

14019/2024

I-12472/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL
05/10/24

AT 040483

2/2601118/24

ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA

Certified that the Document is admitted
Registration The Signature Sheet and the
endorsement sheets attached to this docume.
are the part of this Document.



Additional Registrar
of Assurances II Kolkata

22 OCT 2024

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is executed on this 5th Day October of
2024,

Rajil Sain

GREEN MEADOWS
Partner
GREEN MEADOWS
Partner

SL. NO. **33665** DATE.....
NAME.....
ADD.....
AMT. **100/-**

03 OCT 2024

ARUN CHOWDHURY
Advocate
High Court Calcutta

AG

MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE

A.R.A.
11

03 OCT 2024

9



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

03 OCT 2024

GREEN MEADOWS GREEN MEADOWS

Printed Printed

BY AND BETWEEN:

VENDOR:

M/S GREEN MEADOWS a partnership firm within the meaning of Indian Partnership Act having its **PAN: AAJFG5053C** and its registered office address at 38 College Street, First Floor, & P.S Muchipara Kolkata 700073, represented by its partners, **1. Mr. DIPANKAR JINDAL (PAN: ACRPJ5840L) (AADHAAR: 6325 8911 5872)**, son of Shri Shiv Shankar Jindal, by faith Hindu, by occupation : Business, and having his residential address at 115B, Canal Street, Kolkata - 700048, P.O. - Sreebhumi and **2. Mr. PRADIP SAHA, (PAN: AUHPS3193H) (AADHAAR: 8998 3676 3341)**, son of Late Harish Chandra Saha, by faith : Hindu, by occupation : Business, having his residential address at 147/C/4, Dakshindari Road, Laha Bagan Kolkata - 700048, P.S. - Lake town, hereinafter called and referred to as the "**VENDOR/ OWNER**" (which Mr. PRADIP expression shall unless excluded by or repugnant to the context be deemed to mean and included its legal heir, successors, successors-in-office administrators and assigns) of the **ONE PART**

-AND-

PURCHASER:

RAJIB GAIN, (PAN: AHCPG0579M) (AADHAR: 5163 3652 0081) son of Malay gain, by religion : Hindu, by occupation : Business, residing at 90A, Shyambazar Street, Kolkata - 700005, P.O. - Hatkhola, P.S. - Shyampukur, Hereinafter referred to as the **PURCHASER** (which

Rajib Gain

GREEN MEADOWS
Dipankar Jindal
Partner

GREEN MEADOWS
Pradip Saha
Partner

expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal representatives, heirs, executors, administrators and/or assigns) herein after referred as the PARTY OF THE OTHER PART.

"PARTIES" shall mean collectively the Owner/Vendor, Purchaser, and "PARTY" means each of the Owner/Vendor, Purchaser, individually.

SUBJECT MATTER: Sale of ALL THAT piece and parcel of land admeasuring an area of **2.40 Decimal** more or less (being **1/3rd Share** of entire area of the premises that is 4 Cottahs, 5 Chittacks and 37 Square Feet equivalent to 7.213 Decimal more or less) **equivalent to 1 Cottah 7 Chittaks and 12 square Feet**, together with proportionate share upon 47 years old partly one storied and partly two storied brick built meassuage or dwelling house standing thereon (having an area of 1200 square feet on the ground floor and 900 square feet on the first floor), situate lying at or being Premises No. 90B, (formerly Premises No. 134), Shyambazar Street, in the then town of Kolkata P.S Shyampukur, District: Kolkata, within the local limits of Kolkata Municipal-Corporation Ward No. 008, having its Assessee No. 110084800715, Pin 700005, herein collectively referred hereinafter as "Said Property" and the same is stated in the following manner:

Background:

Whereas All By virtue of an Award dated the 24th day February, 1958 published by the Learned Arbitrators, Harendra Nath Ballav, Hem

Rajib Sain

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Dipankar Jindal
Partner

GREEN MEADOWS

Bradley Saha
Partner

Chandra Sawoo and Rabindra Chandra Kar in award Case No. 223 of 1957 [Bijoy Krishna Gain Vs. Gopendra Krishna Gain & Anr.] and the said Award having duly decreed by the Hon'ble High Court at Calcutta on the 15th day of June, 1959, one Bijay Krishna Gain, since deceased became the absolute owner amongst other properties All That a piece or parcel land measuring an area of 4 cottahs, 5 Chittacks and 37 Square Feet, be the same, a little more or less, together with old dilapidated one storied tiled shaded dwelling house measuring an area of about 100 square feet standing thereon, situate and lying at or being Premises No. 90B, (Formerly 134), Shyambazar Street, in the then town of Calcutta now Kolkata 700 005, (hereinafter referred to as the "said property") as more fully described in Part-I of the Schedule "A" of the said Award dated 24th day of February, 1958, (as well as in the First Schedule hereunder written), free from all encumbrances, charges, liens, lispendens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debits, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments etc. whatsoever or howsoever.

On or about 9th day of June 1975 the Bijay Krishna Gain died after publishing his last Will and Testament dated the 6th of March, 1963, which was duly registered at the office of the Sub- Register, Basirhat on 7th day of March, 1963, appointing his wife, Smt. Amila Bala Gaine as the sole Execution of the said Will dated 6th day of March 1963.

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Bipankar Jindal
Partner

GREEN MEADOWS

Rajib Sain
Partner

Upon being applied for, by the said Smt. Amila Bala Gaine, as the sole Executrix of the said Will dated 6th day March, 1963, the Hon'ble High Court at Calcutta on 28th day of April, 1979 was pleased to grant probate to the said Will dated 6th day March, 1963 in favour of the said sole Executrix, the said Smt. Amila Bala Gaine.

Pursuant to the said probated Will dated 6th day of March, 1963, of the said Bijay Krishna Gaine, the said Smt. Amila Bala Gaine became the absolute owner of an undivided $\frac{1}{2}$ (one half) part or share in the said property and four sons of the said Late Bijay Krishna Gaine, namely Amal Krishna Gain, Dwipen Krishna Gain, Kanchan Gaine and Shyamal Gaine become the absolute joint owners of the balance $1\frac{1}{2}$ (one half) part or share in the said property

By virtue of the aforesaid the undivided, proportionate right, title and interest in the said property become as follows-

Smt. Amila Bala Gaine	$\frac{1}{2}$ (one-half) part or
Sri Amal Krishna Gain	$\frac{1}{8}$ th part or share
Sri Dwipen Krishna Gain	$\frac{1}{8}$ th part or share
Sri Kanchan Gaine	$\frac{1}{8}$ th part or share
Sri Shyamal Gaine	$\frac{1}{8}$ th part or share

On or about 25th of October, 1992 the said Smt. Amila Bala Gaine published her last Will and Testament therein appointing her one of her four sons, namely the said Shyamal Gaine as the Executor thereunder and also bequeathed her undivided proportionate $\frac{1}{2}$ (one-half) right, little and interest over and in respect of said property upon her four sons, the

Rajil Sain

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Dipanker Jindal
Partner

GREEN MEADOWS

Ranjit Sain
Partner

said Amal Krishna Gain, Dwipen Krishna Gain, Kanchan Gaine and Shyamal Gaine in equal share;

On her about 2nd day of August, 1992, the said Dwipen Krishna Gain died intestate leaving behind him, his wife Smt. Mohua Gain and Abhijit Gain as his only legal heirs, who jointly inherited all right, title and interest of the properties and assets left by the said Late Dwipen Krishna Gain which included the undivided, proportionate 1/8th part or share in the said property;

Smt. Amila Bala Gaine	1/2 (one-half) part or share
Sri Amal Krishna Gain	1/8th part or share
Smt. Mohua Gain	1/16th part or share
Sri Abhijit Gain	1/16th part or share
Sri Kanchan Gaine	1/8th part or share
Sri Shyamal Gaine	1/8th part or share

Pursuant to the aforesaid, the undivided, proportionate right, title and interest in the said property became as follows:-

On or about 30th day of March, 1999, the said Amila Bala Gain died having published her last Will and Testament as aforesaid,

Rajil Sain

GREEN MEADOWS
Partner
Dwipen Krishna Gain

GREEN MEADOWS
Partner
Mohua Gain

On or about 25th day of June, 2005, the said Amal Krishna Gain died intestate as a bachelor and his share devolve upon his brothers or their heirs in accordance with the law.

By virtue of the aforesaid, the share of the said Amal Krishna gain was devolved upon the said Kanchan Gaine, Shyamal Gaine, Smt. Mohua Gain and Abhijit Gain jointly who inherited the undivided proportionate 1/8th part or share in the said property of the said Late Amal Krishna Gain, hence the undivided, proportionate right, title and interest over and in respect of the said property become as follows:-

Smt. Amila Bala Gain (since deceased)	1/2 (one-half) part or share
Smt. Mohua Gain	1/12 th part or share
Sri Abhijit Gain	1/12 th part or share
Sri Kanchan Gaine	1/6 th part or share
Sri Shyamal Gaine	1/6 th part or share

Upon the death of the said Amila Bala Gaine and subject to the grant of probate of the last Will and Testament of the said deceased, the said Kanchan Gaine, Shyamal Gaine and the surviving legal heirs of said Late Dwipen Krishna Gain ie. the said Smt. Mohua Gain and Abhijit Gain became the absolute owners of the said 1/2 (one-half) part or share in the said property since the said Amal Krishna Gain predeceased as bachelor

Rajil Sain

and hence the undivided, proportionate right, title and interest over and in respect of the said property of the said person bequeath are as follows:-

Smt. Mohua Gain	1/6 th part or share
Sri Abhijit Gain	1/6 th part or share
Sri Kanchan Gaine	1/3 rd part or share
Sri Shyamal Gaine	1/3 rd part or share

By a registered Deed of Conveyance dated 17.05.2014 said Sri Shyamal Gaine sold transferred and conveyed ALL THAT piece and parcel of land measuring and area of about 1 Cottahs, 7 Chittacks and 12 square feet a little more or less equivalent to 1047.33 square feet, being the 1/3rd undivided, proportionate share or part of the said property as described in Schedule A herein above written together with old, one storied, dilapidated tiles shaded, cemented flooring and tenanted structure measuring an area of about 300 square feet standing thereat and situate and lying at or being premises No. 90B, Shyambazar Street, Police Station: Shyampukur, Kolkata 700 005, within the limit of Kolkata Municipal Corporation Ward No. 08, in favour of M/S Green Meadows wherein said 1. Mahua Gain, 2. Abhijit Gain and 3. Kanchan Gaine were the confirming party, which was registered with the office of ARA-II Kolkata and recorded in Book No. I, Volume No. 28, Pages 3669 to 3695 being Deed No. 06057 for the year 2014.

Rajib Sain

GREEN MEADOWS
Dipankar Sain
Partner
GREEN MEADOWS
Pradeep Sain
Partner

AND WHEREAS, Said M/S Green Meadows (vendor herein) by virtue of aforesaid Deed No. 06057 for the year 2014 became the absolute and recorded owner of ALL THAT piece and parcel of land measuring and area of about 1 Cottahs, 7 Chittacks and 12 square feet a little more or less equivalent to 1047.33 square feet, being the 1/3rd undivided, proportionate share or part of the said property as described in Schedule A herein above written together with old, one storied, dilapidated tiles shaded, cemented flooring and tenanted structure measuring an area of about 300 square feet standing thereat and situate and lying at or being premises No. 90B, Shyambazar Street, Police Station: Shyampukur, Kolkata 700 005, within the limit of Kolkata Municipal Corporation Ward No. 08 Ward No. 008, having its Assessee No. 110084800715, Pin 700005.

Representations, Warranties and Covenants Regarding Encumbrances:
The Vendor represents, warrant and covenant regarding encumbrances as follows:

No Acquisition/Requisition: The Vendor or the Vendor' predecessors-in-title have not received any notice from any authority for acquisition, requisition or vesting of the Said property and declare that the said property has not been affected by any scheme of any local Authority or Government of Statutory Body at any time;

Rajib Sain

GREEN MEADOWS

Dipankar Jindal
Partner

GREEN MEADOWS

Rajib Sain
Partner

No Excess Land: The Vendor hereby represent and warrant that the Said property is not adversely affected by ceiling limit, whether under the Urban Land (Ceiling & Regulation) Act, 1976, West Bengal Land Reforms Act, Estate Acquisition Act or any other statute for the time being in force.

Encumbrance by Act of Vendor: The Vendor have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement whereby the Said property or any part thereof can or may be impeached, encumbered or affected;

Right, Power and Authority to Sell; The Vendor have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said property to the Purchaser;

No Dues: No tax in respect of the Said property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor;

No Mortgage: No mortgage or charge has been created by the Vendor by mortgaging/charging or otherwise over and in respect of the Said property or any part thereof;

Rajit Sain

GREEN MEADOWS

Proprietor
Partner

GREEN MEADOWS

Partner

Free From All Encumbrances: the Said property is free from all claims, demands,, encumbrances, mortgages, charges, liens, attachments, lispens, uses, debutters, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, barga darsa and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably chiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said property is free, clear and marketable;

No Personal Guarantee: The Said property has not been affected by or subject to any personal guarantee for securing any financial accommodation;

No Bar by Court Order or Statutory Authority: There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said property or any part thereof;

As agreed upon by the Vendor herein to sell, transfer and convey the said property in favour of the purchaser herein at and for a total Consideration of Rs. 70,00,000/- (Rupees Seventy Lakh only). The Vendor have agreed and accepted the said offer made by the Purchaser herein.

Rajil Sain

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Dipanker Jindal
Partner

GREEN MEADOWS

Roadip Sain
Partner

Sale of Said property : The basic understanding between the Vendor and the Purchasers is that by virtue of this Deed of Conveyance the Vendor herein shall sell THAT piece and parcel of land admeasuring an area of 2.40 Decimal more or less (being 1/3rd Share of entire area of the premises that is 4 Cottahs, 5 Chittacks and 37 Square Feet equivalent to 7.213 Decimal more or less) equivalent to 1 Cottah 7 Chittaks and 12 square Feet, together with proportionate share upon 47 years old partly one storied and partly two storied brick built meassuage or dwelling house standing thereon (having an area of 1200 square feet on the ground floor and 900 square feet on the first floor), situate lying at or being Premises No. 90B, (formerly Premises No. 134), Shyambazar Street, in the then town of Kolkata P.S Shyampukur, District: Kolkata, within the local limits of Kolkata Municipal-Corporation Ward No. 008, having its Assessee No. 110084800715, Pin 700005, and morefully and more particularly mentioned in the Schedule hereunder written fully and absolutely to the Purchaser free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with khas, peaceful and physical, possession and the Purchaser shall purchase the same from the Vendor. The Vendor have handed over copies of the documents of title relating to the Properties, the purchaser being satisfied with the said documents and declaration and assurances made by the

Rajib Sain

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Shyamkrishna Jindal
Partner

GREEN MEADOWS

Pradip Saha
Partner

Vendor about the title of the Said property free from all encumbrances agreed to purchase from the Vendor.

Transfer Hereby Made: The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor 'right, title and interest of whatsoever or howsoever nature in the Said property , i.e. more or less being Sale of Said property : The basic understanding between the Vendor and the Purchaser is that the Vendor shall sell THAT piece and parcel of land admeasuring an area of 2.40 Decimal more or less (being 1/3rd Share of entire area of the premises that is 4 Cottahs, 5 Chittacks and 37 Square Feet equivalent to 7.213 Decimal more or less) equivalent to 1 Cottah 7 Chittaks and 12 square Feet, together with proportionate share upon 47 years old partly one storied and partly two storied brick built meassuage or dwelling house standing thereon (having an area of 1200 square feet on the ground floor and 900 square feet on the first floor), situate lying at or being Premises No. 90B, (formerly Premises No. 134), Shyambazar Street, in the then town of Kolkata P.S Shyampukur, District: Kolkata, within the local limits of Kolkata Municipal-Corporation Ward No. 008, having its Assessee No. 110084800715, Pin 700005, and morefully and more particularly mentioned in the Schedule hereunder.

Consideration: The aforesaid transfer is being made in consideration of a total sum of Rs. 70,00,000/- (Rupees Seventy Lakh only) (the said Consideration is hereby paid by the Purchaser in favour of the vendor

Rajib Sain

GREEN MEADOWS

Dipankar Jindal
Partner

Pradip Saha
Partner

GREEN MEADOWS

herein receipt of which the Vendor herein as well as in Receipt of Memo below, written, admit and acknowledge);

Terms of Transfer

Salient Terms: The transfer being affected by this Conveyance is:

Sale: a sale within the meaning of the Transfer of Property Act, 1882.

Absolute: absolute, irreversible and perpetual;

Together with All Other Appurtenances: together with all other rights the Vendor have in the Said property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said property;

Subject to: The transfer being affected by this Conveyance is subject to:

Indemnification: express indemnification by the Vendor herein about the correctness of the Vendor' title, Vendor' authority to sell and non-existence of any encumbrances on the Said property and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenant that the Vendor or any person claiming under the Vendor in law, trust and equity, shall, at all times

Rajib Sain

GREEN MEADOWS
Dywanter Jindal
Partner
GREEN MEADOWS
Rajib Sain
Partner

hereafter, indemnifies and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest by reason of the aforesaid. Pertinent to mention herein that, if any of the representations, warranties of Vendor as aforesaid is found to be defective or untrue, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify the same and if the Purchaser think it necessary to execute any document for further or more perfectly assuring the title of the Said property, the same shall be executed by the Vendor but the cost in this regard is to be borne by the Purchaser;

GREEN MEADOWS
Dipankar Jindal
Partner

Transfer of Property Act: all obligations and duties of vendor and Purchaser as provided in the Transfer of Property Act, 1882 save as contracted to the contrary hereunder;

GREEN MEADOWS
Pradeep Sahi
Partner

Delivery of Possession: The Vendor hereby declares and confirms that, the Vendor have already delivered peaceful possession of the Said property to the Purchaser and hereinafter the Purchaser shall be entitled to hold, possess and enjoy the Said property as a lawful owner;

Holding Possession: The Vendor hereby covenant that the Purchaser and the Purchaser's assignees shall and may, from time to time, and at all

Rajil Sain

times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said property and every part thereof to the use of the Purchaser and receive rents, issues And profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser by the Vendor, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor;

No Objection to Mutation: The Vendor declare that the Purchaser shall be fully entitled to mutate the Purchaser's name in all concerned public and statutory records and the Vendor hereby expressly (i) consent to the same and (2) appoint the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. The Vendor undertake to cooperate with the Purchaser in all respect to cause mutation of the Said property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser;

Further Acts: The Vendor hereby covenant that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or Purchaser's successors-in-interest, do and execute or cause to be

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GREEN MEADOWS

Dipankar Jindal
Partner

GREEN MEADOWS

Pradip Saha
Partner

done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said property;

Clear & Marketable title: The Vendor possesses clear, marketable, unfettered, absolute and unrestricted right, title and interest on the said property and are the sole, absolute and exclusive owner of the respective portions of the Said property having peaceful, legal and physical possession thereof and no other person and/or persons have any right, title, interest, claim or concern of any nature therein. The Vendor have duly mutated their name in the records of Kolkata Municipal Corporation and paid tax upto date for the Said property and there are no impediments, defaults, omissions or constraints whatsoever with regard to the rights, ownership, title, estate, privileges and interests vesting in the Vendor

No litigation: There are no pending or threatened litigation(s) including any appellate proceedings, arbitrations, suits, proceedings, disputes, lis-pendens, attachment, claims, demands, notices of acquisition or requisition, reservations, prohibitory orders, notices of any nature whatsoever concerning or relating to or involving the Said property or the Vendor relating to the Said property . There are no court orders or any orders / directions from any Governmental Authority or any other person, which may have any adverse effect on the ownership of the Said property hereby conveyed;

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Dipankar Jindal
Partner

GREEN MEADOWS
Fredip Saha
Partner

No Encumbrance & Contiguous: The Said property and all parts of its are free from all kinds of Encumbrance and third party claims including any prior sale / agreement to sell, gift, mortgage, tenancy, license, trust, exchange, lease, encroachment by or settled possession of a third party, legal flaw, claims, loan, surety, security, lien, court injunction, litigation, stay order, notices, charges, disputes, acquisition, attachment in the decree of any court, hypothecation, income tax or wealth tax attachment or any other registered or unregistered Encumbrance whatsoever. The Said property is contiguous land and there are no impediments of whatsoever nature;

Due disclosures: All information contained or referred to in this Instrument which has been given to Purchaser, continues to be, true, complete and accurate in all respects and not misleading in any manner. Nothing has occurred (since the time such information was given) that results in any information, provided by them or on their behalf in connection with the transaction contemplated herein, becoming untrue or only partially true in any respect;

Land Acquisition: The Vendor shall keep the Purchaser indemnified from any loss if it is caused due to any action etc. taken by any Governmental Authority in respect of acquisition or purchase of the Said property, or any part thereof or any interest in it, revocation of any Development

Rajib Sain

GREEN MEADOWS
Dipanker Jindal
Partner

GREEN MEADOWS
Rudip Saks
Partner

Rights, withdrawal of permission to convert land use such that it affects the transaction contemplated herein, by any Governmental Authority for any purpose whatsoever, etc. In any event, the Vendor shall always keep the Purchaser duly indemnified and harmless against any claim and demand whatsoever as may be made at any point of time in respect of or against the said property hereby conveyed in future;

Land Ceiling: The Vendor hereby represent and warrant that the Said property is not adversely affected by ceiling limit, whether under the Urban Land (Ceiling & Regulation) Act, 1976 or any other statute for the time being in force.

Mutation: The Vendor and each of them hereby declare and affirm that the Purchaser is fully entitled to mutate its name in all public and statutory records in respect of the Said property hereby conveyed.

SCHEDULE

(SAID PROPERTY)

THAT piece and parcel of land admeasuring an area of 2.40 Decimal more or less (being 1/3rd Share of entire area of the premises that is 4 Cottahs, 5 Chittacks and 37 Square Feet equivalent to 7.213 Decimal more or less) equivalent to 1 Cottah 7 Chittaks and 12 square Feet, together with proportionate share upon 47 years old partly one storied and partly two

Rafiq Sain

GREEN MEADOWS
Dyankar-Jindal
Partner

GREEN MEADOWS
Rafiq Sain
Partner

storied brick built meassuage or dwelling house standing thereon (having carpet area of 1200 square feet being 1/3rd share measuring about carpet area 400 sq. ft. on the ground floor and 900 square feet on the first floor ^{Cemented Floor} 1/3rd share measuring about carpet area 300 sq. ft.), situate lying at or being Premises No. 90B, (formerly Premises No. 134), Shyambazar Street in the then town of Kolkata P.S Shyampukur, District: Kolkata, within the local limits of Kolkata Municipal-Corporation Ward No. 008, having its Assessee No. 110084800715, Pin 700005, The said property is duly butted and bounded which are as follows:

ON THE NORTH	By premises in Hem Kar Bye Lane
ON THE SOUTH	By Shyambazar Street (40ft wide road)
ON THE EAST	By premises No. 90A, Shyambazar Street
ON THE WEST	By partly Premises No. 91, Shyambazar Street

IN WITNESSES WHEREOF the Parties have executed this Indenture at Kolkata on the 5th of October 2024 as first above written.

GREEN MEADOWS **GREEN MEADOWS**
Sipankar Jindal *Pradip Saha*
 Partner Partner

Witnesses:

Executed and Delivered by the Vendor

1. Tuhin Chatterjee
 10B, B.N. Sen St.
 Kol-700004

Rajil Sain

2. Anupam Bishui
 Anipon
 Kol-14

Executed and Delivered by the Purchaser

Drafted by me.

AA Adv. (ALTAMAS KABIR)

E no - F/3854/3792/2021

Sealdah court
 Kol-14 20

GREEN MEADOWS
Sipankar Jindal
 Partner

GREEN MEADOWS
Pradip Saha
 Partner

GREEN MEADOWS
Sipankar Jindal
 Partner

GREEN MEADOWS
Pradip Saha
 Partner

RECEIPT AND MEMO OF CONSIDERATION FOR THE VENDOR

Vendor herein have received from the Purchaser the consideration of Rs. 70,00,000/- (Rupees Seventy Lakh only) by virtue of RTGS/Bank Transfer.

Sl. No.	Demand Draft No.	Date	Bank	Amount (in Rs.)
1	067003	03.10.2024	STATE BANK OF INDIA	70,00,000/-
Total: Rs. Seventy Lakh only				

SIGNATURE OF VENDOR

GREEN MEADOWS
Dipankar Jindal
Partner

GREEN MEADOWS
Pradyip Saha
Partner

Witnesses:

(1) *[Signature]*
TOHIN CHATTERJEE
10B, B N SEN ST - KOC-3

(2) *[Signature]*
Anupam Bera
Himpan
KOC-3

Rajil Sai

SPECIMEN FORM FOR TEN FINGERPRINTS



Dipanker Jindal

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



Pradip Saha

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



Rajib Sain

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



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



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



031020242023968328

GRIPS Payment Detail

GRIPS Payment ID:	031020242023968328	Payment Init. Date:	03/10/2024 17:28:09
Total Amount:	540553	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	4701427470317	BRN Date:	03/10/2024 17:28:39
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

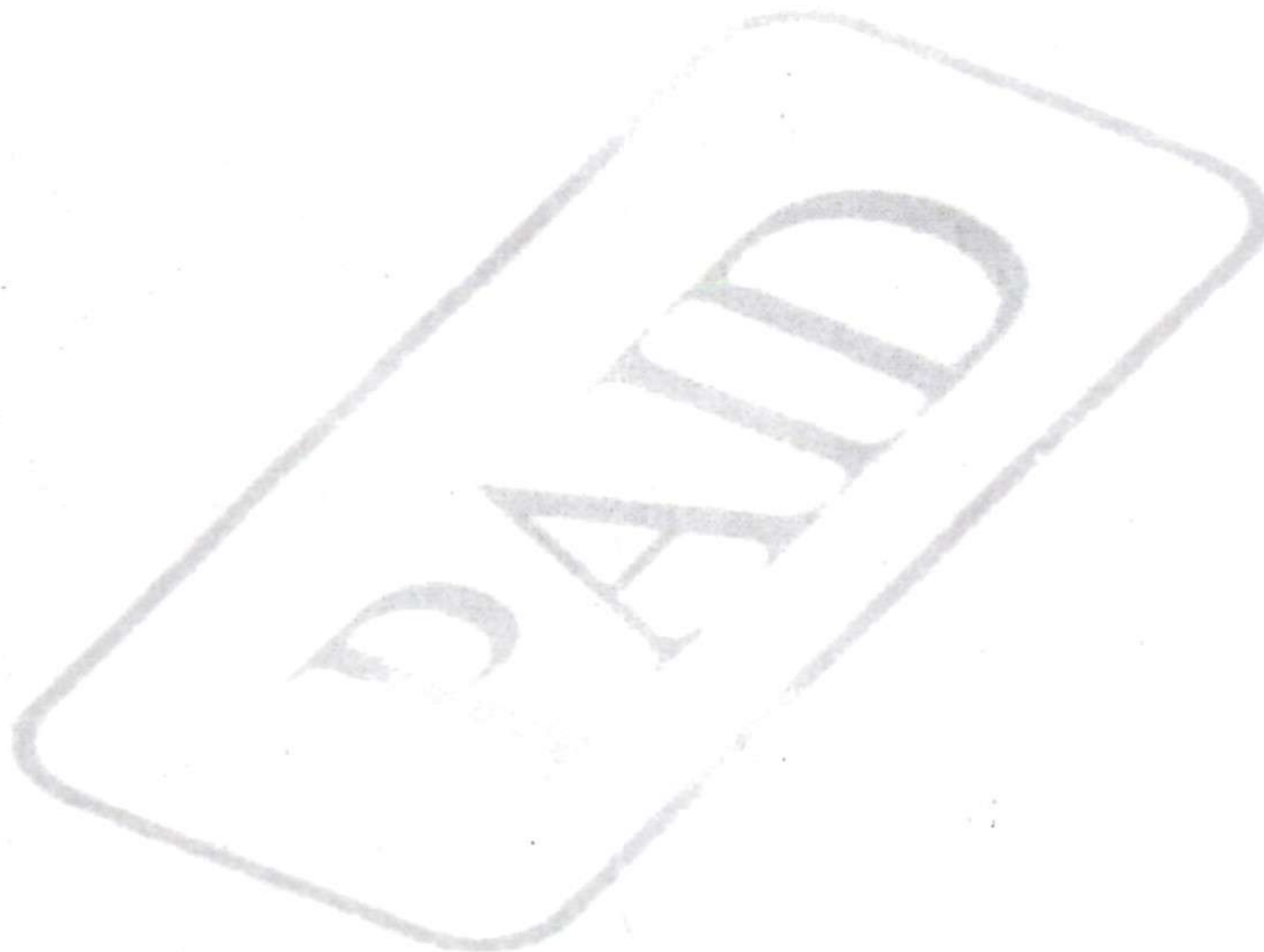
Depositor's Name: Mr Rajib Gain
Mobile: 9831134714

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250239683298	Directorate of Registration & Stamp Revenue	540553
Total			540553

IN WORDS: FIVE LAKH FORTY THOUSAND FIVE HUNDRED FIFTY THREE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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



192024250239683298

GRN Details

GRN:	192024250239683298	Payment Mode:	SBI Epay
GRN Date:	03/10/2024 17:28:09	Bank/Gateway:	SBIePay Payment Gateway
BRN:	4701427470317	BRN Date:	03/10/2024 17:28:39
Gateway Ref ID:	IGARXGELS8	Method:	State Bank of India NB
GRIPS Payment ID:	031020242023968328	Payment Init. Date:	03/10/2024 17:28:09
Payment Status:	Successful	Payment Ref. No:	2002601118/4/2024
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr Rajib Gain
Address:	90A, Shyambazar Street
Mobile:	9831134714
Email:	raj_ujan@yahoo.co.in
Period From (dd/mm/yyyy):	03/10/2024
Period To (dd/mm/yyyy):	03/10/2024
Payment Ref ID:	2002601118/4/2024
Dept Ref ID/DRN:	2002601118/4/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002601118/4/2024	Property Registration- Stamp duty	0030-02-103-003-02	463308
2	2002601118/4/2024	Property Registration- Registration Fees	0030-03-104-001-16	77245
			Total	540553

IN WORDS: FIVE LAKH FORTY THOUSAND FIVE HUNDRED FIFTY THREE ONLY.

Major Information of the Deed

Deed No :	I-1902-12472/2024	Date of Registration	22/10/2024
Query No / Year	1902-2002601118/2024	Office where deed is registered	
Query Date	30/09/2024 11:04:20 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	A Bagchi S C Court, Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 7001449174, Status :Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 70,00,000/-	Rs. 77,23,125/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 4,63,408/- (Article:23)	Rs. 77,245/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Kolkata, P.S:- Shyampukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Shyambazar Street, Premises No: 90B, , Ward No: 008 Pin Code : 700005

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	1 Katha 7 Chatak 12 Sq Ft	69,00,000/-	71,98,125/-	Width of Approach Road: 40 Ft.,
Grand Total :				2.3994Dec	69,00,000 /-	71,98,125 /-	



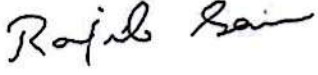
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	700 Sq Ft.	1,00,000/-	5,25,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 300 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		700 sq ft	1,00,000 /-	5,25,000 /-	



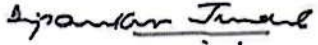



Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Green Meadows 38, College Street, City:- Kolkata, P.O:- Muchipara, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700005 Date of Incorporation:XX-XX-2XX0 , PAN No.:: aaxxxxxx3c,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	Name	Photo	Finger Print	Signature
	Mr Rajib Gain (Presentant) Son of Malay Gain Executed by: Self, Date of Execution: 05/10/2024 , Admitted by: Self, Date of Admission: 05/10/2024 ,Place : Office		 Captured LTI 05/10/2024	 05/10/2024
Son of Malay Gain 90A, Shyambazar Street, City:- Kolkata, P.O:- Hatkhola, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: ahxxxxxx9m, Aadhaar No: 51xxxxxxxx0081, Status :Individual, Executed by: Self, Date of Execution: 05/10/2024 , Admitted by: Self, Date of Admission: 05/10/2024 ,Place : Office				

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Dipanker Jindal Son of Shri Shiv Shankar Jindal Date of Execution - 05/10/2024, , Admitted by: Self, Date of Admission: 05/10/2024, Place of Admission of Execution: Office		 Captured LTI 05/10/2024	 05/10/2024
115b Canal St, City:- Not Specified, P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: acxxxxxx0l, Aadhaar No: 63xxxxxxxx5872 Status : Representative, Representative of : Green Meadows				
2	Name	Photo	Finger Print	Signature
	Mr Pradip Saha Son of Late Harish Chandra Saha Date of Execution - 05/10/2024, , Admitted by: Self, Date of Admission: 05/10/2024, Place of Admission of Execution: Office		 Captured LTI 05/10/2024	 05/10/2024
147/c/4 Dakshindari Road, City:- Not Specified, P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: auxxxxxx3h, Aadhaar No: 89xxxxxxxx3341 Status : Representative, Representative of : Green Meadows				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Anupam Bagchi Son of R M Bagchi City:- Not Specified, P.O:- Entally, P.S:- Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700014		 Captured	
	05/10/2024	05/10/2024	05/10/2024

Identifier Of Mr Rajib Gain, Mr Dipanker Jindal, Mr Pradip Saha

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Green Meadows	Mr Rajib Gain-2.39937 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Green Meadows	Mr Rajib Gain-700.00000000 Sq Ft

Endorsement For Deed Number : I - 190212472 / 2024

On 05-10-2024

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

Presented for registration at 11:54 hrs on 05-10-2024, at the Office of the A.R.A. - II KOLKATA by Mr Rajib Gain ,Claimant.

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 77,23,125/-

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

Execution is admitted on 05/10/2024 by Mr Rajib Gain, Son of Malay Gain, 90A, Road: Shyambazar Street, , P.O: Hatkhola, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700005, by caste Hindu, by Profession Business

Indetified by Mr Anupam Bagchi, , , Son of R M Bagchi, P.O: Entally, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Others

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

Execution is admitted on 05-10-2024 by Mr Dipanker Jindal,

Indetified by Mr Anupam Bagchi, , , Son of R M Bagchi, P.O: Entally, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Others

Execution is admitted on 05-10-2024 by Mr Pradip Saha,

Indetified by Mr Anupam Bagchi, , , Son of R M Bagchi, P.O: Entally, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 77,245.00/- (A(1) = Rs 77,231.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 77,245/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/10/2024 5:28PM with Govt. Ref. No: 192024250239683298 on 03-10-2024, Amount Rs: 77,245/-, Bank: SBI EPay (SBlePay), Ref. No. 4701427470317 on 03-10-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,63,408/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 4,63,308/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 33665, Amount: Rs.100.00/-, Date of Purchase: 03/10/2024, Vendor name: M Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/10/2024 5:28PM with Govt. Ref. No: 192024250239683298 on 03-10-2024, Amount Rs: 4,63,308/-, Bank: SBI EPay (SBlePay), Ref. No. 4701427470317 on 03-10-2024, Head of Account 0030-02-103-003-02

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 22-10-2024

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.



Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2024, Page from 694179 to 694211

being No 190212472 for the year 2024.



fin

Digitally signed by SATYAJIT BISWAS
Date: 2024.10.24 11:49:19 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 24/10/2024

ADDITIONAL REGISTRAR OF ASSURANCE

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

West Bengal.