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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AW 095228

24.09.2025
Ran. 2/2573350/25

It is hereby certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.


District Registrar (B)
Alipore, South 24-parganas

24-09-25

DEED OF CONVEYANCE

This Deed of Conveyance is made and executed at Kolkata on this
the 24th day of September, 2025 (Two Thousand and Twenty Five).

BY AND BETWEEN

Mrs. ANJALI DEVI CHAUDHRY (PAN - ACRPC2239E, Aadhaar No. 6232 6066 2271, Mobile No. 9331007214, Date of Birth - 14/10/1959) wife of Hemant Kumar Chaudhry, by faith - Hindu, by occupation - Housewife, permanent resident of Chaudhry House, 8/1A Little Russel Street, P.O. Middleton Row, P.S. Shakespeare Sarani, Kolkata - 700071, West Bengal, India, hereinafter in these presents, for the sake of brevity called, referred to and identified as the '**OWNER-VENDOR**' (which term or expression unless excluded by or repugnant to the subject or context shall mean, imply and include her heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **FIRST PART**. The term and/or expression "Owner-Vendor" and "Owner" shall mean and imply the same.

A N D

NIRMAN (PAN - AAGFN6845E) a Partnership firm having its principal place of business at Premises No. 22, R.N. Mukherjee Road, P.O. G.P.O., P.S. Hare Street, Kolkata-700001, West Bengal, India, represented by its existing partners namely (1) **Mr. TUSHAR KANTI SEN**, (PAN - ALOPS2468M, Aadhaar No. 8881 0936 0495, Mobile No. 9830070386) son of Late Nani Gopal Sen, (2) **Mr. DEBASIS SEN**, (PAN - AKTPS2502A, Aadhaar No. 5121 5506 1549, Mobile No. 9830029599) son of Samarendra Narayan Sen, (3) **Mr. SANDIP SEN**, (PAN - AKLPS7659A, Aadhaar No. 3140 2843 0095, Mobile No. 9830022095) son of Samarendra Narayan Sen, all by faith - Hindu, all by occupation - Business, all residing at 'Ananda Niketan' P.O. Joka, 58A, Diamond Harbour Road, P.S. Thakurpukur, Kolkata-700104, West

Bengal, India, (4) **Mrs. ARUNA SEN**, (PAN - AIEPS5631D, Aadhaar No. 9014 6683 2196, Mobile No. 9831564926) wife of Late Sunil Kumar Sen, by faith - Hindu, by occupation - Business, residing at AK 104 Sector 2, Sech Bhawan, Bidhannagar, P.O. Sech Bhawan, Kolkata - 700091, P.S. Bidhannagar East, West Bengal, India, all vide General Power of Attorney dated 20th September 2024, registered at and before the Office of District Sub-Registrar - II at Alipore and duly recorded in Book No. IV, Volume No. 1602-2024, Pages from 4760 to 4774, being Deed No. 160200280 for the year 2024, are being represented by their Constituted Attorney **Mr. TUSHAR KANTI SEN** (PAN - ALOPS2468M, Aadhaar No. 8881 0936 0495, Mobile No. 9830070386) Son of Late Nani Gopal Sen, residing at Ananda Niketan, P.O. Joka, 58 A Diamond Harbour Road, P.S. Thakurpukur, Kolkata - 700104, West Bengal, India, in these presents for the sake of brevity called, referred to and identified as the '**PURCHASER**' (which term or expression unless excluded by or repugnant to the subject or context shall mean, imply and include its partners, authorized representatives, successors-in-office, executors, administrators, legal representatives, nominees and assigns) of the **SECOND PART**.

In these presents, for the sake of brevity the Owner of the First Part and the Purchaser of the Second Part herein are collectively called, referred to and identified as **Parties** and individually as **Party**. The term "Said Property" herein shall mean, imply and include the entire Second Scheduled Property written below at the foot of these presents.

WHEREAS:-

- A) In pursuance and by operation of respective registered Deeds and/or Documents (details whereof will appear from the First Schedule hereunder written) the Owner herein thus became sufficiently and lawfully entitled to the title and ownership of **ALL THAT** piece and parcel of land admeasuring more or less **6 Cottah 15 Chittak 43 Sq. Ft.** together with **200 Sq. Ft. asbestos shed structure** lying thereon comprised in Touzi No. 56, Mouza – Chandpur, Pargana – Khaspur, Khatian No. 397, Dag No. 635, J.L. No. 41, lying, situated at and identified as **KMC Premises No. 68 Uday Shankar Sarani** (formerly Golf Club Road and also known as Uday Sankar Sarani as per Kolkata Municipal Corporation), **Kolkata – 700033**, P.S. erstwhile Jadavpur and now **Golf Green**, District – 24 Parganas (South), **Assessee No. 210940301506**, within the limits of **Ward No. 094 of the Kolkata Municipal Corporation** (more fully and particularly mentioned and described in the Second Schedule written below at the foot of these presents and hereinafter collectively referred to as the “Said Property”).
- B) The Owner has lawfully caused her name to be duly mutated in the records of The Kolkata Municipal Corporation with regard to the Said Property.
- C) The Purchaser in its endeavour to purchase one such land and property in the said area approached the Owner in order to purchase the said property being **ALL THAT** piece and parcel of land admeasuring more or less **6 Cottah 15 Chittak 43 Sq. Ft.** together with **200 Sq. Ft. asbestos shed structure** lying thereon comprised in Touzi No. 56, Mouza – Chandpur, Pargana – Khaspur, Khatian No. 397, Dag No. 635, J.L.

No. 41, lying, situated at and identified as **KMC Premises No. 68 Uday Shankar Sarani** (formerly Golf Club Road and also known as Uday Sankar Sarani as per Kolkata Municipal Corporation), **Kolkata - 700033, P.S. erstwhile Jadavpur and now Golf Green, District - 24 Parganas (South), Assessee No. 210940301506**, within the limits of **Ward No. 094 of the Kolkata Municipal Corporation**, more fully and particularly mentioned and described in the Second Schedule, written herein below.

- D) The Purchaser expressed its desire to purchase and the Owner-Vendor herein agreed to sell the Said Property being **ALL THAT** piece and parcel of land admeasuring more or less **6 Cottah 15 Chittak 43 Sq. Ft.** together with **200 Sq. Ft. asbestos shed structure** lying thereon comprised in Touzi No. 56, Mouza - Chandpur, Pargana - Khaspur, Khatian No. 397, Dag No. 635, J.L. No. 41, lying, situated at and identified as **KMC Premises No. 68 Uday Shankar Sarani** (formerly Golf Club Road and also known as Uday Sankar Sarani as per Kolkata Municipal Corporation), **Kolkata - 700033, P.S. erstwhile Jadavpur and now Golf Green, District - 24 Parganas (South), Assessee No. 210940301506**, within the limits of **Ward No. 094 of the Kolkata Municipal Corporation** at and for a consolidated consideration of **Rs. 4,17,79,720/-** (Rupees Four Crore Seventeen Lakh Seventy Nine Thousand Seven Hundred and Twenty only) absolutely free from all encumbrances, charges, liens, lispendense, attachments, leases, licenses, tenancies, alignments, occupancy rights, uses, debutter, piroter, trusts, wakf, acquisition, requisition, claims, demands, litigations, liabilities, execution proceedings, etc.

E) At or before execution of this Deed of Conveyance, the Owner-Vendor herein have assured and represented to the Purchaser as follows:

- i) THAT the Owner is the sole and absolute owner and possessor of the Said Property.
- ii) THAT the Said Property is absolutely free from all encumbrances, litigations, charges, liens, lispendense, attachments, leases, licenses, tenancies, alignments, occupancy rights, uses, debutter, pirotter, trusts, wakf, acquisition, requisition, claims, demands, liabilities, execution proceedings, etc., whatsoever or howsoever.
- iii) THAT the Owner herein has authentic and genuine title and ownership over, or and in respect of the Said Property.
- iv) THAT the Said Property have been recorded and/or mutated in the name of the Owner-Vendor herein in the records of The Kolkata Municipal Corporation.
- v) THAT the Said Property is not being cultivated and/or the Owner has not been cultivating the Said Property.
- vi) THAT there is no bargadar, bhag-chassi, tenant, lessee, licensee, etc. into or upon the Said Property.
- vii) THAT the Owner has paid all municipal rates, taxes and other statutory outgoings in respect of the Said Property upto the date of execution of this Deed of Conveyance.

- viii) THAT there is no legal bar or impediment and/or injunction on the part of the Owner in selling, conveying and/or transferring the Said Property.
- ix) THAT the Said Property is not subject to any notice of acquisition and/or requisition.
- x) THAT the Owner has not entered into any agreement or understanding and/or arrangement for sale, transfer and/or lease, license nor has created any interest of any third party into or upon the Said Property or any part or portion thereof.
- xi) THAT the Owner is in absolute khas possession of the Said Property and on every part of it.
- xii) THAT no person excepting the Owner-Vendor herein has any right of easement or any other right whatsoever or howsoever over and in respect of the Said Property.
- xiii) THAT there is no right of way from or through the Said Property.
- xiv) THAT nobody has any right of easement over, or and in respect of the Said Property or any part thereof.
- xv) THAT no person or entity excepting the Owner has any vested and/or contingent right or interest or title and ownership on the Said Property.
- xvi) THAT there are no Court Proceedings or Court Orders or Administrative Orders restraining, preventing and/or injunctioning execution of this Deed of

Conveyance and/or any sort of transfer of right, title, interest, possession of the Said Property and/or any part of it.

xvii) THAT there are no Bank proceedings and/or Orders passed in SARFAESI proceedings in respect of the Said Property.

xviii) THAT in case, any insufficiency and/or defect and/or lacunae and/or clog is found in the devolution of title and ownership of the Owner-Vendor herein in the Said Property, then the Owner-Vendor herein shall under all circumstances notwithstanding anything mentioned anywhere cure, rectify and amend such defect and/or insufficiency and/or lacunae and/or clog at her own costs and initiative and/or refund the entire consideration amount received by her from the Purchaser.

xix) THAT there are no other claimant to the title of the Said Property and the Owner-Vendor shall keep the Purchaser continuedly indemnified and harmless against all litigations and/or claims with regard to the title, ownership and possession of the Said Property and every part of it.

xx) THAT there are no Money Suit, Money Suit Execution Case, Title Suit, Title Execution and/or Criminal Proceedings, Attachment Proceedings against the Owner-Vendor herein and/or involving the Said Property.

xxi) THAT the Owner-Vendor herein has never given the Said Property as a Collateral in any Transaction and has never been any guarantor to any debt.

- F) The Purchaser herein, absolutely relying on the representations, indemnifications and warranties with regard to the Owner's title and possession of the Said Property and believing such to be true has agreed to part with the entire consideration amount of Rs. 4,17,79,720/- (Rupees Four Crore Seventeen Lakh Seventy Nine Thousand Seven Hundred and Twenty only) and purchase the Said Property which if would have been found to be otherwise the Purchaser would not have parted with the consideration amount and entered into this transaction.
- G) The Purchaser has agreed to purchase and acquire upon payment of the amount of consideration, as stated hereinabove, completely relying on the aforesaid representations and assurances of the Owner but for the aforesaid representations the Purchaser would not have otherwise agreed to acquire the said property nor would have parted with the amount of consideration.

NOW THIS INDENTURE WITNESSETH and it is hereby agreed by and between the parties hereto as follows:

- I) THAT in pursuance of the aforesaid agreement and in consideration of the said sum of Rs. 4,17,79,720/- (Rupees Four Crore Seventeen Lakh Seventy Nine Thousand Seven Hundred and Twenty only), being the full and final price or consideration money of the said property truly paid by the Purchaser to the Owner-Vendor, the receipt whereof the Owner-Vendor doth hereby as well as by the receipt of the said hereunder written admit and acknowledge hereunder and of and from the same and every part thereof do hereby acquit, release, discharge and forever exonerate

the Purchaser the Said Property more fully and particularly mentioned and described in the **Second Schedule** written below at the foot of these presents hereby granted, sold, transferred and conveyed, the Owner do hereby indefeasibly convey, grant, sell, transfer, assign and assure unto and in favour of the Purchaser **ALL THAT** piece and parcel of land admeasuring more or less **6 Cottah 15 Chittak 43 Sq. Ft.** together with **200 Sq. Ft. asbestos shed structure** lying thereon comprised in Touzi No. 56, Mouza – Chandpur, Pargana – Khaspur, Khatian No. 397, Dag No. 635, J.L. No. 41, lying, situated at and identified as **KMC Premises No. 68 Uday Shankar Sarani** (formerly Golf Club Road and also known as Uday Sankar Sarani as per Kolkata Municipal Corporation), **Kolkata – 700033, P.S. erstwhile Jadavpur and now Golf Green, District – 24 Parganas (South), Assessee No. 210940301506**, within the limits of **Ward No. 094 of the Kolkata Municipal Corporation**, (more fully and particularly mentioned and described in the Second Schedule hereunder written and hereinafter collectively referred to as the Said Property) absolutely and forever, free from all encumbrances, litigations, charges, liens, lispendense, attachments, leases, licenses, tenancies, alignment, occupancy rights, uses, debutter, pirotter, trusts, wakf, acquisition, requisition, claims, demands, liabilities, execution proceedings etc., whatsoever or moreover absolutely free from all encumbrances and charges **TOGETHER WITH** all benefits and advantages of ancient and others lights, yards, courtyards, areas, sewers, drains, ways, water, courses, ditches, fences, paths and all manner of former and others rights, liberties, easements, privileges, walls, fences, advantages, appendages and appurtenances whatsoever to the said property or any

part thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held, used, occupied appertaining or enjoyed therewith or reputed to belong or to appertain thereto **AND** the reversion or reversions, remainder or remainders of the Said Property and of any and every part thereof **AND** all the legal incidence thereof **AND** all the estate, right, title, interest, inheritance, possession, use, trust, claims and demands whatsoever both at law and in equity of the Owner into or upon and in respect of the Said Property or any and every part thereof herein comprised and hereby sold, granted, transferred and conveyed **TOGETHER WITH** all deeds, pattahs, muniments and evidences of title which in anyways exclusively relate to or concern the said property or any part or parcel thereof which now are or hereafter shall or may be in the custody, power, possession or control of the Owner or any person or persons from whom the Owner can or may procure the same without any action or suit at law or in equity and **TO HAVE AND TO HOLD** the Said Property hereby granted, sold, conveyed, transferred, assigned, assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances, litigations, charges, liens, lispendence, attachments, leases, licenses, tenancies, alignment, occupancy rights, uses, debutter, pirotter, trusts, wakf, acquisition, requisition, claims, demands, liabilities, execution proceedings etc. whatsoever or howsoever.

II) THE OWNER DOTH HEREBY COVENANT WITH THE PURCHASER
as follows:

- a) That the Owner is the sole, absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the Said Property and every part thereof absolutely free from all encumbrances, litigations, charges, liens, lispendense, attachments, leases, licenses, tenancies, alignment, occupancy rights, uses, debutter, pirrotter, trusts, wakf, acquisition, requisition, claims, demands, liabilities, execution proceedings, etc. whatsoever or howsoever.
- b) That the Owner has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed, matter or thing hereby or by reason whereof the Said Property hereby granted, sold, conveyed, transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Owner may or can be prevented from granting, selling, conveying, assigning and assuring the Said Property or any part thereof in the manner as aforesaid.
- c) AND THAT NOTWITHSTANDING any act, deed or thing by the Owner done executed or knowingly suffered to the contrary the Owner at the time of execution of these presents is the sole, absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the Said Property hereby granted, sold, conveyed, transferred, assigned, assured or expressed to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or others thing whatsoever to alter, defeat, encumber or make void the same.

- d) AND THAT NOTWITHSTANDING any such act deed or thing whatsoever as aforesaid the Owner now has in itself good right, full and absolute power to grant, sell, convey, transfer, assure and assign the Said Property hereby granted, sold, conveyed, transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner and on the conditions aforesaid.
- e) AND THAT the Purchaser shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into, hold, possess and enjoy the same without any lawful eviction, interruption, claim or demand whatsoever from or by the Owner or any person or persons lawfully or equitably claiming from under or in trust for the Owner.
- f) AND THAT the Purchaser shall be freed and cleared and freely and clearly and absolutely acquitted, exonerated, released and discharged or otherwise by and at the costs and expenses of the Owner well and sufficiently saved, defended and kept harmless and indemnified of from and against all and all manner of former or others estates, encumbrances, litigations, charges, liens, lispense, attachments, leases, licenses, tenancies, alignment, occupancy rights, uses, debutter, pirotter, trusts, wakf, acquisition, requisition, claims, demands, liabilities, execution proceedings, demands, mortgages, liabilities, execution prohibitions, restrictions, whatsoever suffered or made or liabilities created in respect of the Said Property by the Owner or by any person or persons lawfully and equitably claiming from under or in trust for the Owners as aforesaid or otherwise.

- g) AND THAT all rates, taxes and other impositions and/or statutory outgoings including corporation tax and revenue payable in respect of the Said Property upto the date of execution of these presents as and when assessed by the authorities concerned shall be payable by the Owner and those relating to the period subsequent to the date of execution of these presents shall be payable by the Purchaser.
- h) AND THAT the Owner never held and does not hold any excess vacant land within the meaning of The Urban Lands (Ceiling & Regulation) Act, 1976 and the said property or any part or portion thereof has not been affected or vested under the Urban Land Ceiling & Regulation) Act, 1976 AND THAT no certificate proceedings and/or notice of attachment is subsisting under the SARFAESI Act, 2002, Income Tax Act, 1961 AND THAT no notice, which is or may be subsisting has been served on the Owner for the acquisition of the Said Property or any part thereof under the Lands Acquisition Act, 1894 or under any other law or Acts and/or rules made or framed thereunder and the Owner has no knowledge of issue of any of such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the Said Property or any part thereof AND THAT no suit and/or proceeding is pending before any Court of Law affecting the Said Property or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or revenue Authority AND FURTHER THAT the Owner claiming any right, title, interest or estate whatsoever into or upon or over the Said Property or any part thereof

from through under or in trust for the Owner shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make, do, acknowledge and execute all such further and lawful acts, deeds, matters and things whatsoever for further better and more perfectly and effectually granting and assuring the Said Property and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.

i) AND THIS DEED FURTHER WITNESSETH that the Owner has put the Purchaser in complete, peaceful and vacant possession of the Said Property and that the Purchaser shall be entitled to hold, possess and enjoy the same as the sole, absolute and lawful owner thereof absolutely and forever.

ii) AND THIS DEED FURTHER WITNESSETH that the Owner execute these presents and affirm that they indefeasibly convey, grant, sell, transfer, assign and assure the title of the Second Schedule Property unto and in favour of the Purchaser herein.

III) AND THIS DEED FURTHER WITNESSETH and it is hereby agreed and declared that the amount of consideration which has been paid by the Purchaser to the Owner in terms of this Deed of Conveyance is a valid and lawful discharge of the obligation of the Purchaser to make payment of the amount of consideration and in no event the Owner shall be entitled to have any other claim against the Purchaser on any account, whatsoever or howsoever.

IV) AND FURTHERMORE THAT the Owner and her legal heirs, executors, administrators, legal representative, successors, nominees and assigns shall at all times hereafter indemnify and keep indemnified the Purchaser, its partners, authorized representatives, executors, administrators, legal representatives, successors-in-office, nominees and assigns against loss, damages, costs, charges and expenses, if any, suffered by reason of any defect in the title of the Owner or any breach of the rights hereunder contained.

THE FIRST SCHEDULE ABOVE REFERRED TO
(Devolution of Title and Details of Deeds and/or Documents)

- A. One Kamala Banerjee by operation of a registered Indenture of Conveyance dated 26th October 1941 purchased ALL THAT piece and parcel of land admeasuring more or less 6 Cottah 15 Chittak 43 Sq. Ft. lying, situated at and identified as Premises No. 30 Golf Club Road, Tollygunge, Calcutta, which was registered at and before the Office of The Sub-Registrar at Alipore and was duly recorded in Book No. I, Volume No. 36, Pages 59 to 71, Being No. 2057 for the year 1941.
- B. The said Kamala Banerjee by operation of the said registered Indenture of Conveyance dated 26th October 1941 became the sole and absolute owner of the said property being ALL THAT piece and parcel of land admeasuring more or less 6 Cottah 15 Chittak 43 Sq. Ft. lying, situated at and identified as Premises No. 30 Golf Club Road and subsequently mutated her name in the records of The Calcutta Municipal Corporation and the said property was separated and renumbered as

Premises No. 68 Golf Club Road (now known and numbered as 68 Uday Shankar Sarani), Calcutta, by the then Calcutta Municipal Corporation.

C. The said Kamala Banerjee while being seized and possessed of the said property, by operation of a registered Indenture of Conveyance dated 20th February 1995, sold, transferred, conveyed, assigned and assured unto the Owner herein, i.e. Anjali Devi Chaudhry the said property being **ALL THAT** piece and parcel of land admeasuring more or less **6 Cottah 15 Chittak 43 Sq. Ft.** comprised in Touzi No. 56, Mouza - Chandpur, Pargana - Khaspur, Khatian No. 397, Dag No. 635, J.L. No. 41, lying, situated at and identified as **KMC Premises No. 68 Uday Shankar Sarani** (formerly Golf Club Road and also known as Uday Sankar Sarani as per Kolkata Municipal Corporation), **Kolkata - 700033**, P.S. erstwhile Jadavpur and now **Golf Green**, District - 24 Parganas (South), within the limits of **Ward No. 094** of the **Kolkata Municipal Corporation**, which was registered at and before the **Office of The District Sub-Registrar - I at Alipore** and was duly recorded in **Book No. I, Volume No. 29, Pages 125 to 146, Being No. 955** for the year 1996.

D. The said Anjali Devi Chaudhry by operation of the said registered Indenture of Conveyance dated 20th February 1995 became the sole and absolute owner of the said property being **ALL THAT** piece and parcel of land admeasuring more or less **6 Cottah 15 Chittak 43 Sq. Ft.** comprised in Touzi No. 56, Mouza - Chandpur, Pargana - Khaspur, Khatian No. 397, Dag No. 635, J.L. No. 41, lying, situated at and identified as **KMC Premises No. 68 Uday Shankar Sarani** (formerly Golf Club

Road and also known as Uday Sankar Sarani as per Kolkata Municipal Corporation), Kolkata - 700033, P.S. erstwhile Jadavpur and now Golf Green, District - 24 Parganas (South), within the limits of Ward No. 094 of the Kolkata Municipal Corporation, and subsequently mutated her name in the records of the then Calcutta Municipal Corporation and now Kolkata Municipal Corporation and subsequently started paying taxes in respect of the said property vide Assessee No. 210940301506.

THE SCHEDULE ABOVE REFERRED TO
(The Said Property)

ALL THAT piece and parcel of land admeasuring more or less 6 Cottah 15 Chittak 43 Sq. Ft. together with 200 Sq. Ft. asbestos shed structure lying thereon comprised in Touzi No. 50, Mouza - Chandpur, Pargana - Khaspur, Khatian No. 397, Dag No. 635, J.L. No. 41, lying, situated at and identified as **KMC Premises No. 68 Uday Shankar Sarani** (formerly Golf Club Road and also known as Uday Sankar Sarani as per Kolkata Municipal Corporation), Kolkata - 700033, P.S. erstwhile Jadavpur and now Golf Green, District - 24 Parganas (South), Assessee No. 210940301506, within the limits of Ward No. 094 of the Kolkata Municipal Corporation, delineated in red in the plan attached herewith, which is butted and bounded as follows :-

On the North : By Premises No. 14/4A Uday Shankar Sarani.

On the South : KMC Road known as Uday Shankar Sarani.

On the East : Premises Nos. 14/1, 14/1A, 14/2 & 14/3 Uday Shankar Sarani.

On the West : Premises No. 70 Uday Shankar Sarani.

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

Signed in the presence of:

Witnesses:

1. Anil S.
32, Russa Rd, 'S'
1st LANE, Kol-33

Anjali Devi Chaudhry
SIGNATURE OF THE OWNER

2. Chaudhry
8/1A, Little Russell Street,
Kolkata - 71.

For NIRMAN
Dinakar Kanti Sen

Partner
Dinakar Kanti Sen.
for self and as Constituted attorney
1. MR. DEBASIS SEN
2. MR. SANDIP SEN
3. MRS. ARUNA SEN

SIGNATURE OF THE PURCHASER

Drafted by me:-

Sayak Chakrabarti

Advocate

High Court, Calcutta

Kolkata - 700001

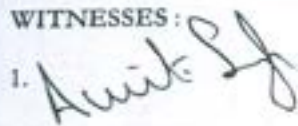
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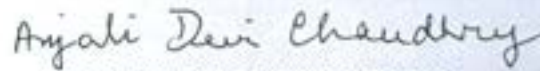
MEMO OF CONSIDERATION

Received from the within named Purchaser the within mentioned sum of Rs. 4,17,79,720/- (Rupees Four Crore Seventeen Lakh Seventy Nine Thousand Seven Hundred and Twenty only) being the part of total consideration amount as per memo below :-

Date	Cheque / Draft No.	Bank	Amount
24.07.2025	269625	State Bank of India	Rs. 10,00,000/-
25.07.2025	269629	State Bank of India	Rs. 40,00,000/-
19.09.2025	646604	ICICI Bank	Rs. 63,61,923/-
19.09.2025	881494	State Bank of India	Rs. 3,00,00,000/-
-	-	TDS @ 1%	Rs. 4,17,797/-
Total			Rs. 4,17,79,720/-
(Rupees Four Crore Seventeen Lakh Seventy Nine Thousand Seven Hundred and Twenty only)			

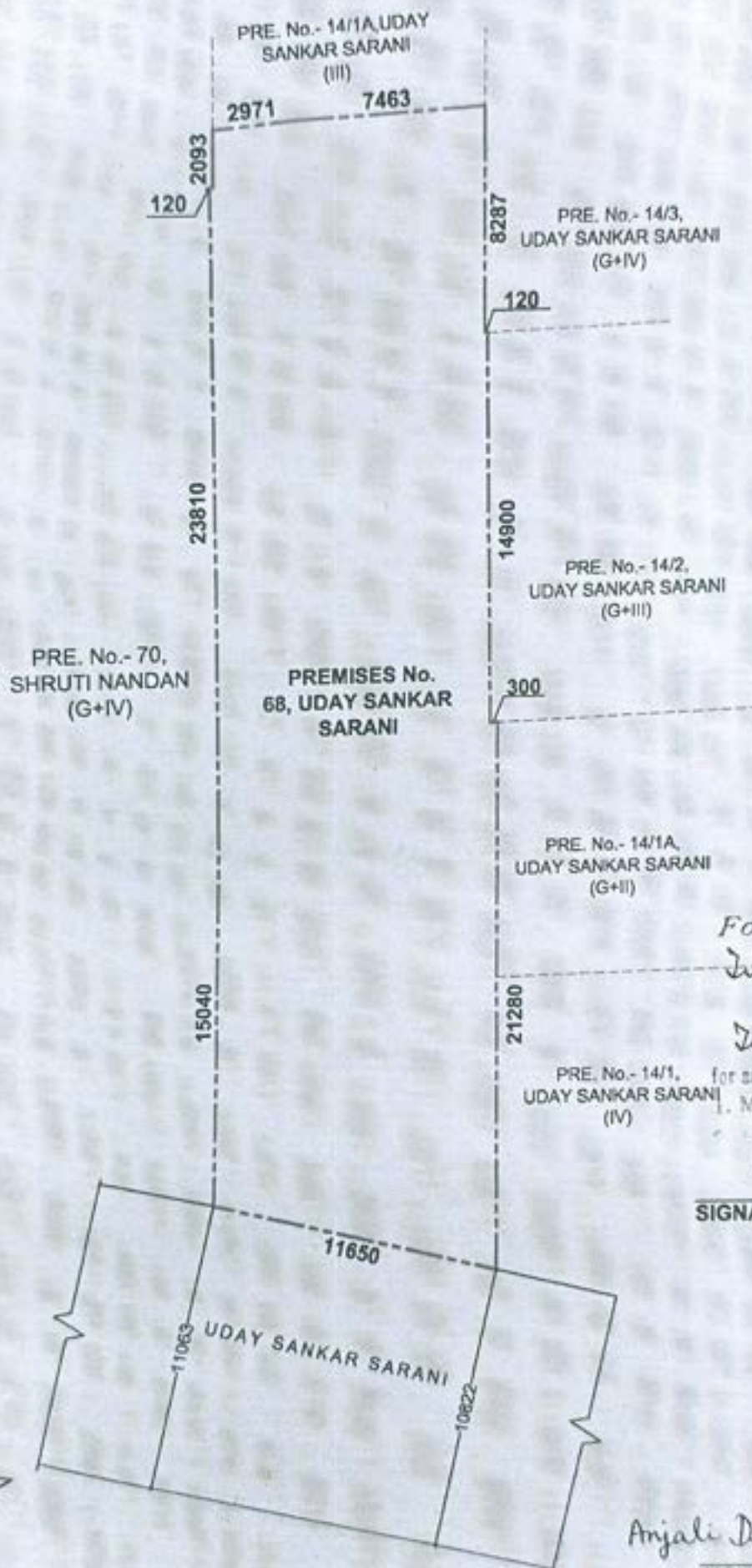
WITNESSES :

1. 


SIGNATURE OF THE OWNER

2. 

PLAN OF PREMISES No. 68, UDAY SANKAR SARANI, WARD- 94, BOROUGH- X, P.S.- GOLF GREEN, KOLKATA- 700033.
 LESSEE No. 210940301506
 AREA OF LAND: 06 K. - 15 Ch. - 43 Sq. Ft. i.e. 468.042 Sq. M.
 PROPERTY LINE SHOWN IN RED BORDER



For NIRMAN

Debasish Kanti Sen

Partner

Debasish Kanti Sen

PRE. No.- 14/1, UDAY SANKAR SARANI (IV) for self and as Constituted attorney
 MR. DEBASIS SEN

MR. SANDIP SEN

MRS. ARUNA SEN

SIGNATURE OF PURCHASER

Anjali Devi Chaudhary
 SIGNATURE OF VENDOR

NOTE:

- ALL DIMENSIONS ARE IN MM
- WRITTEN DIMENSIONS SHOULD NOT BE SCALED

SPECIMEN FORM FOR TEN FINGERPRINTS



Suran Kanti Sen

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



Anjali Devi Chaudhary

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

PHOTO

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

PHOTO

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

Major Information of the Deed

Deed No :	I-1603-18721/2025	Date of Registration	24/09/2025
Query No / Year	1603-2002573350/2025	Office where deed is registered	
Query Date	10/09/2025 4:54:43 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	JAYABRATA BASU RAY HIGH COURT CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9874339486, Status : Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property. Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 4,17,79,720/-		Rs. 4,17,79,720/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 29,24,600/- (Article 23)		Rs. 4,18,229/- (Article-A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Uday Shankar Sarani, Premises No: 68, Ward No: 094 Pin Code : 700033

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	6 Katha 15 Chatak 43 Sq Ft	4,17,00,000/-	4,17,00,000/-	Property is on Road
Grand Total :				11.5454Dec	417,00,000 /-	417,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	79,720/-	79,720/-	Structure Type: Structure, Status of Completion : Completed
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	79,720 /-	79,720 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs ANJALI DEVI CHAUDHRY Wife of Mr HEMANT KUMAR CHAUDHRY Executed by: Self, Date of Execution: 24/09/2025 , Admitted by: Self, Date of Admission: 24/09/2025 ,Place : Office	 24/09/2025	 LT1 24/09/2025	 24/09/2025
8/1A, Little Russel Street, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Park Street, District:- Kolkata, West Bengal, India, PIN:- 700071 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India,Date of Birth:XX-XX-1XX9 , PAN No.:: ACxxxxxx9E, Aadhaar No: 62xxxxxxxx2271, Status :Individual, Executed by: Self, Date of Execution: 24/09/2025 , Admitted by: Self, Date of Admission: 24/09/2025 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NIRMAN Rajendra Nath Mukherjee Road, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX7 , PAN No.:: AAxxxxxx5E, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Agent by Authenticated Power Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr TUSHAR KANTI SEN, Son of Late NANI GOPAL SEN Date of Admission: 24/09/2025, admitted by : Self, Place of Admission of Execution: Office	 Sep 24 2025 12:48PM	 LT1 24/09/2025	 24/09/2025
58A, City:- Kolkata, P.O:- JOKA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: ALOPS2468M, Aadhaar No: 88xxxxxxxx0495 Status : Agent by Authenticated Power, Agent by Authenticated Power of : Mr DEBASIS SEN, Mr SANDIP SEN, Mrs ARUNA SEN				

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr TUSHAR KANTI SEN (Presentant) Son of Late NANI GOPAL SEN Date of Execution - 24/09/2025, , Admitted by: Self, Date of Admission: 24/09/2025, Place of Admission of Execution: Office	 Sep 24 2025 12:48PM	 LTI 24/09/2025	 24/09/2025
	ANANDA NIKETAN, 58A, Diamond Harbour Road, City:- Kolkata, P.O:- JOKA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: ALxxxxxx8M, Aadhaar No: 88xxxxxxxx0495 Status : Representative, Representative of : NIRMAN (as PARTNER)			
2	Mr DEBASIS SEN Son of Mr SAMARENDRA NARAYAN SEN 58A, Diamond Harbour Road, City:- Kolkata, P.O:- JOKA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: AKxxxxxx2A, Aadhaar No: 51xxxxxxxx1549 Status : Representative, Representative of : NIRMAN (as PARTNER)			
3	Mr SANDIP SEN Son of Mr SAMARENDRA NARAYAN SEN 58A, Diamond Harbour Road, City:- Kolkata, P.O:- JOKA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: AKxxxxxx9A, Aadhaar No: 31xxxxxxxx0095 Status : Representative, Representative of : NIRMAN (as PARTNER)			
4	Mrs ARUNA SEN Wife of Late SUNIL KUMAR SEN AK 104 SECTOR 2, Block/Sector: SECH BHAWAN, City:- Not Specified, P.O:- SECH BHAWAN, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: ALxxxxxx1D, Aadhaar No: 90xxxxxxxx2196 Status : Representative, Representative of : NIRMAN (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SANJOY DAS Son of Late NARAYAN DAS 51/S POTTERY ROAD, City:- Kolkata, P.O:- ENTALY, P.S:-Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700015	 24/09/2025	 24/09/2025	 24/09/2025
Identifier Of Mrs ANJALI DEVI CHAUDHRY, Mr TUSHAR KANTI SEN, Mr DEBASIS SEN, Mr SANDIP SEN, Mr TUSHAR KANTI SEN			

Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	Mrs ANJALI DEVI CHAUDHRY	NIRMAN-11.5454 Dec
Transfer of property for S1		
Sl.No	From	To, with area (Name-Area)
1	Mrs ANJALI DEVI CHAUDHRY	NIRMAN-200.00000000 Sq Ft

Endorsement For Deed Number : I - 160318721 / 2025

On 24-09-2025

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

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

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

Presented for registration at 12:13 hrs on 24-09-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr TUSHAR KANTI SEN ..

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 4,17,79,720/-

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

Execution is admitted on 24/09/2025 by Mrs ANJALI DEVI CHAUDHRY, Wife of Mr HEMANT KUMAR CHAUDHRY, 8/1A, Road: Little Russel Street, P.O: MIDDLETON ROW, Thana: Park Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700071, by caste Hindu, by Profession House wife

Indetified by Mr SANJOY DAS, , Son of Late NARAYAN DAS, 51/S POTTERY ROAD, P.O: ENTALY, Thana: Tangra, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700015, by caste Hindu, by profession Others

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

Execution is admitted on 24-09-2025 by Mr TUSHAR KANTI SEN, PARTNER, NIRMAN (Partnership Firm), Rajendra Nath Mukherjee Road, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr SANJOY DAS, , Son of Late NARAYAN DAS, 51/S POTTERY ROAD, P.O: ENTALY, Thana: Tangra, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700015, by caste Hindu, by profession Others

Admitted by Authenticated power

Execution is admitted by Mr TUSHAR KANTI SEN, , Son of Late NANI GOPAL SEN, 58A, P.O: JOKA, Thana: Thakurpukur, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Business as agent for Mr DEBASIS SEN, Son of Mr SAMARENDRA NARAYAN SEN, 58A, Road: Diamond Harbour Road, P.O: JOKA, Thana: Thakurpukur, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Business; PARTNER, NIRMAN (Partnership Firm), Rajendra Nath Mukherjee Road, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District-Kolkata, West Bengal, India, PIN:- 700001, Mr SANDIP SEN, Son of Mr SAMARENDRA NARAYAN SEN, 58A, Road: Diamond Harbour Road, P.O: JOKA, Thana: Thakurpukur, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Business; PARTNER, NIRMAN (Partnership Firm), Rajendra Nath Mukherjee Road, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District-Kolkata, West Bengal, India, PIN:- 700001, Mrs ARUNA SEN, Wife of Late SUNIL KUMAR SEN, AK 104 SECTOR 2, Sector: SECH BHAWAN, P.O: SECH BHAWAN, Thana: East Bidhannagar, North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by profession Business; PARTNER, NIRMAN (Partnership Firm), Rajendra Nath Mukherjee Road, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District-Kolkata, West Bengal, India, PIN:- 700001

under a power no 160200280 for 2024 authenticated by DSR II ALIPORE

Indetified by Mr SANJOY DAS, , Son of Late NARAYAN DAS, 51/S POTTERY ROAD, P.O: ENTALY, Thana: Tangra, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700015, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,18,229.00/- (A(1) = Rs 4,17,797.00/- , E = Rs 400.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 32,00/-, by online = Rs 4,18,197/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/09/2025 7:45PM with Govt. Ref. No: 192025260279357548 on 20-09-2025, Amount Rs: 4,18,197/-, Bank: SBI ePay (SBLePay), Ref. No. 6792053797739 on 20-09-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 29,24,600/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 29,24,500/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 33319, Amount: Rs.100.00/-, Date of Purchase: 19/09/2025, Vendor name: S Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 20/09/2025 7:45PM with Govt. Ref. No: 192025260279357548 on 20-09-2025, Amount Rs: 29,24,500/-, Bank: SBI EPay (SBIPay), Ref. No. 6792053797739 on 20-09-2025, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2025, Page from 491058 to 491088
being No 160318721 for the year 2025.



Dhar

Digitally signed by Debasish Dhar
Date: 2025.10.09 16:33:49 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 09/10/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.