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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

L. 589791

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 28/02/25
 @ - 2/0595058/25

Certified that the document is valid
 and correct. The signature of the
 document is verified and correct with
 the original. This is a part of the document.

[Handwritten Signature]

Sub-Registrar
 District Court, West Bengal
 28-02-25

Deed of Conveyance

This Deed of Conveyance made this the Day of **28th**
February, Two Thousand Twenty and Five, **(2025)** A.D.

Between

30387

20 FEB 2025

No.....Rs.5000/- Date.....

Name : Pamela Das.

Advocate

Address : Alipur Judge's Court
Kolkata - 27

Vendor ~~Subhankar Das~~
Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kot-27



30387 = 5000/-

30387



DISTRICT COURT - ALIPORE
20 FEB 2025

Identified by me
Pamela Das
Alipore Judge's Court,
Kot-27

1. **Shri Kashi Nandan**, (Aadhaar No. 282779019566, Pan- AVBPN7805N, Birth Date- 5th February 1956) son of Late Sailen Nandan, by faith Hindu, by Nationality – Indian, by Occupation – Retired.
2. **Shri Buddha Nandan**, (Aadhaar No. 811876860241, Pan- AVBPN7833N, Birth Date- 14th January 1976) son of Shri Kashi Nandan, by faith Hindu, by Nationality – Indian, by Occupation – Business.
3. **Shri Bablu Nandan**, (Aadhaar No. 415601324559, Pan- AQUPN5987B, Birth Date- 31st October 1980) son of Shri Kashi Nandan, by faith Hindu, by Nationality – Indian, by Occupation – Service.
4. **Smt. Rupa Nandan**, (Aadhaar No. 921924312162, Pan- ALKPN5314P, Birth Date- 12th November 1985) daughter of Shri Kashi Nandan, by faith Hindu, by Nationality – Indian, by Occupation – Service.
5. **Smt. Juli Nandan**, (Aadhaar No. 213923039511, Pan- AVBPN7816P, Birth Date- 08th December 1991) daughter of Shri Kashi Nandan, by faith Hindu, by Nationality – Indian, by Occupation – Housewife.

All residing at- 275/9, Raipur Mondal Para Road, Naktala, Kolkata- 700047 in the District of South 24 Parganas, West Bengal.

Hereinafter all called and referred as the "**Vendors / Owners**" (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to include their heir, executors, administrators, legal representatives, successors-in-office and assigns) **of The First Part.**

And

"M/s. Trinayan Enterprise", PAN- **AAVFT5916D**, Date of Incorporation-1st October 2023, a partnership firm having its registered office at 206/1, Raipur Road, Post Office- Naktala, Police Station- Netaji Nagar, Kolkata- 700047 in the District of South 24 Parganas and represented by its partners 1) **Shri Biplab Dutta**, son of Late Kanai Lal Dutta, by faith- Hindu, by Occupation - Business, residing at- I/11, Baghajatin Colony, Post Office- Regent Estate, Police Station- Netaji Nagar, Kolkata- 700092, in the District of South 24 Parganas, West Bengal; Pan Card No. AQYPD5208M, Aadhar Card No. 333743686299, Birth Date- 6th February 1965, Mobile No. 9330626404; 2) **Shri Ranajit Sinha**, son of Bhupendra Kumar Sinha, by faith- Hindu, by Occupation - Business, residing at- 206/1, Raipur Road, Post Office-

Naktala, Police Station- Netaji Nagar, Kolkata- 700047, in the District of South 24 Parganas, West Bengal; Pan Card No. AXSPS6299L, Aadhar Card No. 734982913686, Birth Date- 13th January 1978, Mobile No. 9051235423, and 3) **Shri Aditya Samanta**, son of Shashanka Samanta, by faith- Hindu, by Occupation- Business, residing at- A/153, Bagha Jatin, Post Office- Regent Estate, Police Station- Netaji Nagar, Kolkata-700047, in the District of South 24-parganas, West Bengal; Pan Card No. CUQPS8885R, Aadhar Card No. 291733543283, Birth Date- 05th March 1981, Mobile No. 9804847504.

Hereinafter both called and referred as "**Purchasers**" (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to include her heirs, executors, administrators, legal representatives, successors-in-office and assigns) **of The Second Part**

Whereas One **Tukujan Bibi** was the Owner of a Landed Property **All That** piece and parcel of land measuring Danga Land 46 Satak more or less lying and situated at Mouza - Raipur, R.S. No. 33, J.L. No. 33, Touzi No.56, Khatian No.224, Dag No.1067, 1076, 1078 & 1080, Pargana - Khaspur, Sub Registry Alipore, Police Station- formerly Tollygunge Sadar then Jadavpur now Netaji Nagar.

And Whereas while in possession of property said **Tukujan Bibi** died intestate on 1343 leaving behind her legal heir namely **Najiman Bibi & Kasem Ali Mondal** herein as her only legal heir in accordance with Hindu Succession Act.

And whereas said **Najiman Bibi & Kasem Ali** became the Owner of land **All That** piece and parcel of land measuring Danga Land 46 Satak more or less lying and situated at Mouza - Raipur, R.S. No. 33, J.L. No. 33, Touzi No.56, Khatian No.224, Dag No.1067, 1076, 1078 & 1080, Pargana - Khaspur, Sub Registry Alipore, Police Station- formerly Tollygunge Sadar then Jadavpur now Netaji Nagar.

And Whereas said **Najiman Bibi & Kasem Ali** sold, transferred, conveyed, **All That** piece and parcel of land measuring Danga Land **46 Satak** more or less lying and situated at Mouza - Raipur, R.S. No. 33, J.L. No. 33, Touzi No.56, Khatian No.224, Dag No.1067, 1076, 1078 & 1080, Pargana - Khaspur, Sub Registry Alipore, P.S. - formerly Tollygunge Sadar then

Jadavpur now Netaji Nagar; in favour of **Shri Haripada Kar** son of Late Akshay Kuamr Kar By virtue of a Registered Deed of Conveyance dated **02nd July 1941**, registered with the office of Sub- Registrar at Alipore Sadar, recorded in Book No. I, Volume No. 27, Pages 152 to 156, Being No. **01315** for the Year **1941**.

And Whereas said **Shri Haripada Kar** became the Owner of land **All That** piece and parcel of land measuring Danga Land 46 Satak more or less lying and situated at Mouza – Raipur, R.S. No. 33, J.L. No. 33, Touzi No.56, Khatian No.224, Dag No.1067, 1076, 1078 & 1080, Pargana – Khaspur, Sub Registry Alipore, Police Station – formerly Tollygunge Sadar then Jadavpur now Netaji Nagar. And Started Living thereon.

And Whereas said **Shri Haripada Kar** sold, transferred, conveyed, **All That** piece and parcel of land measuring Danga Land **03 (Three) Cottah more or less out of 16 Satak** more or less lying and situated at Mouza – Raipur, R.S. No. 33, J.L. No. 33, Touzi No.56, Khatian No.224, Dag No. 1076, Pargana – Khaspur, Sub Registry Alipore, Police Station – formerly Tollygunge Sadar then Jadavpur now Netaji Nagar, together with all boundary walls, areas, sewers, drains, ditches, paths, passages, waters, lights, liberties, easements, privileges, emoluments, appurtenance, advantages whatsoever standing and being in or upon or belong thereto or any part thereof; in favour of **Shri Haripada Senapati** (now deceased) son of Late Uma Charan Senapati By virtue of a Registered Deed of Conveyance dated **12nd March 1958**, registered with the office of Sub- Registrar at Alipore Sadar, recorded in Book No. I, Volume No. 51, Pages 117 to 120, Being No. 2336 for the Year **1958**.

And Whereas said **Shri Haripada Senapati** mutated his name in the office of the Corporation of Calcutta now Kolkata Municipal Corporation in respect of the said landed property. Which was now Known and number as Kolkata Municipal Corporation Premises No. 275/9, Raipur Road, having its mailing Address 275/9, Raipur Mondal Para Road (Near Yuba Sangha Club), Police Station- Netaji Nagar, Kolkata- 700047 in the District of South 24 Parganas having its sub registrar office at Alipore, South 24 Parganas, under Ward No. 099, Borough No. 10, bearing Assessee No. **210990402310**; upon payment

of rates and taxes thereto. And constructed a Residential house structure thereon and started living thereon and started using the said land as Bastu.

And Whereas the said **Haripada Senapati** (Now Deceased) while had been enjoyed possessed of the above mentioned property uninterruptedly and said **Haripada Senapati** died intestate on **15th April 1968**; leaving behind his wife namely **Jyotsna Senapati** (now deceased) and only daughter namely **Sadhana Nandan** (now deceased) as his only legal heirs, heiress and successors of his property according to the **Hindu Succession Act 1956**.

And Whereas the said **Jyotsna Senapati** (Now Deceased) while had been enjoyed possessed her respect share of undivided proportionate share of the above mentioned property uninterruptedly and said **Jyotsna Senapati** died intestate on **12th October 1990**; leaving behind her only daughter namely **Sadhana Nandan** (now deceased) as his only legal heirs, heiress and successors of his property according to the **Hindu Succession Act 1956**.

And Whereas said **Sadhana Nandan** (Now Deceased) after inheriting the said property become the sole and absolute Owner of the above mention landed property and being Owner mutated her name in the office of the Corporation of Calcutta now Kolkata Municipal Corporation in respect of the said landed property. Which was now Known and number as Kolkata Municipal Corporation Premises No. **275/9, Raipur Road**, having its mailing address **275/9, Raipur Mondal Para Road** (Near Yuba Sangha Club), Police Station-Netaji Nagar, Kolkata- 700047 in the District of South 24 Parganas having its sub registrar office at Alipore, South 24 Parganas, under Ward No. 099, Borough No. 10, bearing Assessee No. **210990402310**; upon payment of rates and taxes thereto. And constructed a Residential house structure thereon and started living thereon.

And Whereas the said **Sadhana Nandan** (Now Deceased) while had been enjoyed possessed of the above mentioned property uninterruptedly and said **Sadhana Nandan** died intestate on **27th June 2013**; leaving behind her husband namely **Shri Kashi Nandan**, and two son namely **Shri Buddha Nandan** and **Shri Bablu Nandan** and two daughter namely **Smt. Rupa Nandan** and **Smt. Juli Nandan** as her only legal heirs, heiress and successors of her property according to the **Hindu Succession Act 1956**.

And Whereas the said **Shri Kashi Nandan, Shri Buddha Nandan, Shri Bablu Nandan, Smt. Rupa Nandan** and **Smt. Juli Nandan / First Part** herein become the joint Owners and possessors of the above mention landed property measuring more or less **3 (Three) Cottahs**; together with Tin Shaded Structure standing thereon measuring more or less 500 square Feet area along with cemented Flooring; lying and situated at Mouza – Raipur, R.S. No. 33, J.L. No. 33, Touzi No.56, Khatian No.224, Dag No. 1076, Pargana – Khaspur, **(bounded on North- by Plot No. 1064 and 1065 under Raipur Mouza, on south- by Plot No. 1077 under Raipur Mouza, on East- by Plot No. 1076 (Part) under Raipur Mouza and on West- by Plot No. 1076 (Part) under Raipur Mouza**; presently within the limits of the Kolkata Municipal Corporation at Kolkata Municipal Corporation Premises No. **275/9, Raipur Road**, having its mailing address **275/9, Raipur Mondal Para Road** (Near Yuba Sangha Club), Police Station- Netaji Nagar, Kolkata- 700047 in the District of South 24 Parganas having its sub registrar office at Alipore, South 24 Parganas, under Ward No. 099, Borough No. 10, bearing Assessee No. **210990402310** together with all boundary walls, areas, sewers, drains, ditches, paths, passages, waters, lights, liberties, easements, privileges, emoluments, appurtenance, advantages whatsoever standing and being in or upon or belong thereto or any part thereof; by way of inheritance for their respect share mention herein in above in prescribed manner.

And Whereas said **Shri Kashi Nandan, Shri Buddha Nandan, Shri Bablu Nandan, Smt. Rupa Nandan** and **Smt. Juli Nandan / First Part** herein after inheriting the said property become the joint Owners of the above mention landed property and being Owners mutated their name in the office of the Corporation of Calcutta now Kolkata Municipal Corporation in respect of the said landed property. Which was now Known and number as Kolkata Municipal Corporation Premises No. **275/9, Raipur Road**, having its mailing address **275/9, Raipur Mondal Para Road** (Near Yuba Sangha Club), Police Station- Netaji Nagar, Kolkata- 700047 in the District of South 24 Parganas having its sub registrar office at Alipore, South 24 Parganas, under Ward No. 099, Borough No. 10, bearing Assessee No. **210990402310**; upon payment of rates and taxes thereto and continues living thereon. And the Owner hereto

thus became entitled to the absolute sixteen annas owner at their own costs, expenses and efforts and has been enjoying all the rights, title and interest free from all sorts of encumbrances.

And Whereas the **Shri Kashi Nandan, Shri Buddha Nandan, Shri Bablu Nandan, Smt. Rupa Nandan** and **Smt. Juli Nandan / First Part** herein declared to sell the above mention landed property measuring more or less **3 (Three) Cottahs**; together with Tin Shaded Structure standing thereon measuring more or less 500 square Feet area along with cemented Flooring; lying and situated at Mouza - Raipur, R.S. No. 33, J.L. No. 33, Touzi No.56, Khatian No.224, Dag No. 1076, Pargana - Khaspur, **(bounded on North- by Plot No. 1064 and 1065 under Raipur Mouza, on south- by Plot No. 1077 under Raipur Mouza, on East- by Plot No. 1076 (Part) under Raipur Mouza and on West- by Plot No. 1076 (Part) under Raipur Mouza**; presently within the limits of the Kolkata Municipal Corporation at Kolkata Municipal Corporation Premises No. **275/9, Raipur Road**, having its mailing address **275/9, Raipur Mondal Para Road** (Near Yuba Sangha Club), Police Station- Netaji Nagar, Kolkata- 700047 in the District of South 24 Parganas having its sub registrar office at Alipore, South 24 Parganas, under Ward No. 099, Borough No. 10, bearing Assessee No. **210990402310** together with all boundary walls, areas, sewers, drains, ditches, paths, passages, waters, lights, liberties, easements, privileges, emoluments, appurtenance, advantages whatsoever standing and being in or upon or belong thereto or any part thereof; hereinafter called the "**Said Property**" at the Total cost of **Rs.50,00,000/- (Rupees Fifty Lakh only)** to the Purchaser / the **Second Part** herein.

And Whereas the Purchaser, being interested in acquiring and owning said landed property measuring more or less **3 (Three) Cottahs**; together with Tin Shaded Structure standing thereon measuring more or less 500 square Feet area along with cemented Flooring; lying and situated at Mouza - Raipur, R.S. No. 33, J.L. No. 33, Touzi No.56, Khatian No.224, Dag No. 1076, Pargana - Khaspur, **(bounded on North- by Plot No. 1064 and 1065 under Raipur Mouza, on south- by Plot No. 1077 under Raipur Mouza, on East- by Plot No. 1076 (Part) under Raipur Mouza and on West- by Plot No. 1076 (Part)**

under Raipur Mouza; presently within the limits of the Kolkata Municipal Corporation at Kolkata Municipal Corporation Premises No. **275/9, Raipur Road,** having its mailing address **275/9, Raipur Mondal Para Road** (Near Yuba Sangha Club), Police Station- Netaji Nagar, Kolkata- 700047 in the District of South 24 Parganas having its sub registrar office at Alipore, South 24 Parganas, under Ward No. 099, Borough No. 10, bearing Assessee No. **210990402310** together with all boundary walls, areas, sewers, drains, ditches, paths, passages, waters, lights, liberties, easements, privileges, emoluments, appurtenance, advantages whatsoever standing and being in or upon or belong thereto or any part thereof, from the **First Part** herein at a total consideration of **Rs.50,00,000/- (Rupees Fifty Lakh only)** and the First Part herein, have agreed to sell the aforesaid property along with all easmentery right attached to said property in favor of the Purchasers / Second Part.

Now This Indenture Witnesses as Follows:

And Whereas the Vendor does hereby and hereunder grant, convey, sale, transfer, assign and assure all his estate and interest in the scheduled property with all appurtenances, together with all homestead, trees, tanks, hedges, ditches, ways, waters, watercourse, lights, liberties, privileges easements whatever to the Bastu landed property measuring more or less **3 (Three) Cottahs;** together with Tin Shaded Structure standing thereon measuring more or less 500 square Feet area along with cemented Flooring; lying and situated at Mouza - Raipur, R.S. No. 33, J.L. No. 33, Touzi No.56, Khatian No. 224, Dag No. 1076, Pargana - Khaspur, **(bounded on North- by Plot No. 1064 and 1065 under Raipur Mouza, on south- by Plot No. 1077 under Raipur Mouza, on East- by Plot No. 1076 (Part) under Raipur Mouza and on West- by Plot No. 1076 (Part) under Raipur Mouza;** presently within the limits of the Kolkata Municipal Corporation at Kolkata Municipal Corporation Premises No. **275/9, Raipur Road,** having its mailing address **275/9, Raipur Mondal Para Road** (Near Yuba Sangha Club), Police Station- Netaji Nagar, Kolkata- 700047 in the District of South 24 Parganas having its sub registrar office at Alipore, South 24 Parganas, under Ward No. 099, Borough No. 10, bearing Assessee No. **210990402310** together with all

boundary walls, areas, sewers, drains, ditches, paths, passages, waters, lights, liberties, easements, privileges, emoluments, appurtenance, advantages whatsoever standing and being in or upon or belong thereto or any part thereof; to the purchaser herein described in the **Schedule** below.

And The Purchaser herein being fully satisfied after inspecting the Landed Property and the building as also the relevant documents have agrees to purchase the said Landed property the **Consideration of which is fixed at-Rs.50,00,000/- (Rupees Fifty Lakh only).**

And Whereas in consideration of the sum of **Rs.50,00,000/- (Rupees Fifty Lakh only)**, to be paid by the purchaser to the Vendors / Owners in the manner hereunder written, the receipt of which / whereof the Vendors / Owners hereby admit and acknowledge and from the payment of the same and every part thereof forever acquit, release, exonerate and discharge the purchaser the said Property along with the easementary right over the said land property.

Hereby **Vendor** doth acknowledged and admits to present himself, put his signature and to provide all change **Deeds** or any other document required for the purpose of mutation of the said Landed Property in the name of the **Purchaser** and to present himself in any Office / Offices and authority / authorities.

Vendors / Owners do hereby grant, sell, transfer, convey assign and assure unto the purchaser **All That** Bastu landed property measuring more or less **3 (Three) Cottahs**; together with Tin Shaded Structure standing thereon measuring more or less 500 square Feet area along with cemented Flooring; lying and situated at Mouza – Raipur, R.S. No. 33, J.L. No. 33, Touzi No.56, Khatian No.224, Dag No. 1076, Pargana – Khaspur, **(bounded on North- by Plot No. 1064 and 1065 under Raipur Mouza, on south- by Plot No. 1077 under Raipur Mouza, on East- by Plot No. 1076 (Part) under Raipur Mouza and on West- by Plot No. 1076 (Part) under Raipur Mouza**; presently within the limits of the Kolkata Municipal Corporation at Kolkata Municipal Corporation Premises No. **275/9, Raipur Road**, having its mailing address **275/9, Raipur Mondal Para Road** (Near Yuba Sangha Club), Police Station- Netaji Nagar, Kolkata- 700047 in the District of South 24 Parganas having its

sub registrar office at Alipore, South 24 Parganas, under Ward No. 099, Borough No. 10, bearing Assessee No. **210990402310** together with all boundary walls, areas, sewers, drains, ditches, paths, passages, waters, lights, liberties, easements, privileges, emoluments, appurtenance, advantages whatsoever standing and being in or upon or belong thereto or any part thereof; describe in the **Schedule** herein after referred to as the '**Said Landed Property**'. **And all** the estates, right, title, interest, claim and demand whatsoever of the **Vendors / Owners** into or upon the same and every part thereof **To Have and Hold** the same unto and to the use of the Purchaser, his heirs, executors, administrators, assigns absolutely and forever together with title deeds, writings, monuments and other evidences of title. **And the Vendors / Owners** does hereby covenant with the purchaser, his heirs, executors, administrators, representatives and assigns that notwithstanding any acts, deed or things hereto before done, executed or knowingly suffered to the contrary the **Vendors / Owners** is now lawfully seized and possessed of the said property free from any encumbrances, attachments or defect in title whatsoever and that the **Vendors / Owners** has full power and absolute authority to sell the said property in manner aforesaid **And the Purchasers** shall hereafter peaceably and quietly hold, possess and enjoy the said property in khas without any claim or demand whatsoever from the **Vendors / Owners** or any person claiming through or under him. **And further that the Vendors / Owners**, their heirs, executors, administrators or assigns, covenant with the **Purchasers** their heirs, executors, administrators and assigns to save harmless indemnify and keep indemnified the **Purchasers**, their heirs, administrators or assigns from or against all encumbrances, charges and equities whatsoever. **And the Vendors / Owners**, his heirs, Administrators or Assigns Further Covenant that she or they shall at the request and cost of the Purchaser, their heirs, executors, administrators or assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in manner aforesaid according to the true intent and meaning of this deed.

Schedule

(Description of the Sale Property together with Structure Standing thereon)
All That piece and parcel of **Bastu** landed Property measuring more or less **3 (Three) Cottahs**; together with Tin Shaded Structure standing thereon measuring more or less 500 square Feet area along with cemented Flooring; lying and situated at Mouza - Raipur, R.S. No. 33, J.L. No. 33, Touzi No. 56, Khatian No. 224, Dag No. 1076, Pargana - Khaspur, **(bounded on North- by Plot No. 1064 and 1065 under Raipur Mouza, on south- by Plot No. 1077 under Raipur Mouza, on East- by Plot No. 1076 (Part) under Raipur Mouza and on West- by Plot No. 1076 (Part) under Raipur Mouza**; presently within the limits of the Kolkata Municipal Corporation at Kolkata Municipal Corporation Premises No. **275/9, Raipur Road**, having its mailing address **275/9, Raipur Mondal Para Road** (Near Yuba Sangha Club), Police Station- Netaji Nagar, Kolkata- 700047 in the District of South 24 Parganas having its sub registrar office at Alipore, South 24 Parganas, under Ward No. 099, Borough No. 10, bearing Assessee No. **210990402310** together with all boundary walls, areas, sewers, drains, ditches, paths, passages, waters, lights, liberties, easements, privileges, emoluments, appurtenance, advantages whatsoever standing and being in or upon or belong thereto or any part thereof. The said land has been more fully and particularly described in the annexed map /plan and depicted by the **Red** border lines and the said map /plan always will be considered as the part and parcel of this Indenture. Which has been butted and bounded in the following manner.-

- On the North: **by Plot No. 1064 and 1065 under Raipur Mouza / Premises No. 22A, Raipur Mondal Para;**
- On the South: **by Plot No. 1077 under Raipur Mouza / 18' Feet Wide Road and Premises No. 266, Ganguly Bagan;**
- On the East: **by Plot No. 1076 (Part) under Raipur Mouza / Premises No. 29A/2A, Raipur Mondal Para;**
- On the West: **by Plot No. 1076 (Part) under Raipur Mouza / Premises No. 28C/1A, Raipur Mondal Para;**
- Or Howsoever Otherwise** the same is butted and bounded called, known, numbered and/ or distinguished.

In Witness Whereof the parties have hereunto set and subscribe their respective hands on the day, month and year first above written.

Signed, Sealed and Delivered by The in presence of:-

1. Pamela Das
(Adv)
Alipore Judge's Ct,
Ct-27,

[Handwritten signature]

[Handwritten signature]
Bablu Nandan
Rupa Nandan.
Juli Nandan

(Signature of Vendor / First Part)

2. Sk. Habibur Rahman
(Adv)
Alipore Judge's Ct,
Ct-27,

Trinayan Enterprise
[Handwritten signature]
Partner

Trinayan Enterprise
[Handwritten signature]
Partner

Trinayan Enterprise
[Handwritten signature]
Partner

Drafted and Identified by me,

[Handwritten signature]

Pamela Das

(Advocate)

Alipore Judges' Court.

Enrollment No.- F/1097/2014.

Kolkata- 700027.

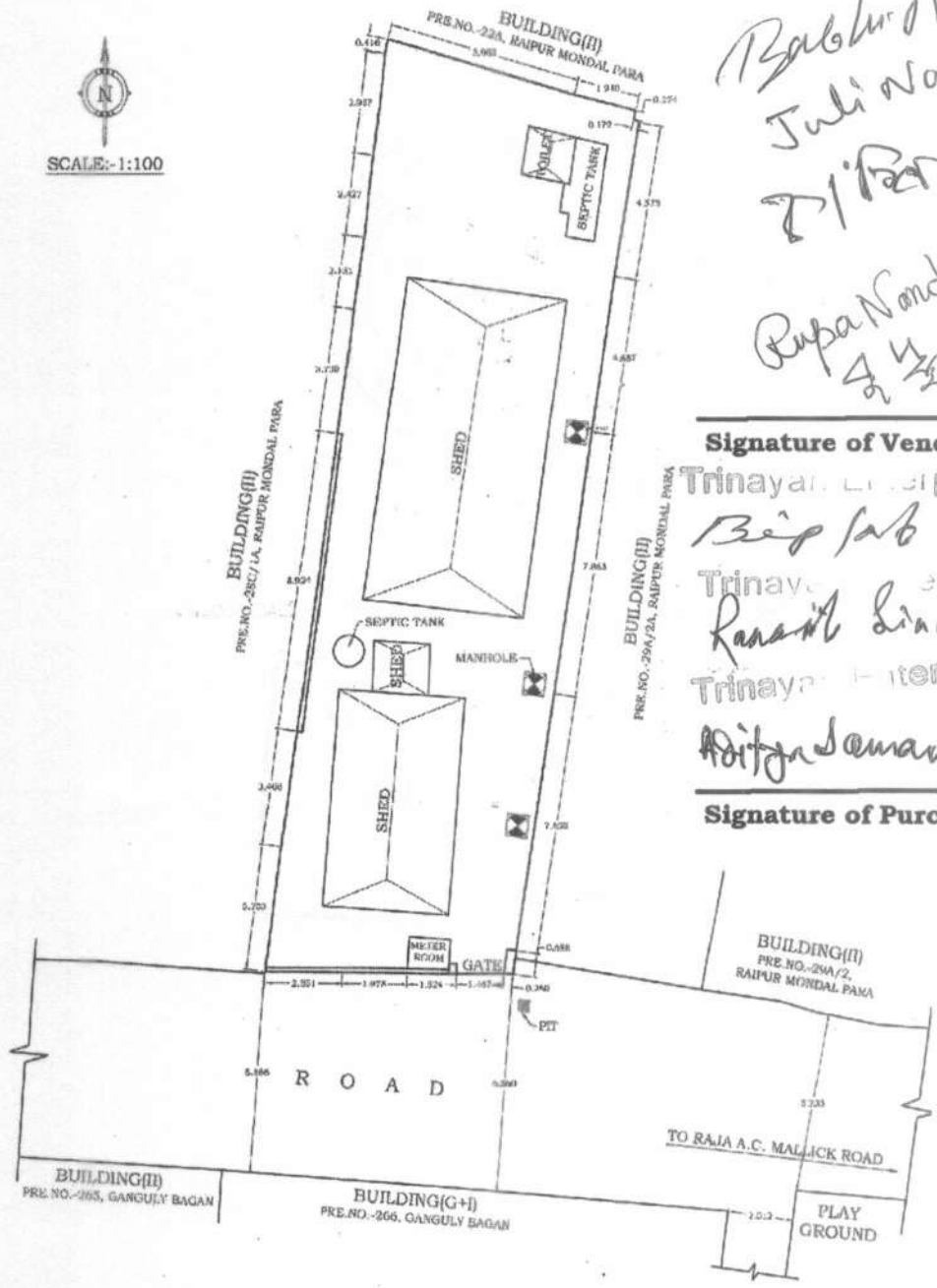
(Signature of Purchaser / Second Part)

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Plan showing of the homestead land at Mouza - Raipur, R.S. No. 33, J.L. No. 33, Touzi No. 56, Khatian No. 224, Dag No. 1076, Pargana - Khaspur, (bounded on North- by Plot No. 1064 and 1065 under Raipur Mouza, on south- by Plot No. 1077 under Raipur Mouza, on East- by Plot No. 1076 (Part) under Raipur Mouza and on West- by Plot No. 1076 (Part) under Raipur Mouza; presently within the limits of the Kolkata Municipal Corporation at Kolkata Municipal Corporation Premises No. 275/9, Raipur Road, having its mailing address 275/9, Raipur Mondal Para Road (Near Yuba Sangha Club), Police Station- Netaji Nagar, Kolkata- 700047 in the District of South 24 Parganas having its sub registrar office at Alipore, South 24 Parganas, under Ward No. 099, Borough No. 10, bearing Assessee No. 210990402310.

Scale- 1": 20'-0".

Area of the Land (Shown in Red Border) - 3 (Three) Cottahs; together with Tin Shaded Structure standing thereon measuring more or less 500 square Feet area along with cemented Flooring.



Bablu Nandan
Juli Nandan
2/1/2018
Rupa Nandan
2/1/2018

Signature of Vendor

Trinaya L. D. Priso
Big Job Data
Trinaya L. D. Priso
Ranvir Singh
Trinaya L. D. Priso
Aditya Samanta
Partner

Signature of Purchaser

Memo of Consideration

Received a sum of **Rs.50,00,000/- (Rupees Fifty Lakh only)** as total consideration amount of above mention **"Schedule"** property; from the above name purchaser.

Date	Mode	Bank	Favor	Branch	Amount
27 th Feb 2025	TDS AL24705505	SBI	Income tax	--	50,000/-
28 th Feb 2025	UBIN 2025022 82001441441	UNION BANK	BAGHAJATIN RUPA NANDAN	BAGHAJA- TIN	9,90,000/-
28 th Feb 2025	UBIN 2025022 82001440998	UNION BANK	BUDHA NANDAN	BAGHAJATIN	9,90,000/-
28 th Feb 2025	UBIN 2025022 82001441418	UNION BANK	JOLI NANDAN	BAGHAJATIN	9,90,000/-
28 th Feb 2025	UBINH 2505 9441865	UNION BANK	KASHI NANDAN	BAGHAJA- TIN	9,90,000/-
28 th Feb 2025	UBINH 2505 9442527	UNION BANK	BABLU NANDAN	BAGHAJA TIN	9,90,000/-
/	/	/	/	/	/
/	/	/	/	/	/
/	/	/	/	/	/
/	/	/	/	/	/
Total					50,00,000/-

Total - Rupees Fifty Lakhs only.

Witnesses:

1. Pamela Devi
(Adv)
Advocate Indira's Col,
W/27

2. Sh. Habibul Rahim
(Adv)
Advocate Indira's Col,
W/27

2/2/2025
Bablu Nandan
Rupa Nandan
Juli Nandan
(Signature of Vendor / First Part)



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name
 Signature *Sy / 2/1/2014*



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name
 Signature *Juli N. as. Jan*



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name
 Signature *2/1/2014*



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name *Reya Nandan*
 Signature *Reya Nandan*

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name
 Signature: *Abhishek Kumar*

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Signature *Bablu Nandani*

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name
 Signature: *Ranvir Singh*

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name
 Signature: *Biplab Datta*

Major Information of the Deed

Deed No :	I-1603-03721/2025	Date of Registration	28/02/2025
Query No / Year	1603-2000595058/2025	Office where deed is registered	
Query Date	27/02/2025 3:47:49 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Habibur Rahaman Alipore Judges Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9038277786, 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. 50,00,000/-	Rs. 50,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,00,020/- (Article:23)	Rs. 50,046/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :









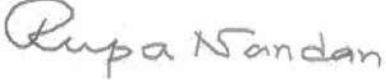
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raipur Road, , Premises No: 275/9, , Ward No: 099 Pin Code : 700047




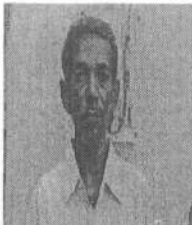

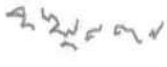
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		3 Katha	46,00,000/-	46,00,000/-	Width of Approach Road: 24 Ft.,
Grand Total :					4.95Dec	46,00,000 /-	46,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	4,00,000/-	4,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		500 sq ft	4,00,000 /-	4,00,000 /-	

Seller Details :










Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Smt JULI NANDAN Daughter of Shri KASHI NANDAN Executed by: Self, Date of Execution: 28/02/2025 , Admitted by: Self, Date of Admission: 28/02/2025 ,Place : Office		 Captured	
	28/02/2025	28/02/2025	LTI	28/02/2025
275/9 RAIPUR MONDAL PARA ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: avxxxxxx6P, Aadhaar No: 21xxxxxxxx9511, Status :Individual, Executed by: Self, Date of Execution: 28/02/2025 , Admitted by: Self, Date of Admission: 28/02/2025 ,Place : Office				
2	Name Shri KASHI NANDAN Son of Late SAILEN NANDAN Executed by: Self, Date of Execution: 28/02/2025 , Admitted by: Self, Date of Admission: 28/02/2025 ,Place : Office		 Captured	
	28/02/2025	28/02/2025	LTI	28/02/2025
275/9 RAIPUR MONDAL PARA ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: AVxxxxxx5N, Aadhaar No: 28xxxxxxxx9566, Status :Individual, Executed by: Self, Date of Execution: 28/02/2025 , Admitted by: Self, Date of Admission: 28/02/2025 ,Place : Office				
3	Name Smt RUPA NANDAN Daughter of Shri KASHI NANDAN Executed by: Self, Date of Execution: 28/02/2025 , Admitted by: Self, Date of Admission: 28/02/2025 ,Place : Office		 Captured	
	28/02/2025	28/02/2025	LTI	28/02/2025
275/9 RAIPUR MONDAL PARA ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: ALxxxxxx4P, Aadhaar No: 92xxxxxxxx2162, Status :Individual, Executed by: Self, Date of Execution: 28/02/2025 , Admitted by: Self, Date of Admission: 28/02/2025 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	Shri BABLU NANDAN Son of Shri KASHI NANDAN Executed by: Self, Date of Execution: 28/02/2025 , Admitted by: Self, Date of Admission: 28/02/2025 ,Place : Office	 28/02/2025	 Captured LTI 28/02/2025	 28/02/2025
275/9 RAIPUR MONDAL PARAROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: AQxxxxxx7B, Aadhaar No: 41xxxxxxxx4559, Status :Individual, Executed by: Self, Date of Execution: 28/02/2025 , Admitted by: Self, Date of Admission: 28/02/2025 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Shri BUDDHA NANDAN Son of Shri KASHI NANDAN Executed by: Self, Date of Execution: 28/02/2025 , Admitted by: Self, Date of Admission: 28/02/2025 ,Place : Office	 28/02/2025	 Captured LTI 28/02/2025	 28/02/2025
City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: AVxxxxxx3N, Aadhaar No: 81xxxxxxxx0246, Status :Individual, Executed by: Self, Date of Execution: 28/02/2025 , Admitted by: Self, Date of Admission: 28/02/2025 ,Place : Office				



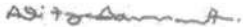



Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Trinayan Enterprise 206/1 RAIPUR ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Date of Incorporation:XX-XX-2XX3 , PAN No.:: AAxxxxxx6D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative




Representative Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Biplab Dutta Son of Late Kanai Lal Dutta Date of Execution - 28/02/2025 , , Admitted by: Self, Date of Admission: 28/02/2025, Place of Admission of Execution: Office </td> <td>  Feb 28 2025 1:20PM </td> <td>  Captured LTI 28/02/2025 </td> <td>  28/02/2025 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri Biplab Dutta Son of Late Kanai Lal Dutta Date of Execution - 28/02/2025 , , Admitted by: Self, Date of Admission: 28/02/2025, Place of Admission of Execution: Office	 Feb 28 2025 1:20PM	 Captured LTI 28/02/2025	 28/02/2025
Name	Photo	Finger Print	Signature						
Shri Biplab Dutta Son of Late Kanai Lal Dutta Date of Execution - 28/02/2025 , , Admitted by: Self, Date of Admission: 28/02/2025, Place of Admission of Execution: Office	 Feb 28 2025 1:20PM	 Captured LTI 28/02/2025	 28/02/2025						

I/11 Baghajatin Colony, City:- , P.O:- Regent Estate, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: AQxxxxxx8M, Aadhaar No: 33xxxxxxxx6299 Status : Representative, Representative of : Trinayan Enterprise (as partner)

2	Name	Photo	Finger Print	Signature
	Shri Aditya Samanta (Presentant) Son of Shashanka Samanta Date of Execution - 28/02/2025, , Admitted by: Self, Date of Admission: 28/02/2025, Place of Admission of Execution: Office	 <small>Feb 28 2025 1:19PM</small>	 <small>LTI 28/02/2025</small> Captured	 <small>28/02/2025</small>
A/153 Baghajatin, City:- , P.O:- Regent Estate, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: CUxxxxxx5R, Aadhaar No: 29xxxxxxxx3283 Status : Representative, Representative of : Trinayan Enterprise (as partner)				
3	Name	Photo	Finger Print	Signature
	Shri RANAJIT SINHA Son of Late BHUPENDRA KUMAR SINHA Date of Execution - 28/02/2025, , Admitted by: Self, Date of Admission: 28/02/2025, Place of Admission of Execution: Office	 <small>Feb 28 2025 1:19PM</small>	 <small>LTI 28/02/2025</small> Captured	 <small>28/02/2025</small>
206/1 RAIPUR ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: AXxxxxxx9L, Aadhaar No: 73xxxxxxxx3686 Status : Representative, Representative of : Trinayan Enterprise (as partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Smt Pamela Das Daughter of Shri Rabi Chandra Das Alipore Judges Court, City:- , P.O:- Alipore Judges Court, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 <small>28/02/2025</small>	 <small>LTI 28/02/2025</small> Captured	 <small>28/02/2025</small>
Identifier Of Smt JULI NANDAN, Shri KASHI NANDAN, Smt RUPA NANDAN, Shri BABLU NANDAN, Shri BUDDHA NANDAN, Shri Biplab Dutta, Shri Aditya Samanta, Shri RANAJIT SINHA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt JULI NANDAN	Trinayan Enterprise-0.99 Dec
2	Shri KASHI NANDAN	Trinayan Enterprise-0.99 Dec
3	Smt RUPA NANDAN	Trinayan Enterprise-0.99 Dec
4	Shri BABLU NANDAN	Trinayan Enterprise-0.99 Dec
5	Shri BUDDHA NANDAN	Trinayan Enterprise-0.99 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt JULI NANDAN	Trinayan Enterprise-100.00000000 Sq Ft
2	Shri KASHI NANDAN	Trinayan Enterprise-100.00000000 Sq Ft
3	Smt RUPA NANDAN	Trinayan Enterprise-100.00000000 Sq Ft
4	Shri BABLU NANDAN	Trinayan Enterprise-100.00000000 Sq Ft
5	Shri BUDDHA NANDAN	Trinayan Enterprise-100.00000000 Sq Ft

Endorsement For Deed Number : I - 160303721 / 2025

On 28-02-2025

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 13:12 hrs on 28-02-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri Aditya Samanta ,.

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 50,00,000/-

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

Execution is admitted on 28/02/2025 by 1. Smt JULI NANDAN, Daughter of Shri KASHI NANDAN, 275/9 RAIPUR MONDAL PARA ROAD, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 2. Shri KASHI NANDAN, Son of Late SAILEN NANDAN, 275/9 RAIPUR MONDAL PARA ROAD, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Others, 3. Smt RUPA NANDAN, Daughter of Shri KASHI NANDAN, 275/9 RAIPUR MONDAL PARA ROAD, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 4. Shri BABLU NANDAN, Son of Shri KASHI NANDAN, 275/9 RAIPUR MONDAL PARAROAD, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Service, 5. Shri BUDDHA NANDAN, Son of Shri KASHI NANDAN, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Others

Indetified by Smt Pamela Das, , Daughter of Shri Rabi Chandra Das, Alipore Judges Court, P.O: Alipore Judges Court, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 28-02-2025 by Shri RANAJIT SINHA, partner, Trinayan Enterprise (Partnership Firm), 206/1 RAIPUR ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Smt Pamela Das, , Daughter of Shri Rabi Chandra Das, Alipore Judges Court, P.O: Alipore Judges Court, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 28-02-2025 by Shri Biplab Dutta, partner, Trinayan Enterprise (Partnership Firm), 206/1 RAIPUR ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Smt Pamela Das, , Daughter of Shri Rabi Chandra Das, Alipore Judges Court, P.O: Alipore Judges Court, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 28-02-2025 by Shri Aditya Samanta, partner, Trinayan Enterprise (Partnership Firm), 206/1 RAIPUR ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Smt Pamela Das, , Daughter of Shri Rabi Chandra Das, Alipore Judges Court, P.O: Alipore Judges Court, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 50,046.00/- (A(1) = Rs 50,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 50,014/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/02/2025 3:49PM with Govt. Ref. No: 192024250423618928 on 27-02-2025, Amount Rs: 50,014/-, Bank: SBI EPay (SBlePay), Ref. No. 0608194079513 on 27-02-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,00,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,95,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 30387, Amount: Rs.5,000.00/-, Date of Purchase: 28/02/2025, Vendor name: S DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/02/2025 3:49PM with Govt. Ref. No: 192024250423618928 on 27-02-2025, Amount Rs: 2,95,020/-, Bank: SBI EPay (SBlePay), Ref. No. 0608194079513 on 27-02-2025, 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 97023 to 97047

being No 160303721 for the year 2025.



Dhar

Digitally signed by Debasish Dhar
Date: 2025.03.04 18:16:03 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 04/03/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.