



## পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Certified that the document is identified #55889  
by registrant. The signature sheets and the  
enclosed statement sheets attached with the  
document are the part of this document.

**District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 19U8  
Alipore, South 24 Parganas**

## DEED OF CONVEYANCE

THIS INDENTURE OF SALE is made this the 1<sup>st</sup> day of **December**, Two Thousand and Twenty Two (2022)

## BETWEEN

Mr. <sup>MS</sup> Edwards

**SRI MANGAL NASKAR, (PAN - AFEPM3477Q), (Aadhar No. 5505 8682 4351)**, son of Late Dukhi Ram Naskar, by Religion : Hindu, by Occupation : Business, by Nationality : Indian, residing at 18/2, Kalikapur, P.O. Mukundapur, P.S. Garfa, Kolkata - 700 078, in the District of South 24-Parganas,hereinafter called and referred to as the "**OWNER/VENDOR**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include his representative heirs, executors, administrators and assigns) of the **ONE PART**

**AND**

**M/S. BARUI CONSTRUCTION, (PAN - AALFB9321J)**, a partnership Firm having its office at 74, Hederhat, within the K.M.C. ward No.109, Kolkata - 700 099, represented by its Partners namely **(1) SRI DILIP BARUI, (PAN - ANJPB2503K), (Aadhar No. 6125 4738 9978)**, son of Late Gopal Barui, by Occupation - Business, **(2) SRI NIKHIL BARUI, (PAN - BLUPB6355D)**, son of Late Gopal Barui, by Occupation - Business, **(3) SRI SANJAY BARUI, (PAN - ANJPB2502J), (Aadhar No. 4926 0337 9067)**, son of Late Gopal Barui, by Occupation - Business, **(4) SRI DIPANKAR BARUI, (PAN - AYIPB6885C)**, son of Late Haran Chandra Barui, by Occupation - Business, and **(5) SRI SHIPAK BARUI, (PAN - BLUPB6354C)**, son of Late Haran Chandra Barui, by Occupation - Business, all (1) to (5) by faith - Hindu, all by Nationality - Indian, all are residing at 18/2, Kalikapur, presently Police Station - Survey Park (formerly Police Station - Purba Jadavpur), Post Office - Kalikapur, Kolkata - 700 099, as per the terms and conditions of the Deed of Partnership only Partner No.1 and any one partner out of the Partners No. 2 to 5 may represent the Firm herein, i.e. the **Partner No. 1 and Partner No. 3 herein** namely **SRI DILIP BARUI and SRI SANJAY BARUI** are representing the Firm

*[Handwritten signature]*

herein, hereinafter called and referred to as the "PURCHASER" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs, executors, administrators, representatives, successors-in-office and assigns) of the OTHER PART.

WHEREAS the present OWNER/VENDOR herein is the absolute recorded Owner of a Plot of 'homestead' land measuring net land area of 5 (Five) Cottahs 13 (Thirteen) Chittacks 04 (Four) Sq.ft. as per present physical measurement togetherwith one R.T. Shed structure standign thereon measuring an area of 1787 (One thousand seven hundred and eighty seven) Sq.ft. more or less situated at Mouza - Barakhola, J.L. No.21, Touzi No.159, comprising in R.S. Dag No.37, under R.S. Khatian No.13, corresponding to L.R. Dag No.37, under L.R. Khatian No.226, within the K.M.C. Ward No.109, known as KMC Premises No.99, Barakhola, K.M.C. Ward No.109, Assessee No.31-109-02-0099-2, P.S. Parba Jadavpur, Kolkata - 700 099.

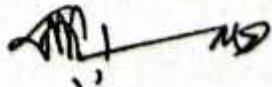
AND WHEREAS one Nayan Chandra Halder, son of Late Manmatha Nath Halder, was the absolute owner a plot of land measuring land area of 12 (Twelve) Decimeals situated at Mouza - Barakhola, J.L. No.21, Touzi No.159, comprising in R.S. Dag No.37, under R.S. Khatian No.13, and his name was recorded and published in the R.S. Record of Right during Revesional Settlement Operation.

AND WHEREAS by virtue of a registered Deed of Conveyance dated 08.07.1985, registered at the Office of Sub-Registrar, Alipore,



24-Parganas and entered in Book No.I, Volume No.96, at Pages 64 to 69, Being No.5684, for the year 1985, said Nayan Chandra Halder, sold, conveyed, transferred, assigned and granted one plot of land measuring an area of 07 (Seven) Cottahs 02 (two) Chittacks 15 (Fifteen) Sq.ft. situated at Mouza - Barakhola, J.L. No.21, Touzi No.159, comprising in R.S. Dag No.37, under R.S. Khatian No.13, in favor of Sri Ananda Chandra Sardar, son of Late Manmatha Sardar, residing at 54/11, New Santoshpur main Road, Kolkata - 700075 for a valuable consideration as mentioned therein.

**AND WHEREAS** by virtue of a registered Deed of Conveyance dated 15.01.1992, registered at the Office of District Sub-Registrar, Alipore, 24-Parganas and entered in Book No.I, Volume No.16, at Pages 201 to 207, Being No.597, for the year 1992, said Sri Ananda Chandra Sardar, due to his being need of money sold, conveyed, transferred, assigned and granted part of the land measuring an area of 03 (Three) Cottahs 05 (Five) Chittacks 35 (Thirty five) Sq.ft. marked as Plot No.'A' out of the total land area measuring 07 (Seven) Cottahs 02 (two) Chittacks 15 (Fifteen) Sq.ft. situated at Mouza - Barakhola, J.L. No.21, Touzi No.159, comprising in R.S. Dag No.37, under R.S. Khatian No.13, within the KMC Ward No.109, in favor of Sri Ramji Nath Tiwari, son of Late Raja Ram Tiwari, residing at Jadavpur University Staff Quarter Campus, Kolkata - 700032 for a valuable consideration as mentioned therein and after purchase said Sri Ramji Nath Tiwari, recorded his land in the record of the B.L. & L.R.O. vide Mutation Case No.381/2002 and also recorded his name in the record of the KMC known as KMC Premises No.139,



Barakhola, within the KMC Ward No.109, P.S. Purba Jadavpur, Kolkata - 700099.

**AND WHEREAS** by virtue of a registered Deed of Conveyance dated 15.01.1992, registered at the Office of District Sub-Registrar, Alipore, 24-Parganas and entered in Book No.I, Volume No.16, at Pages 208 to 215, Being No.598, for the year 1992, said Sri Ananda Chandra Sardar, due to his being need of money sold, conveyed, transferred, assigned and granted remaining plot of the land measuring an area of 03 (Three) Cottahs 06 (Six) Chittacks 10 (Ten) Sq.ft. marked as Plot No.'B' out of the total land area measuring 07 (Seven) Cottahs 02 (two) Chittacks 15 (Fifteen) Sq.ft. situated at Mouza - Barakhola, J.L. No.21, Touzi No.159, comprising in R.S. Dag No.37, under R.S. Khatian No.13, within the KMC Ward No.109, in favor of Sri Punyadeo Mishra, son of Late Ram Sundar Mishra, residing at Jadavpur University Staff Quarter Campus, Kolkata - 700032 for a valuable consideration as mentioned therein and after purchase said Sri Punyadeo Mishra, recorded his land in the record of the B.L. & L.R.O. vide Mutation Case No.382/2002 and also recorded his name in the record of the KMC known as KMC Premises No.99, Barakhola, within the KMC Ward No.109, P.S. Purba Jadavpur, Kolkata - 700099.

**AND WHEREAS** said Sri Ramji Nath Tiwari, hold and possessed the net land area measuring 02 (Two) Cottahs 07 (Seven) Chittacks 08 (Eight) Sq.ft. out his entire purchased land area measuring 03 (Three) Cottahs 05 (Five) Chittacks 35 (Thirty five)



Sq.ft. and rest land area measuring has been exhausted due to extension of the adjacent plot holders of the property.

**AND WHEREAS** by virtue of registered Deed of Conveyance dated 18.08.2006 registered at the Office of District Sub-Registrar-III, Alipore, 24-Parganas and entered in Book No.I, CD Volume No.11, at Pages 8918 to 8932, Being No.5289, for the year 2012, said Sri Ramji Nath Tiwari and Sri Punyadeo Mishra, jointly sold, conveyed, transferred, assigned and granted entire plot of land as per present physical measurement measuring an area of 05 (Five) Cottahs 13 (Thirteen) Chittacks 18 (Eighteen) Sq.ft. situated at Mouza - Barakhola, J.L. No.21, Touzi No.159, comprising in R.S. Dag No.37, under R.S. Khatian No.13, within the KMC Ward No.109, known as KMC Premises No.139, Barakhola and Premises No.99, Barakhola, within the KMC Ward No.109, P.S. Purba Jadavpur, Kolkata - 700099 in favour of Sri Dipak Kumar Mukherjee, son of Late Amarendra Nath Mukherjee, residign at 45/15/6, Bibekananda Sarani (Garfa) Kolkata - 700078 and thereafter said Sri Dipak Kumar Mukherjee mutated his entire plot of land in the record of KMC known as KMC Premises No.99, Barakhola, within the KMC Ward No.109, P.S. Purba Jadavpur, Kolkata - 700099.

**AND WHEREAS** by virtue of registered Deed of Conveyance dated 19.06.2020 registered at the Office of District Sub-Registrar-IV, Alipore, 24-Parganas and entered in Book No.I, Volume No.1604-2020, at Pages 54453 to 54479, Being No.1527, for the year 2020, said Sri Dipak Kumar Mukherjee sold, conveyed, transferred, assigned and granted entire plot of land measuring an area of 05

(Five) Cottahs 13 (Thirteen) Chittacks 18 (Eighteen) Sq.ft. situated at **Mouza - Barakhola, J.L. No.21**, Touzi No.159, comprising in R.S. Dag No.37, under R.S. Khatian No.13, within the KMC Ward No.109, known as KMC Premises No.99, Barakhola, within the KMC Ward No.109, P.S. Purba Jadavpur, Kolkata - 700099 in favour of the present Vendor herein.

**AND WHEREAS** thereafter the present **OWNER/VENDOR** herein has mutated and recorded his name in the record of the B.L. & L.R.O. Kolkata vide Mutation Case No.228/2020 and also recorded his name in the L.R. Record of Right vide L.R. Dag No.37, under L.R. Khatian No.226 of **Mouza - Barakhola, J.L. No.21**, and thereafter also recorded his name in the record of the K.M.C. known as KMC Premises No.99, Barakhola, within the KMC Ward No.109, Assessee No.31-109-02-0099-2, P.S. Purba Jadavpur, Kolkata - 700099.

**AND WHEREAS** the present **OWNER/VENDOR** herein is now the absolute Owner of the said Plot of land measuring net land area of **5 (Five) Cottahs 13 (Thirteen) Chittacks 04 (Four) Sq.ft.** as per present physical measurement (rest land area measuring 14 sq.ft. has been exhausted due to extension of the adjacent road area) togetherwith one R.T. Shed structure standign thereon measuring an area of 1787 (One thousand seven hundred and eighty seven) Sq.ft. more or less situated at **Mouza - Barakhola, J.L. No.21**, Touzi No.159, comprising in R.S. Dag No.37, under R.S. Khatian No.13, corresponding to L.R. Dag No.37, under L.R. Khatian No.226, within the K.M.C. Ward No.109, known as KMC Premises No.99,

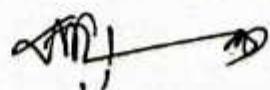


**Barakhola, Assessee No.31-109-02-0099-2, P.S. Purba Jadavpur, Kolkata – 700 099.**

**AND WHEREAS** the present **OWNER** herein being very much desirous to construct a **Ground plus three storied building with lift facility** on the said land as mentioned above. The **OWNER** herein entered into a registered Development Agreement alongwith Development Power of Attorney dated 14.10.2020, registered at DSR IV, Alipore, South 24 Parganas with the Developer, the present PURCHASER herein and recorded into Book No.1, Volume No.1604-2020, at Pages 193151 to 193192, Deed No.160404625 for the year 2020 for the promotion work of the above mentioned property.

**AND WHEREAS** due to its certain inconveniences the **LAND OWNER** herein decided to sell the said property as mentioned in the SCHEDULE below instead of promotion work and accordingly the **LAND OWNER** has given the offer to the Developer for purchasing the said property and the **DEVELOPER** herein i.e. the PURCHASER agreed with the same.

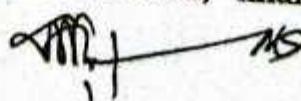
**AND WHEREAS** thereafter both the Parties herein jointly and mutually cancelled the said registered Development Agreement alongwith Development Power of Attorney executed on 01.12.2022 and registered on 01.12.2022, registered at D.S.R. IV, Alipore, South 24 Parganas and recorded into Book No.1, Deed No.1604 13998, for the year 2022 and now the Scheduled mentioned property is a free hold one.



*GRANT OF PURCHASE  
Mangalnagar*

AND WHEREAS THE VENDOR has made this representation and declares that :

- i) Since acquiring the right title interest in the said land and hereditament the VENDOR is in physical possession of the said land and hereditament which is a free-hold land and free from all encumbrances.
- ii) The VENDOR has not received any notice from any authority for acquisition or requisition and declares that the said land and hereditament is not affected by any scheme or notice of acquisition or requisition of Government or any other statutory body.
- iii) Save as mentioned hereinabove and since acquiring the right, title, interest of the said land and hereditament the VENDOR has not at any time done or executed or knowingly suffered or been made parties or done any act, deed, matter or thing whereby the said land and hereditament can or may be impeached, encumbered or affected or defected in title.
- iv) The VENDOR has now good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure all and singular the said land and hereditament.
- v) The said land and hereditament is now free from all claims, demands, encumbrances mortgages, charges, liens, attachments, lis pendens, usages debutters, trusts, prohibitions, Income Tax attachments, financial institution

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charges and liabilities whatsoever or howsoever made or suffered by the **VENDOR** or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the **VENDOR** or the **VENDOR'S** predecessor in title further the said land and hereditament is not affected by or subject to any personal for securing any financial accommodation.

**AND WHEREAS** being in need of money the present **VENDOR** has decided for absolute sale of his said land measuring an area of 5 (Five) Cottahs 13 (Thirteen) Chittacks 04 (Four) Sq.ft. as per present physical measurement togetherwith one R.T. Shed structure standign thereon measuring an area of 1787 (One thousand seven hundred and eighty seven) Sq.ft. more or less situated at Mouza - Barakhola, J.L. No.21, Touzi No.159, comprising in R.S. Dag No.37, under R.S. Khatian No.13, corresponding to L.R. Dag No.37, under L.R. Khatian No.226, within the K.M.C. Ward No.109, known as KMC Premises No.99, Barakhola, P.S. Purba Jadavpur, Kolkata - 700 099 as morefully mentioned in the **SCHEDULE** below and the **PURCHASER** has also agreed to purchase the same at or for the total consideration price of Rs.76,00,000/- (Rupees Seventy six lac) only declared by the **VENDOR** and the **PURCHASER** has paid to the **VENDOR** the total consideration sum of Rs.76,00,000/- (Rupees Seventy six lac) only as full and final consideration money as described as per Memo herein below against **ALL THAT** piece and parcel of land measuring net land area of 5 (Five) Cottahs 13 (Thirteen) Chittacks 04 (Four) Sq.ft. as per present physical measurement togetherwith one R.T. Shed structure

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standign thereon measuring an area of 1787 (One thousand seven hundred and eighty seven) Sq.ft. more or less situated at **Mouza - Barakhola, J.L. No.21, Touzi No.159, comprising in R.S. Dag No.37, under R.S. Khatian No.13, corresponding to L.R. Dag No.37, under L.R. Khatian No.226, within the K.M.C. Ward No.109, known as KMC Premises No.99, Barakhola, P.S. Purba Jadavpur, Kolkata - 700 099** as morefully mentioned and described in the **SCHEDULE** hereunder written and delineated and shown in the annexed Plan/ Map by **RED** borderline which is the part and parcel of this deed.

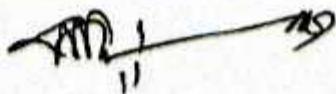
**NOW THIS INDENTURE WITNESSETH** that in pursuance of the verbal Agreement and in declared consideration of the said sum of **Rs.76,00,000/- (Rupees Seventy six lac) only** well and truly paid by the **PURCHASER** to the **VENDOR** on or before the execution of these presents and that being the full consideration money at the said land and tile shed (the receipt whereof the **VENDOR** do hereby admit and acknowledge as per Memo of Consideration here under written and of and from the same and every part thereof the **VENDOR** do hereby acquit, release and forever discharge the said **PURCHASER** as well as the said land hereby conveyed) and the **VENDOR** do hereby grant, transfer, convey, sell assure and assigns unto the said **PURCHASER** **ALL THAT** piece and parcel of the said plot of land measuring an area of **5 (Five) Cottahs 13 (Thirteen) Chittacks 04 (Four) Sq.ft.** as per present physical measurement togetherwith one R.T. Shed structure standign thereon situated at **Mouza - Barakhola, J.L. No.21, comprising in R.S. Dag No.37, under R.S. Khatian No.13, corresponding to L.R. Dag No.37,**



under L.R. Khatian No.226, within the K.M.C. Ward No.109, known as **KMC Premises No.99, Barakhola, P.S. Purba Jadavpur, Kolkata - 700 099** more fully and specifically described in the **SCHEDULE** hereunder written and delineated in the Map or Plan annexed hereto and depicted by **RED** border lines or **HOWSOEVER** otherwise the said land and hereditaments now is or are or heretofore was or were situated, butted bounded called, known, numbered, described or distinguished together with all paths, passages, ways, sewers, drains, ditches, yards, hedges, water, water courses, and all other former and ancient rights, lights, liberties, benefits, privileges, advantages, easements, appendages and appurtenances whatsoever to the said land belonging or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders and the rents, issues and profits thereof and all the estate, right, title, interest claim and demand whatsoever both at law and in equity of the **VENDOR** into or upon the said land and every part thereof and all the deeds, pattahs, muniments writings, evidences of title whatsoever relating to or concerning the said land and every part thereof which now are or may hereafter be in the custody power, control or possession of the **VENDOR** or any person or persons from whom the said **VENDOR** may procure the same without any lawful action or suit **TO HAVE AND TO HOLD** the said land measuring net land area of **5 (Five) Cottahs 13 (Thirteen) Chittacks 04 (Four) Sq.ft.** as per present physical measurement togetherwith one R.T. Shed structure standign thereon situated at **Mouza - Barakhola, J.L. No.21, comprising in R.S. Dag No.37,**



under R.S. Khatian No.13, corresponding to L.R. Dag No.37  
 under L.R. Khatian No.226, within the K.M.C. Ward No.105  
 known as KMC Premises No.99, Barakhola, P.S. Purba Jadavpu  
 Kolkata - 700 099 so to be unto the said **PURCHASER** absolute  
 forever free from all encumbrances and the **VENDOR** do hereby  
 covenant with the **PURCHASER** that **NOTWITHSTANDING** any ac  
 thing deed matters whatsoever made done or executed or known  
 suffered to the contrary the **VENDOR** now has good right, full power  
 absolute authority and indefeasible title to grant, transfer, convey  
 sell the said land hereby sold or expressed or intended so to be unto  
 and to the use of the **PURCHASER** in manner aforesaid and delivered  
 vacant and peaceful possession of the said land unto the  
**PURCHASER** simultaneously with the execution of these presents  
**AND** the **PURCHASER** shall and may **AT ALL** times hereafter  
 peaceably and quietly hold, possess, and enjoy the said land or every  
 part thereof and pay the rents and taxes to the appropriate  
 authorities upon getting its name duly mutated in the record of the  
 Kolkata Municipal Corporation in place of the **VENDOR** or his  
 predecessor in title and receive the rents, issues and profits thereof  
 without any lawful eviction, interruption claim and demand  
 whatsoever or any person or persons lawfully or equitably claiming  
 from under or in trust for the **VENDOR** or any of his predecessor in  
 title and that free and clear and freely and clearly and absolutely  
 acquitted, exonerated, discharged, saved harmless and keep the  
**PURCHASER** indemnified from or against all charges, estates,  
 encumbrances, created by the **VENDOR** or any of his predecessor in  
 title and that free from all encumbrances whatsoever made or



suffered by the **VENDOR** or any person or persons lawfully or equitably claiming as aforesaid **FURTHER** that the **VENDOR** and all persons having or lawfully or equitably claiming any estate or interest upon the said land or part thereof from under or in trust for the **VENDOR** shall and will from time to time or at all times hereafter at the costs and requests of the **PURCHASER** do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further better and more perfectly assuring and conveying the said land to and unto the said purchaser as shall or may reasonably be required.

**THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS :**

1. That all right, title and interest of the sole **VENDOR** of the said land and hereditament as held or enjoyed by the **VENDOR** and conveyed herein to the **PURCHASER** herein, the **VENDOR** has good right as lawful owners with full and absolute power and authority to convey transfer assure and assign the said land and hereditament hereby sold and transferred every part thereof unto and to the **PURCHASER** in the manner as aforesaid and the **VENDOR** further declares that he has not dealt with the said land and hereditament in any manner whatsoever with any person whatsoever till date with any one else in respect of his said land and hereditament save and except with the **PURCHASER** herein.
2. That the **PURCHASER** shall have the right to mutate its name in the record of B.L. & L.R.O. and also in the record of The Kolkata Municipal Corporation and any other public bodies or offices as the



absolute Owner of the said land and hereditament hereby conveyed and transferred to it by necessary proceedings or otherwise without any objection from the **VENDOR**.

3. That it shall be lawful for the **PURCHASER** at all times hereafter to quietly and peaceably hold, possess and enjoy and enter into and upon the said land and hereditament hereby sold conveyed and transferred unto the **PURCHASER** and every part thereof and receive the rents issues and profits therefrom as to be fetched without any interruption claim or demand whatsoever by the **VENDOR** or any person claiming through under or in trust arising through or for them.

4. That the said land and hereditament hereby conveyed and transferred is freed, exonerated and discharged from all encumbrances charges, lispendences, debts liabilities and the **VENDOR** fully or otherwise and sufficiently and clearly and absolutely discharge, saved harmless and keep indemnified and/or have agreed to indemnify for consequences against all manner of encumbrances, charges, liens and demands claims and other defects in title whatsoever created and/or occasion so arises directly or indirectly existing or made by the **VENDOR** or any of his predecessors in title or any person claiming or entitled to claim in any manner through under or in trust for the **VENDOR** or any of his predecessor in title.

5. That the **VENDOR** and every person or persons claiming any estate right title or interest through the **VENDOR** shall and will at all times hereafter upon every reasonable request and at the costs of the **PURCHASER** make do acknowledge execute register all deeds

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documents and papers to make more perfect and assuring the said land hereditament in favour of the **PURCHASER** and to do and perform all such further or other acts deeds matters and things whatsoever for further better and more perfectly assuring its full rights of ownership free from all encumbrances upon the said land and hereditament in favour of the **PURCHASER**.

6. That the **PURCHASER** shall and may at all times hereafter peaceably and quietly even possess and enjoy the said homestead land measuring net land area of 5 (Five) Cottahs 13 (Thirteen) Chittacks 04 (Four) Sq.ft. as per present physical measurement togetherwith one R.T. Shed structure standign thereon situated at Mouza - Barakhola, J.L. No.21, comprising in R.S. Dag No.37, under R.S. Khatian No.13, corresponding to L.R. Dag No.37, under L.R. Khatian No.226, within the K.M.C. Ward No.109, known as KMC Premises No.99, Barakhola, P.S. Purba Jadavpur, Kolkata - 700 099, District - South 24-Parganas and receive the rent issues and profits thereof without any lawful eviction interruption, claim or demand whatsoever from or by the **VENDOR** or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the **VENDOR**.

7. That the **VENDOR** shall keep the **PURCHASER** freely and clearly and absolutely acquitted, exonerated, discharged and released and to save harmless and to keep indemnified the **PURCHASER** against all estates, claim, demands, charges, mortgages, liens, lispendents, debts, hypothecation, attachments and encumbrances whatsoever suffered

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by the **VENDOR** or any person lawfully or equitably claiming from under or in trust for the **VENDOR**.

8. That the **VENDOR** and all persons having lawfully or claiming equitably any estate or interest whatsoever in the said piece or parcel of land with a tile shed hereditaments and premises hereby conveyed, granted or any part thereof from under or in trust for the **VENDOR** shall and will from time to time at all times hereafter at the request and cost of the **PURCHASER** do and execute or cause to be done and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly and effectually assuring the said property unto and to the use of the **PURCHASER** accordingly to the nature, interest and meaning of these presents as shall or may reasonably required.

9. That the **VENDOR** declares that the land hereby sold has not been previously leased, mortgaged, sold nor in any way transferred and there is no charge, lien or any attachments in connection with the said property. The **VENDOR** sold the said land which is not the subject matter of any case, suit or proceedings pending before any Court of Law and it has not been vested nor requisitioned by any notice nor acquisitioned by the Government body or Public body. The **VENDOR** sold the said land while having good and marketable title and free from all encumbrances and delivered khas and peaceful vacant possession of the said land to the **PURCHASER**.

10. That the said **VENDOR** has prepared a Plan or Map of the entire land which is being conveyed and this Map/Plan has been annexed

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herewith and this map shall be treated as the part and parcel of this Deed.

11. That the **VENDOR** also declares that he shall give full co-operation for necessary mutation under the concerned authorities in future in favour of the **PURCHASER**.

12. That the **VENDOR** also declares herein that the **PURCHASER** shall have every right of transfer the "said property" as described in the **SCHEDULE** hereunder written such as by gift, sell, lease, mortgage to any Third Party or parties or as and when necessary or making construction or erecting the building thereon and enjoy the same without any interruption and hindrances.

13. The **PURCHASER** shall use the adjacent passages situated adjacent to the property and also enjoy its full easement rights and the **PURCHASER** shall have right to bring electric, telephone, drainage and sewerage connection through it.

14. That if any error or omission is transpired in future in the recitals of this Deed, the **VENDOR** shall at the costs and request of the **PURCHASER** do and execute any supplementary deed or deed of rectification and/or Deed of Declaration in favor of the **PURCHASER**, its heirs, successors representatives and assigns.

**BE IT NOTED THAT** the **VENDOR** has delivered the Original Title Deed, Original link deeds, K.M.C. Mutation Certificate, B.L. & L.R.O. Mutation Certificate, paid up K.M.C. tax bills and Xerox copy of R.S. Record of Right relating to the said land and Property as mentioned in

*[Handwritten signature]*

the **SCHEDULE** hereunder written to the **PURCHASER** herein at the time of execution of these presents.

**SCHEDULE REFERRED TO ABOVE**  
**(DESCRIPTION OF THE SOLD PROPERTY)**

**ALL THAT** piece and parcel of homestead land measuring net land area of **5 (Five) Cottahs 13 (Thirteen) Chittacks 04 (Four) Sq.ft.** as per present physical measurement togetherwith one R.T. Shed structure standign thereon measuring an area of 1787 (One thousand seven hundred and eighty seven) Sq.ft. more or less situated at **Mouza - Barakhola, J.L. No.21, Touzi No.159, comprising in R.S. Dag No.37, under R.S. Khatian No.13, corresponding to L.R. Dag No.37, under L.R. Khatian No.226, within the K.M.C. Ward No.109, known as KMC Premises No.99, Barakhola, Assessee No.31-109-02-0099-2, P.S. Purba Jadavpur, Kolkata - 700 099** together with the right to take electric, tap water, Gas, Telephone etc. connections through the adjacent road and also togetherwith all easement rights thereto and the entire sold plot of land as delineated in the Site Plan annexed hereto and shown by **RED BORDER** lines and entire sold property is butted and bounded in the manner following :-

- ON THE NORTH** : Property of others;
- ON THE SOUTH** : 20'-0" wide K.M.C. Road;
- ON THE EAST** : Property of others;
- ON THE WEST** : Property of others.

*AMAN* / *MD*  
11

IN WITNESS WHEREOF the Parties have put their signature  
hereto on this day, month and year first above written.

WITNESSES :

1. Somesh Mishra  
Debesh Kumar Mishra  
Hanuman Das  
Calcutta

Mangal Mishra

SIGNATURE OF THE VENDOR

2. Abhejit Kumar Mishra  
69/1, Baghajatin Place  
Kolkata - 700 086

BARUI CONSTRUCTION  
14/09/2012

Partner

BARUI CONSTRUCTION

Sanjay Barui

Partner

SIGNATURE OF THE PURCHASER

READ OVER EXPLAINED  
AND ALSO  
PREPARED & DRAFTED BY :

Debes Kumar Misra (A.M.)  
(MR. DEBES KUMAR MISRA)  
ADVOCATE [ Enrollment No.F/364/329/1989 ]  
HIGH COURT, CALCUTTA

Resi-cum-Chamber : 69/1, Baghajatin  
Place, Kolkata-700 086.  
PH-9830236148(D.K.M.),  
Email:debeskumarmisra@gmail.com  
9051446430(Somesh),  
Email:mishrasomesh08@gmail.com  
9836115120(Tapesh),  
Email:tapesh.mishra85@gmail.com

**MEMO OF CONSIDERATION**

**RECEIVED** with thanks from the within named PURCHASER for the within mentioned sum of **Rs.76,00,000/- (Rupees Seventy six lac) only** as full and final settlement of entire consideration sum in respect of the within mentioned land and property K.M.C. **Premises No.99, Barakhola, under Ward No.109, being Kolkata - 700 099** alongwith a tile shed in the manner followings :

SL. No.	Date	Cheque No.	Name of the Bank & Branch	Amount (Rs.)
1.	29.08.2022	650195	State Bank of India, Jadavpur Stadium Branch	Rs.30,00,000.00
2.	29.08.2022	650196	-Do-	Rs.30,00,000.00
3.	04.11.2022	286995	-Do-	Rs.10,00,000.00
4.	20.11.2022	287003	-Do-	Rs. 6,00,000.00

Total : Rs.76,00,000.00

(Rupees Seventy six lac) only

**WITNESSES :**

1. Somnath Mishra  
Adarsh  
Hm. Court  
Calcutta

Mugalsarwar

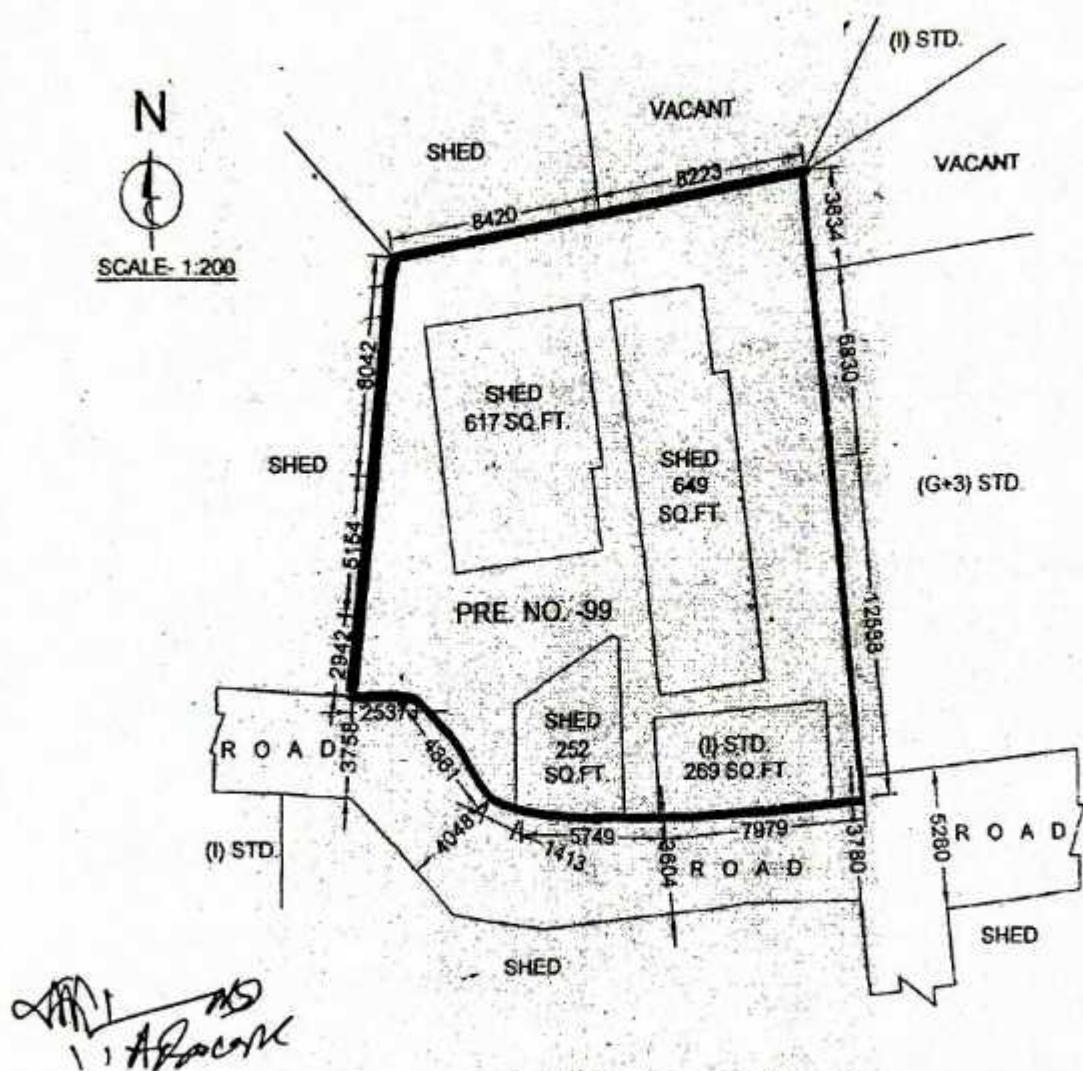
2. Abhejit Kumar Mishra  
69/1, Baghajatin Place  
Kolkata. 700 086

SIGNATURE OF THE VENDOR

Abhejit Mishra  
Adarsh

SITE PLAN OF A PLOT OF LAND SITUATED AT MOUZA - BARAKHOLA,  
J.L. NO.21, IN R.S. DAG NO.37, UNDER R.S. KHATIAN NO.13,  
CORRESPONDING TO L.R. DAG NO.37, UNDER L.R. KHATIAN NO.226,  
WITHIN THE K.M.C. WARD NO.109, KNOWN AS KMC PREMISES NO.99,  
BARAKHOLA, P.S. PURBA JADAVPUR, KOLKATA - 700 099.

SOLD LAND AREA : 5 COTTAHS 13 CHITTACKS 04  
SQ.FT. AS PER PRESENT PHYSICAL MEASUREMENT  
TOGETHERWITH ONE R.T. SHED STRUCTURE SHOWN  
BY RED BORDER LINE.



AREA OF LAND - 389.17 SQ.M. / 05 KH. - 13 CH. - 04 SQ.FT.

BARUI CONSTRUCTION  
ବାରୁଇ କୋନ୍‌ସ୍ଟ୍ରୁକ୍ୟୁଶନ

Miguel nos 700

### Partner

## BARUI CONSTRUCTION

Sanjay Dass

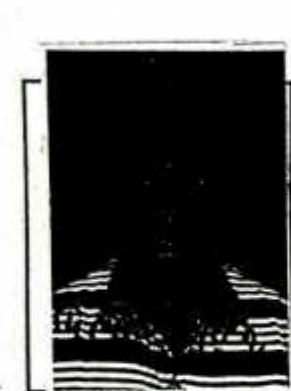
### Partner



Name ..... MANGAL NASKAR  
Signature ..... Mangal naskar.

	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name ..... MANGAL NASKAR  
Signature ..... Mangal naskar.



Name ..... DILIP BARUI  
Signature ..... DILIP BARUI.

	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

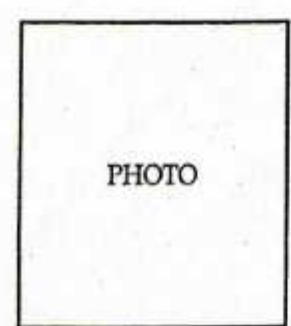
Name ..... DILIP BARUI  
Signature ..... DILIP BARUI.



Name ..... SAN JAY BARUI  
Signature ..... Sanjay Barui.

	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name ..... SAN JAY BARUI  
Signature ..... Sanjay Barui.



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name .....

Signature .....

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



192022230197686768

GRN Details

GRN:	192022230197686768	Payment Mode:	SBI Epay
GRN Date:	01/12/2022 10:12:21	Bank/Gateway:	SBIePay Payment Gateway
BRN :	6945995292517	BRN Date:	01/12/2022 10:12:43
Gateway Ref ID:	223354858718	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	011220222019768675	Payment Init. Date:	01/12/2022 10:12:21
Payment Status:	Successful	Payment Ref. No.:	2003294499/1/2022

[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr SOMESH MISHRA  
 Address: HIGH COURT CALCUTTA  
 Mobile: 9051446430  
 Period From (dd/mm/yyyy): 01/12/2022  
 Period To (dd/mm/yyyy): 01/12/2022  
 Payment Ref ID: 2003294499/1/2022  
 Dept Ref ID/DRN: 2003294499/1/2022

Debtors Details

Sl. No.	Debtors ID/Name	Debtors Address	Debtors Pincode	Debtors State	Debtors City
1	2003294499/1/2022	Property Registration- Stamp duty	0030-02-103-003-02		558620
2	2003294499/1/2022	Property Registration- Registration fees	0030-03-104-001-16		111754
			Total		670374

IN WORDS: SIX LAKH SEVENTY THOUSAND THREE HUNDRED SEVENTY FOUR ONLY.



आधार

भारत सरकार

Unique Identification Authority of India

ठारिकान्त्रिक नं. डि / Enrollment No.: 1058/10543/51614

To  
 अभिजित कुमार मिश्र  
 13082018  
 Abhijit Kumar Mishra  
 Nij Maitana  
 Battala  
 East Midnapore  
 West Bengal 721433

44128218  
  
 MN441282182FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**9468 9034 0274**

আধার - সাধারণ মানুষের অধিকার



অভিজিত কুমার মিশ্র  
 Abhijit Kumar Mishra  
 পিতা : নিরাজন মিশ্র  
 Father : NIRANJAN MISHRA  
 জন্মতারিতি / DOB : 20/10/1973  
 পুরুষ / Male



**9468 9034 0274**

আধার - সাধারণ মানুষের অধিকার



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

Entry No / Year	2003294499/2022	Deed can be registered in any of the offices mentioned on Note: 11
Date / Day	21/11/2022 11:47:55 AM	
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status : Advocate	
Transaction	[4304] Deed of Sale	
[0101] Sale, Sale Document	[4305] Declaration [No of Declaration : 2]	
Set. Forth Value	Market Value	
Rs. 76,00,000/-	Rs. 1,11,73,989/-	
Stamp Duty Payable (St)	Rs. 1,11,754/- (Article:A(1), E)	
Rs. 5,58,720/- (Article:23)		
Registration Fee Payable	Rs. 100/-	
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Barakhola, Road Zone : (AMRI - rest) , Premises No: 99, Ward No: 109, Pin Code : 700099

Sl. No	Plot / Number	Khasra No	Land Area	Proposed Acreage	Set. Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS -)	Bastu		5 Katha 13 Chatak 18 Sq Ft	71,00,000/-	1,06,73,989/-	Width of Approach Road: 14 Ft.,
	Grand Total :	-		9.6319Dec	71,00,000/-	106,73,989/-	

**Structure Details :**

Sl. No	Structure Details	Area of Structure	Set. Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
S1	On Land L1	1787 Sq Ft	5,00,000/-	5,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1787 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	1787 sq ft	5,00,000/-	5,00,000/-	



Query No: 2003294499 of 2022, Printed On : Nov 21 2022 11:48AM, Generated from wbregistration.gov.in

**Seller Details :**

Sl. No.	Name & Address	SEX	Execution/Admission Details
1	Mr Mangal Naskar Son of Late Dukhi Ram Naskar, 18/2, Kalikapur, City:-, P.O:- Mukundapur, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFxxxxxx7Q, Aadhaar No.: 55xxxxxxxx4351, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Buyer Details :**

Sl. No.	Name & Address	SEX	Execution/Admission Details
1	Barui Construction ( Partnership Firm ) ,74, Hederhat, City:-, P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 PAN No. AAxxxxxx1J, Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

Sl. No.	Name & Address	Representative of
1	Mr Dilip Barui Son of Late Gopal Barui 18/2, Kalikapur, City:-, P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ANxxxxxx3K, Aadhaar No.: 61xxxxxxxx9978	Barui Construction (as Partner)
2	Mr Sanjay Barui Son of Late Gopal Barui 18/2, Kalikapur, City:-, P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ANxxxxxx2J, Aadhaar No.: 49xxxxxxxx9067	Barui Construction (as Partner)

**Identifier Details :**

Name & Address	
Mr Abhijit Kumar Mishra Son of Niranjan Misra 69/1, Baghajatin Place, City:-, P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Mr Mangal Naskar, Mr Dilip Barui, Mr Sanjay Barui	

**Transfer of property for S1**

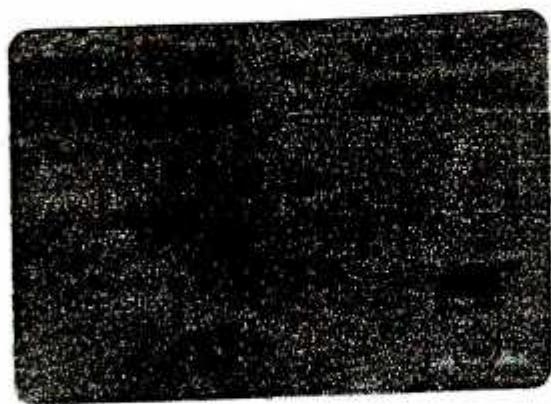
Sl.No	From	To, with area (Name-Area)
1	Mr Mangal Naskar	Barui Construction-9.63188 Dec

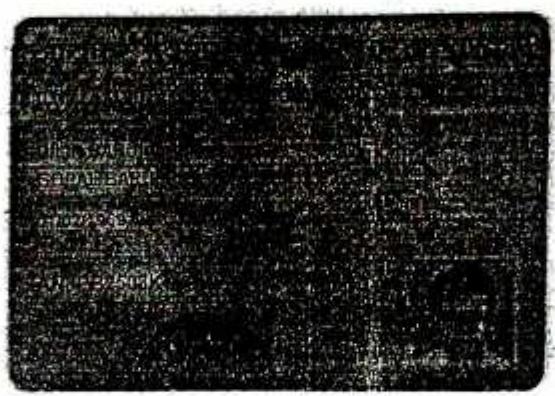
**Transfer of property for S1**

Sl.No	From	To, with area (Name-Area)
1	Mr Mangal Naskar	Barui Construction-1787 Sq Ft



Query No: 2003294499 of 2022, Printed On : Dec 1 2022 10:32AM, Generated from wbregistration.gov.in











भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Enrollment No. : 0656/03012/35804

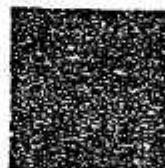
To  
Sanjay Barui

152,  
KALIKAPUR ROAD,  
VTC: Mukundapur, PO: Mukundapur,  
District: South Twenty Four Parganas,  
State: West Bengal, PIN Code: 700039,  
Mobile: 8240612530

39979334



KP399793346F1



आपका आधार क्रमांक / Your Aadhaar No. :

**4926 0337 9067**

मेरा आधार, मेरी पहचान



Issue Date: 11/12/2012

Sanjay Barui  
DOB: 01/01/1977  
Male

4926 0337 9067

मेरा आधार, मेरी पहचान

आयकर विभाग  
INCOME TAX DEPARTMENT  
MANGAL NASKAR

DHUKI RAM NASKAR  
30/06/1955  
Permanent Account Number  
ADNPIN6461A

*Mangal Naskar*  
Signature

भारत सरकार  
GOVT. OF INDIA



07/06/2014

भारत सरकार  
GOVERNMENT OF INDIA

मंगल नस्कर  
MANGAL NASKAR  
पिता : दुखि राम नस्कर  
Father : DUKHI RAM NASKAR  
जन्म वर्ष / Year of Birth : 1955  
लूकर / Male



5509 8682 4351

आधार - सांख्यिकीय मान्यतारपात्र अधिकार



भारतीय विशिष्ट परिचय अधिकारी  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:  
18/1 KALIKAPUR ROAD,  
KALIKAPUR, Mukundapur,  
South Twenty  
Four Parganas, West  
Bengal, 700099

18/1  
18/1 KALIKAPUR ROAD,  
KALIKAPUR, Mukundapur,  
South Twenty  
Four Parganas, West  
Bengal, 700099

18/1  
18/1 KALIKAPUR ROAD,  
KALIKAPUR, Mukundapur,  
South Twenty  
Four Parganas, West  
Bengal, 700099

18/1  
18/1 KALIKAPUR ROAD,  
KALIKAPUR, Mukundapur,  
South Twenty  
Four Parganas, West  
Bengal, 700099

18/1  
18/1 KALIKAPUR ROAD,  
KALIKAPUR, Mukundapur,  
South Twenty  
Four Parganas, West  
Bengal, 700099

### Major Information of the Deed

Deed No.	I-1604-14000/2022	Date of Registration	21/11/2022
Challan No./Year	1604-2003294499/2022	Office where deed is registered	
Priority Date	21/11/2022 11:47:55 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status : Advocate		
Transactions	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 76,00,000/-	Rs. 1,11,73,989/-		
Stamp Duty Paid (SDP)	Registration Fee Paid		
Rs. 5,58,720/- (Article:23)	Rs. 1,11,786/- (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:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Barakhola, Road Zone : (AMRI - rest) , , Premises No: 99, , Ward No: 109 Pin Code : 700099

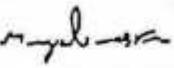
Serial No.	Proposed No.	Khata No.	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)	Bastu	5 Katha 13 Chatak 18 Sq Ft	71,00,000/-	1,06,73,989/-	Width of Approach Road: 14 Ft.,
	Grand Total :		9.6319Dec	71,00,000/-	106,73,989/-	

#### Structure Details :

Serial No.	Structure Details	Area of Structure	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
S1	On Land L1	1787 Sq Ft.	5,00,000/-	5,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1787 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	1787 sq ft	5,00,000/-	5,00,000/-	

**Details :**

Sl. No. Name, Address, Photo, Finger print and Signature

Sl. No.	Name	Photo	Finger Print	Signature
1	<b>Mr Mangal Naskar</b> Son of Late Dukhi Ram Naskar Executed by: Self, Date of Execution: 01/12/2022 , Admitted by: Self, Date of Admission: 01/12/2022 ,Place : Office			
18/2, Kalikapur, City:- , P.O:- Mukundapur, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFxxxxxx7Q, Aadhaar No: 55xxxxxxxx4351, Status :Individual, Executed by: Self, Date of Execution: 01/12/2022 , Admitted by: Self, Date of Admission: 01/12/2022 ,Place : Office				
01/12/2022 01/12/2022		LTI		01/12/2022

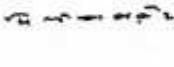
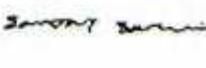
**Buyer Details :**

Sl. No. Name, Address, Photo, Finger print and Signature

Sl. No.	Name	Photo	Finger Print	Signature
1	<b>Barui Construction</b> 74, Hederhat, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District-South 24-Parganas, West Bengal, India, PIN:- 700099 , PAN No.: AAxxxxxx1J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

**Representative Details :**

Sl. No. Name, Address, Photo, Finger print and Signature

Sl. No.	Name	Photo	Finger Print	Signature
1	<b>Mr Dillip Barui (Presentant )</b> Son of Late Gopal Barui Date of Execution - 01/12/2022, , Admitted by: Self, Date of Admission: 01/12/2022, Place of Admission of Execution: Office			
18/2, Kalikapur, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ANxxxxxx3K, Aadhaar No: 61xxxxxxxx9978 Status : Representative, Representative of : Barui Construction (as Partner)				
2	<b>Mr Sanjay Barui</b> Son of Late Gopal Barui Date of Execution - 01/12/2022, , Admitted by: Self, Date of Admission: 01/12/2022, Place of Admission of Execution: Office			
Dec 1 2022 2:19PM 01/12/2022		LTI		01/12/2022

2, Kalikapur, City:-, P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ANxxxxxx2J, Aadhaar No: 49xxxxxxxx9067 Status : Representative, Representative of : Barui Construction (as Partner)

**Identifier Details :**

Name	Photo	Finger Print	Signature
Mr Abhijit Kumar Mishra Son of Niranjan Misra 69/1, Baghajatin Place, City:-, P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086			
	01/12/2022	01/12/2022	01/12/2022

Identifier Of Mr Mangal Naskar, Mr Dilip Barui, Mr Sanjay Barui

**Transfer of property (Q. 1)**

SI.No	From	To. with area (Name-Area)
1	Mr Mangal Naskar	Barui Construction-9,63188 Sq Ft

**Transfer of property (Q. 2)**

SI.No	From	To. with area (Name-Area)
1	Mr Mangal Naskar	Barui Construction-1787.00000000 Sq Ft

## Endorsement For Deed Number : I - 160414000 / 2022

01-12-2022

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

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

### Presentation (Under Section 52 & Rule 22A(3) 45(1) W.B. Registration Rules 1962)

Presented for registration at 14:00 hrs on 01-12-2022, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr Dilip Barui ..

### Certificate of Market Value (WB PUV) rules of 2001

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,11,73,989/-

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

Execution is admitted on 01/12/2022 by Mr Mangal Naskar, Son of Late Dukhi Ram Naskar, 18/2, Kalikapur, P.O: Mukundapur, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business

Indentified by Mr Abhijit Kumar Mishra, , Son of Niranjan Misra, 69/1, Baghajatin Place, P.O: Baghajatin, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 01-12-2022 by Mr Dilip Barui, Partner, Barui Construction (Partnership Firm), 74, Hederhat, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Indentified by Mr Abhijit Kumar Mishra, , Son of Niranjan Misra, 69/1, Baghajatin Place, P.O: Baghajatin, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by profession Law Clerk

Execution is admitted on 01-12-2022 by Mr Sanjay Barui, Partner, Barui Construction (Partnership Firm), 74, Hederhat, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Indentified by Mr Abhijit Kumar Mishra, , Son of Niranjan Misra, 69/1, Baghajatin Place, P.O: Baghajatin, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by profession Law Clerk

### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,11,786.00/- ( A(1) = Rs 1,11,740.00/-, E = Rs 14.00/-, H = Rs 28.00/-, M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 1,11,754/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/12/2022 10:12AM with Govt. Ref. No: 192022230197686768 on 01-12-2022, Amount Rs: 1,11,754/-, Bank: SBI EPay ( SBIEPay), Ref. No. 6945995292517 on 01-12-2022, Head of Account 0030-03-104-001-16

### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,58,720/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 5,58,620/-

### Description of Stamp

1. Stamp: Type: Impressed, Serial no 50883, Amount: Rs.100.00/-, Date of Purchase: 29/11/2022, Vendor name:

SMRITI BIKASH DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/12/2022 10:12AM with Govt. Ref. No: 192022230197686768 on 01-12-2022, Amount Rs: 5,58,620/-, Bank: SBI EPay ( SBIEPay), Ref. No. 6945995292517 on 01-12-2022, Head of Account 0030-02-103-003-02

Anupam Halder

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

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

**Registered in Book - I**

**Volume number 1604-2022, Page from 412337 to 412367**

**being No 160414000 for the year 2022.**



Digitally signed by ANUPAM HALDER  
Date: 2022.12.05 10:42:06 +05:30  
Reason: Digital Signing of Deed.

*(Signature)*

(Anupam Halder) 2022/12/05 10:42:06 AM

**DISTRICT SUB-REGISTRAR**

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

**West Bengal.**

**(This document is digitally signed.)**