks 34 (Thirty Four) Sq.Ft. equivalent to 2284 Sq. ft. be the same a little more or less, being scheme Plot No. 1 comprised in C.S. Dag No. 199, appertaining to Khatian No. 205, in Mouza- Ibrahimpur, J.L. No. 36, Revenue. Survey No. 10, Pargana-Khaspur, Touzi No. 244, Police Station - Previously Tollygunge and

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presently Jadavpur within District Sub-Registrar & Additional District Sub-Registry Office at Alipore, previously within District of 24-Parganas and presently after delimitation of District within South 24-Parganas together with existing two storied dwelling houses therein, lying at and being Municipal Premises No. 37/3, Ibrahimpur Road, Kolkata-700032, Under Ward No. 96 of Kolkata Municipal Corporation, having Assessee No. 21-096-02-0067-6, together with right over the annexed common passage and all sorts of other easement rights attached to the property hereby sold and all other facilities as mentioned in the Schedule hereunder written is hereinafter referred to as the **"PROPERTY"** under **"TRANSFER"**;

AND WHEREAS the Vendor herein being in urgent need of money declared to sell the Schedule mentioned property at a total consideration amount of **Rs. 1,30,00,000/- (Rupees One Crore Thirty Lakh) only** to which the Purchaser has agreed to purchase the same at the same price and finally the Purchaser herein has paid the entire consideration money to the Vendor herein and hence this Deed;

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :

- A. That in consideration of payment of a sum of **Rs. 1,30,00,000/- (Rupees One Crore Thirty Lakh) only** paid this day by the Purchaser to the Vendor herein as per Memo of Consideration hereunder written, the receipt whereof Vendor **DOTH HEREBY** admit, acknowledge and discharge the Purchaser from making payment of any further sum whatsoever, the Vendor **DOTH HEREBY** transfer convey and assign by way of sale unto the Purchaser **ALL THAT** piece and parcel of Mokorari Mourashi Bastu Land measuring about 03 (Three) Cottahs 02 (Two) Chattacks 34 (Thirty Four) Sq.Ft. equivalent to 2284 Sq. ft. be

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the same a little more or less, being scheme Plot No. 1 comprised in C.S. Dag No. 199, appertaining to Khatian No. 205, in Mouza- Ibrahimpur, J.L. No. 36, Revenue. Survey No. 10, Pargana- Khaspur, Touzi No. 244, Police Station - Previously Tollygunge and presently Jadavpur within District Sub-Registrar & Additional District Sub-Registry Office at Alipore, previously within District of 24-Parganas and presently after delimitation of District within South 24-Parganas together with existing two storied dwelling houses therein, lying at and being Municipal Premises No. 37/3, Ibrahimpur Road, Kolkata-700032, Under Ward No. 96 of Kolkata Municipal Corporation, having Assessee No. 21-096-02-0067-6 together with right over the annexed common passage and all sorts of other easement rights attached to the property hereby sold unto the Purchaser AND TO HAVE AND TO HOLD the same absolutely and forever.

- B. That said title, interest, claim, demand whatsoever of the Vendor unto or upon the same and every part thereof TO HAVE AND TO HOLD the same unto and to use by the Purchaser including his heirs, executors, administrators, assignees absolutely and forever TOGETHER WITH all title, deeds, things, writings and other evidences of title and the Vendor DOTH HEREBY covenant with the Purchaser and assign that notwithstanding any acts, deeds, and things hereto before done, executed and knowingly suffered to the contrary, the Vendor is now fully seized and possessed of the said property free from all encumbrances, attachments or defects in title whatsoever and the Vendor has full power, control and authority to sell the schedule mentioned property and the

CONTD.....

Purchaser shall henceforth peaceably and quietly hold, possess, enjoy the said property in khas without claim or demand whatsoever from the Vendor or any person claiming through or under them.

THE VENDOR HEREBY COVENANTS WITH THE PURCHASER AS FOLLOWS :

1. That the Vendor has subsisting, absolute and unfettered perfect right to sell the schedule mentioned property having no other Co-owners and Co-sharers.
2. That the property hereby sold is free from all encumbrances.
3. That the property hereby sold is not a debattar one.
4. That the Vendor hereby declares that he have not entered into any agreement for sale with any other person/persons, organization nor with anybody in connection with the said property, nor the Vendor has mortgaged the said property with any Bank or any Financial Institution and nor the property has been encumbered in any way and the same is not also attached with any scheme of Government/ Improvement Authority nor the property is acquired under the Land Acquisition Act, and there is no legal impediment or otherwise as a reason of which the Vendor is prevented for selling the Schedule mentioned property and the said property remains free from all encumbrances.
5. That the Vendor shall indemnify the Purchaser against all claims, liens, lispendences, attachment in the event of any

CONTD.....

defect of the Vendor's marketable title or if the Purchaser's perfect title and peaceful possession be disturbed by any person/persons claiming through or under the Vendor or **his** heirs in any manner, then the Vendor shall be bound to compensate the Purchaser against all loss and the Vendor shall remove all and every obstructions at his own cost and expenses.

6. That the Purchaser shall have every right to mutate **his** name before Settlement Department and Concerning Municipality etc. by deleting the name of the present Vendor herein and to pay revenues and taxes thereof in **his** own names before all competent authorities and the Vendor further agrees to Co-operate with the Purchaser for all time for the purpose of mutation.
7. That the Purchaser is entitled to develop the Schedule mentioned property according to **his** own liking and the Purchaser shall use, enjoy and peaceably and quietly possess the Schedule mentioned property including **his** heirs, legal representatives, successors, and assignees having absolute perfect transferable right like sale, gift, mortgage etc.
8. That the Vendor hereby undertakes to execute and register any further Deed in future like Deed of Rectification or Deed of Declaration for more and further clear title and also better enjoyment of the Purchaser, in case of necessity, at the request and cost and expenses of the Purchaser.
9. That the Purchaser is entitled to use, occupy and enjoy all easements, appurtenances, hereditaments, messuages,

CONTD.....

advantages, benefits, privileges appertaining to and arising out of the property hereby sold along with all advantages of path, pathways, passage and also entitled to install electricity, telephone and water connection underneath the common passage appertaining to the property hereby sold to the Purchaser by the Vendor and the Purchaser is also entitled to construct and renovate the schedule mentioned property and the Purchaser shall and may at all times, hereinafter peaceably and quietly possess and enjoy the said plot of land with said description in full and receive rent, issues and profits thereof without any lawful eviction, introduction claims or demands whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or any of his predecessors-in-interest.

10. That the Vendor hereby delivers khas possession of the property hereby sold to the Purchaser.
11. That the Vendor hereby executes this Deed of Conveyance in favour of the Purchaser after realising the meaning of this Deed at his free will and consent, while physically fit and mentally alert.

SCHEDULE OF PROPERTY HEREBY SOLD

ALL THAT piece and parcel of homestead land admeasuring about **03 (Three) Cottahs 02 (Two) Chattaaks 34 (Thirty Four) Sq.Ft. equivalent to 2284 Sq. ft.** be the same a little more or less, being scheme Plot No. 1 comprised in C.S. Dag No. 199, appertaining to Khatian No. 205, in Mouza- Ibrahimpur, J.L. No. 36, Revenue. Survey No. 10, Pargana-

CONTD.....

Khaspur, Touzi No. 244, Police Station - Previously Tollygunge and presently Jadavpur within District Sub-Registrar & Additional District Sub-Registry Office at Alipore, previously within District of 24-Parganas and presently after delimitation of District within South 24-Parganas together with existing two storied dwelling houses standing thereon total measuring about 2500 Sq.ft out of which 1250 Sq.ft. in Ground Floor and 1250 Sq.ft. in First Floor, (all floors are marble flooring and without Lift facility), lying at and being Municipal Premises No. 37/3, Ibrahimpur Road, Kolkata-700032, Under Ward No. 96 of Kolkata Municipal Corporation, having Assessee No. 21-096-02-0067-6 together with right over the annexed common passage and all sorts of other easement rights attached to the property hereby sold AND THE said premises is butted and bounded as follows:

ON THE NORTH :	By 20' feet wide K.M.C. Passage
ON THE SOUTH :	By Premises No. 37/6, Ibrahimpur Road, Kolkata - 700032
ON THE EAST :	80, Pally Play Ground
ON THE WEST :	12' feet wide K.M.C. Passage ✓

The above mentioned property hereby sold is more fully and particularly described and delineated with RED border in the Plans annexed to this Deed which has been made a part of this Deed.

The revenue/tax is payable before the concerned authority every year.

CONTD.....

IN WITNESS WHEREOF all the parties hereto have put their respective signatures on this day, month and year first above written.

SIGNED, SEALED AND DELIVERED

IN PRESENCE OF

WITNESSES

1. Dibyender Paul
20, Mahendra Rd
Kol- 25

ASR PROJECTS AND VENTURES LLP
[Signature]
Designated Partner

SIGNATURE OF THE OWNER/VENDOR

2. Sanika for
Gurukul

MAHABIR CONSTRUCTION
Chiranjit Shara
Proprietor

SIGNATURE OF THE PURCHASER

Readover and explained in Mother language

Drafted by me on the basis of paper supplied by the
Parties hereby and on the basis of instruction of the
Parties.

Manish Lal Chakraborty
F-910/2009

Advocate Judges' Court,
Howrah
Computerized by
Howrah Judges' Court

CONTD.....

MEMO OF CONSIDERATION

Received Rs. 1,30,00,000/- (Rupees One Crore Thirty Lakh) only from the Purchaser herein towards the total consideration money in respect of the Schedule mentioned property in the manner as follows :-

<u>Date</u>	<u>Particulars</u>	<u>Bank</u>	<u>Amount</u>
11.06.2025	DD No 007147	AXIS Bank	Rs 68,70,000/-
11.06.2025	DD No 007146	AXIS Bank	Rs 60,00,000/-
12.06.2025	(Deposit For T.D.S.)		Rs 1,30,000/-
Total			Rs. 1,30,00,000/-

(Rupees One Crore Thirty Lakh) only

WITNESSES

1. *Dibyendu Paul*

2. *Sankar*

ASH PROJECTS AND VENTURES LLP

[Signature]
Designated Partner

SIGNATURE OF THE VENDOR/OWNER

SALE DEED PLAN

**OF LAND WITH TWO STORIED BUILDING AT PREMISES NO.-37/3,
IBRAHIMPUR ROAD, KOLKATA - 700 032, COMPRISED IN C.S. DAG NO.- 199,
KHATIAN NO.- 205, MOUZA - IBRAHIMPUR, J. L. NO.- 36, P.S.- TOLLYGUNGE
(PREVIOUSLY) AT PRSENTLY - JADAVPUR, DIST.- SOUTH 24 PARGANAS.
UNDER K. M. C. WARD NO.- 96. SCALE - 1 : 200 .**

AREA OF LAND - 03 K.- 02 CH.- 34 SFT. SHOWN IN RED BORDER .

AREA OF GROUND FLOOR PUCCA STRUCTURE - 1250 SFT.

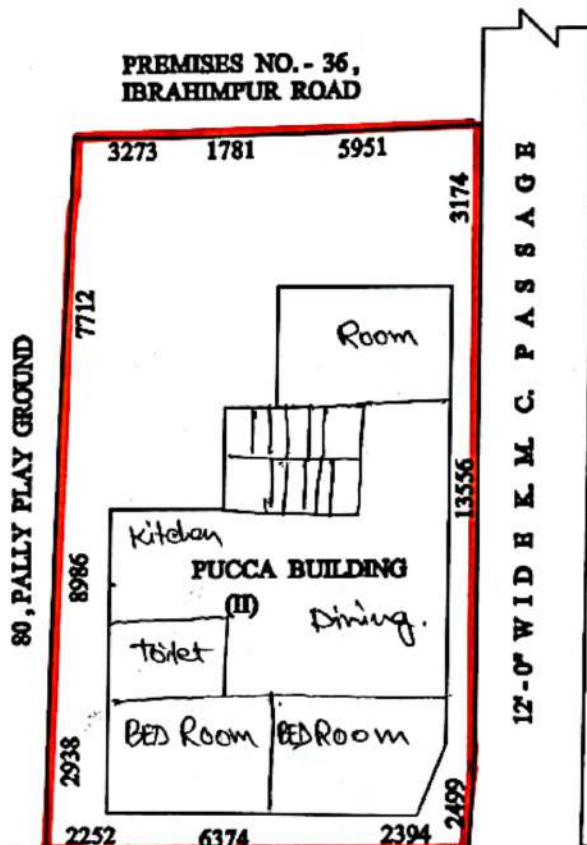
AREA OF FIRST FLOOR PUCCA STRUCTURE - 1250 SFT.

VENDOR : - ASR PROJECTS AND VENTURES LLP , REPRESENTED BY ITS

AUTHORIZED PARTNER : - SRI AMITAVA SINGHA ROY .

PURCHASER : - MAHABIR CONSTRUCTION , REPRESENTED BY ITS

SOLE PROPRIETOR : - SRI CHIRANJIT DHARA .














ASR PROJECTS AND VENTURES LLP
[Signature]
Designated Partner

MAHABIR CONSTRUCTION
Chiranjit dhara
Proprietor

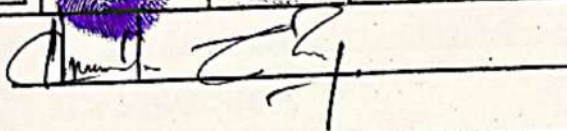
20'-0" WIDE K. M. C. P A S S A G E












TRACED BY
P. P. Sarda
12/06/2025

FORM FOR TEN FINGER IMPRESSION

	Left Hand	Little	Ring	Middle	Fore	Thumb
						
	Right Hand	Thumb	Fore	Middle	Ring	Little
						

Signature



	Left Hand	Little	Ring	Middle	Fore	Thumb
						
	Right Hand	Thumb	Fore	Middle	Ring	Little
						

Signature

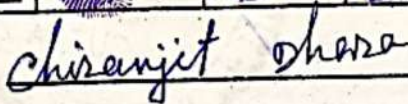


Photo	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature



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



192025260107517141

GRN Details

GRN:	192025260107517141	Payment Mode:	Online Payment
GRN Date:	13/06/2025 02:07:12	Bank/Gateway:	State Bank of India
BRN :	CK00IXPYO9	BRN Date:	13/06/2025 02:07:53
GRIPS Payment ID:	130620252010751713	Payment Init. Date:	13/06/2025 02:07:12
Payment Status:	Successful	Payment Ref. No:	2001649145/2/2025
			[Query No*/Query Year]

Depositor Details

Depositor's Name: MAHABIR CONSTRUCTION
Address: Village Gopalnagar East, P.S:-Singur, District:-Hooghly (PAN No.: Bstpd4216r), West Bengal, 700034
Mobile: 7980275365
Contact No: 8777639067
Depositor Status: Buyer/Claimants
Query No: 2001649145
Applicant's Name: Mr Sankar Paul
Identification No: 2001649145/2/2025
Remarks: Sale, Sale Document
Period From (dd/mm/yyyy): 13/06/2025
Period To (dd/mm/yyyy): 13/06/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001649145/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	905020
2	2001649145/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	130014
Total				1035034

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

PAID

Major Information of the Deed

Deed No :	I-1901-04959/2025	Date of Registration	13/06/2025
Query No / Year	1901-2001649145/2025	Office where deed is registered	
Query Date	13/06/2025 12:44:24 AM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Sankar Paul Howrah Court, Thana : Howrah, District : Howrah, WEST BENGAL, PIN - 711101, Mobile No. : 8777639067, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,30,00,000/-	Rs. 1,30,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 9,10,020/- (Article:23)	Rs. 1,30,098/- (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:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ibrahimpur Road, , Premises No: 37/3, , Ward No: 096 Pin Code : 700032

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 2 Chatak 34 Sq Ft	1,00,00,000/-	1,00,00,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :				5.2342Dec	100,00,000 /-	100,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2500 Sq Ft.	30,00,000/-	30,00,000/-	Structure Type: Structure, Status of Completion : Completed
<p>Gr. Floor, Area of floor : 1250 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1250 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		2500 sq ft	30,00,000 /-	30,00,000 /-	



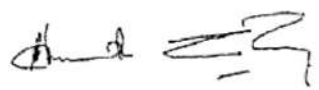



Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ASR PROJECTS AND VENTURES LLP 2C, Mahendra Road, Ground Floor,, City:- Not Specified, P.O:- Bhowanipore, P.S:-Bhowanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Date of Incorporation:XX-XX-2XX0 , PAN No.: Abxxxxxx2I,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative




Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MAHABIR CONSTRUCTION Village Gopalnagar East, City:- Not Specified, P.O:- Singur, P.S:-Singur, District:-Hooghly, West Bengal, India, PIN:- 712409 Date of Incorporation:XX-XX-1XX8 , PAN No.: Bsxxxxxx6r,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Amitava Singha Roy Son of Mr Benoy Kumar Singha Roy Date of Execution - 13/06/2025, , Admitted by: Self, Date of Admission: 13/06/2025, Place of Admission of Execution: Office	 Jun 13 2025 12:04PM	 Captured LTI 13/06/2025	 13/06/2025
	119,bamacharan Roy Road,, City:- Not Specified, P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: Atxxxxxx4k, Aadhaar No: 49xxxxxxxx4063 Status : Representative, Representative of : ASR PROJECTS AND VENTURES LLP (as Authorized designated partner)			
2	Name	Photo	Finger Print	Signature
	Mr Chiranjit Dhara (Presentant) Son of Mr Chandra Mohan Dhara Date of Execution - 13/06/2025, , Admitted by: Self, Date of Admission: 13/06/2025, Place of Admission of Execution: Office	 Jun 13 2025 12:03PM	 Captured LTI 13/06/2025	 13/06/2025
	Vill Gopalnagar East, City:- Not Specified, P.O:- Singur, P.S:-Singur, District:-Hooghly, West Bengal, India, PIN:- 712409, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.: Bsxxxxxx6R, Aadhaar No: 43xxxxxxxx4356 Status : Representative, Representative of : MAHABIR CONSTRUCTION (as proprietor)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sankar Paul Son of Mr Bimal Paul Howrah Court, City:- Not Specified, P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101		 Captured	
	13/06/2025	13/06/2025	13/06/2025

Identifier Of Mr Amitava Singha Roy, Mr Chiranjit Dhara

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ASR PROJECTS AND VENTURES LLP	MAHABIR CONSTRUCTION-5.23417 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	ASR PROJECTS AND VENTURES LLP	MAHABIR CONSTRUCTION-2500.00000000 Sq Ft

Endorsement For Deed Number : I - 190104959 / 2025

On 13-06-2025

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 11:25 hrs on 13-06-2025, at the Office of the A.R.A. - I KOLKATA by Mr Chiranjit Dhara ,.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,30,00,000/-

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

Execution is admitted on 13-06-2025 by Mr Amitava Singha Roy, Authorized designated partner, ASR PROJECTS AND VENTURES LLP (LLP), 2C, Mahendra Road, Ground Floor,, City:- Not Specified, P.O:- Bhowanipore, P.S:- Bhowanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Indetified by Mr Sankar Paul, , , Son of Mr Bimal Paul, Howrah Court, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 13-06-2025 by Mr Chiranjit Dhara, proprietor, MAHABIR CONSTRUCTION (Sole Proprietorship), Village Gopalnagar East, City:- Not Specified, P.O:- Singur, P.S:-Singur, District:-Hooghly, West Bengal, India, PIN:- 712409

Indetified by Mr Sankar Paul, , , Son of Mr Bimal Paul, Howrah Court, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,30,098.00/- (A(1) = Rs 1,30,000.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 1,30,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/06/2025 2:07AM with Govt. Ref. No: 192025260107517141 on 13-06-2025, Amount Rs: 1,30,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. CK00IXPYO9 on 13-06-2025, Head of Account 0030-03-104-001-16

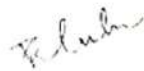
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 9,10,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 9,05,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2209, Amount: Rs.5,000.00/-, Date of Purchase: 11/06/2025, Vendor name: S BANERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/06/2025 2:07AM with Govt. Ref. No: 192025260107517141 on 13-06-2025, Amount Rs: 9,05,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. CK00IXPYO9 on 13-06-2025, Head of Account 0030-02-103-003-02



Pradipta Kishore Guha
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2025, Page from 157926 to 157958
being No 190104959 for the year 2025.



Digitally signed by PRADIPTA KISHORE GUHA
Date: 2025.06.14 12:32:24 +05:30
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 14/06/2025

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

West Bengal.