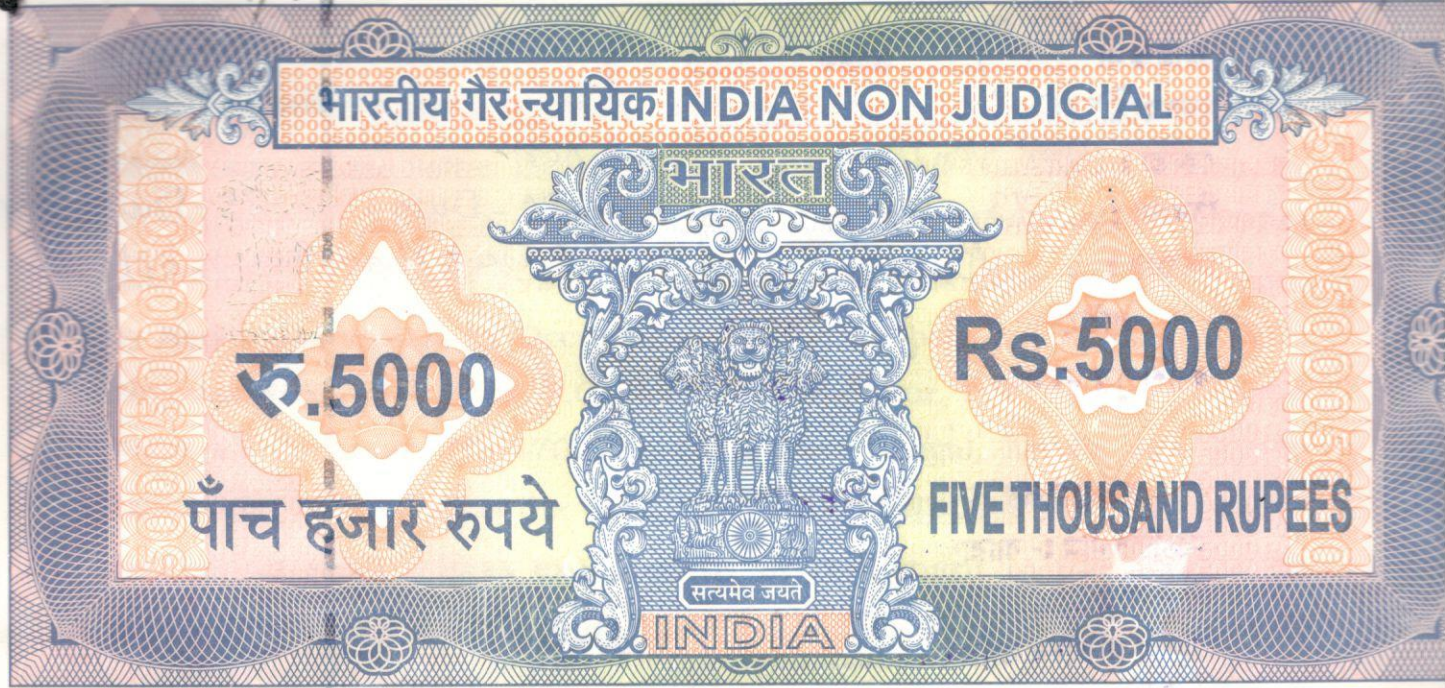


1189/24

1-1155/2



Handwritten:
 MS
 7/2
 2-261575/24

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

L 146490

Stamp:
 Certified that the document is genuine
 to registration. The Signature Sheet and
 endorsement Sheet Attached in the
 instrument is the part of the document.

Stamp:
 Additional District Sub-Registrar
 Chhota Dum Dum, 24-Pgs. (North)

07 FEB 2024

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 7th day of February Two Thousand and Twenty Four (2024).

BETWEEN

1. **SRI TAPAS BANERJEE**[PAN AFVPB5845G][AADHAAR 2138 9550 3397], son of Late Sailen Banerjee, by faith Hindu, by Nationality Indian, by Occupation – Business, 2. **SRI ASIT BANERJEE**[PAN ANCPB9707A] [AADHAAR 2116 5224 7938], son of Late Sailen Banerjee, by faith Hindu, by Nationality Indian, by Occupation – Business, both are residing at 3/1, Shymasree Pally, 4th Lane, P.O. Nonachandanpukur, P.S. Titagarh, District North 24 Parganas, Pin –700122, State-West Bengal, herein after jointly called and referred to as the “**LANDOWNERS/VENDORS**”[which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective legal heirs, executors, administrators, legal representatives and assigns] of the **FIRST PART**.

AND

OM VENTURE AND DEVELOPER a proprietorship firm having its office at Holding Premises No 73,73, Aswini Dutta Road, P.O. Dum Dum, P.S. Dum Dum, at present Nager Bazar, Kolkata -700028, Ward No 26, District North 24 Parganas, State- West Bengal. The firm being represented by its proprietor namely:-**SMT POMPY PAUL** [PAN DAOPP2764P] [AADHAAR 6434 6378 0831, wife of Sri Samarendra Paul, by faith Hindu, by Nationality Indian, by occupation – Business, residing at “Bhairab Bhavan”, Ground Floor, Flat No – G1, 65, Baguiati 3rd lane, P.O. Dum Dum, P.S. Dum Dum, at present Nager Bazar, Kolkata – 700028, District North 24 Parganas, State- West Bengal, herein after for the sake of brevity referred to and / or called as the **PURCHASER** [Which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include her legal heirs, executors administrators, representatives and assigns] of the **OTHER PART**.

WHEREAS after partition of India a large number of residents of former East Pakistan crossed over and came to the territory of the State of West Bengal from time to time due to force circumstances beyond their control.

AND WHEREAS the Government of West Bengal (thereinafter referred to as the "Government") offered to all reasonable facilities to such persons thereafter referred to as the "Refugees") for residence in West Bengal.

AND WHEREAS a considerable number of such people were compelled by circumstances to use vacant lands in urban areas for homestead purpose.

AND WHEREAS Minubala Banerjee, wife of Late Balaram Banerjee, since deceased, the Donee therein was one of such person who had come to use and occupy a piece or parcel of land measuring an area of **2-4-0 Two Cottahs Four Chittacks** be the same a little more or less lying and situated at **Mouza Satgachi**, J.L No 20, E.P No 14, S.P No 25, comprised in C.S Plot No 1218(P), P.S Dum Dum, at present Nager Bazar, within the limits of South Dum Dum Municipality, Additional District Sub Registrar Cossipore Dum Dum, in the District of North 24 parganas.

AND WHEREAS Minubala Banerjee, the Donee therein being a refugee displaced from East Pakistan (for Now Bangladesh) approached the Government of West Bengal for a plot of land for her rehabilitation.

AND WHEREAS the Government of West Bengal with the intent to rehabilitate the refugee from East Pakistan (for Now Bangladesh) acquired the land measuring an area of **2-4-0 Two Cottahs Four Chittacks** be the same a little more or less lying and situated at **Mouza Satgachi**, J.L No 20, E.P No 14, S.P No 25, comprised in C.S Plot No 1218(P), P.S Dum Dum, at present Nager Bazar, within the limits of South Dum Dum Municipality, Additional District Sub Registrar Cossipore Dum Dum, in the District of North 24 parganas, in the urban area under the provision of L.D.P. ACT, 1948/L.A. Act I of 1894 including the plot now in occupation of Minubala Banerjee, since deceased, the Donee therein .

AND WHEREAS thereafter the GOVERNOR of the State of West Bengal the Donor therein through Refugee Relief and Rehabilitation Department West Bengal executed a registered Deed of Gift on 19.08.1987 registered at Additional District Registrar North 24 Parganas, Barasat and recorded in

Book No I, Volume No I, Pages 245 to 248, Being No 62, for the Year 1987, in favour of Minubala Banerjee, the Donee therein.

AND WHEREAS thus Minubala Banerjee, the landowner therein became the absolute owner of the above mentioned property measuring an area of **ALL THAT** a piece and parcel of **bastu land** measuring an area of **2-4-0 Two Cottahs Four Chittacks** be the same a little more or less together with Structure thereon lying and situated at Mouza Satgachi, J.L No 20, E.P No 14, S.P No 25, comprised in C.S Dag No 1218(P), P.S Dum Dum, at present Nager Bazar, within the limits of South Dum Dum Municipality, Ward No 18, Holding No 14, Circle No 6, Additional District Sub Registrar Cossipore Dum Dum, in the District of North 24 Parganas and Minubala Banerjee, the landowner therein enjoying the same free from all encumbrances and without any interruption from anybody or from any corner.

AND WHEREAS thereafter said Minubala Banerjee executed a registered **Deed of Settlement** in favour of her **2(two) grandsons** namely **Sri Tapas Banerjee and Sri Asit Banerjee**, the **landowners/vendors** herein in respect of her **ALL THAT** a piece and parcel of **bastu land** measuring an area of **2-4-0 Two Cottahs Four Chittacks** be the same a little more or less together with Structure thereon lying and situated at Mouza Satgachi, J.L No 20, E.P No 14, S.P No 25, comprised in C.S Dag No 1218(P), P.S Dum Dum, at present Nager Bazar, within the limits of South Dum Dum Municipality, Ward No 18, Holding No 14, Circle No 6, Additional District Sub Registrar Cossipore Dum Dum, in the District of North 24 Parganas, on 26.1989 registered at Additional District Sub Registrar Cossipore Dum Dum and recorded in Book No I, Volume No 110, Pages 123 to 136, **Being No 5151, for the Year 1989** under some terms and conditions mentioned therein.

AND WHEREAS thereafter said Minubala Banerjee died intestate on 31.10.1999 leaving behind her surviving 2(Two) sons Sri Biren Banerjee and Sri Sailen Banerjee as her only legal heir and successors and **according to the written terms and conditions of the above mentioned Family Settlement Vide Deed No 5151, for the Year 1989**, as mentioned above

Sri Biren Banerjee alias Bandopadhyay (**without having any child of his own**), the first son of Minubala Banerjee and his surviving wife namely Smt Sandhya Banerjee(**without having any child of her own**), the daughter in Law of Minubala Banerjee shall have every right to live in the said premises during their lifetime and Sri Tapas Banerjee and Sri Asit Banerjee, the landowners/Vendor herein and Settlee therein shall make all arrangement for their living in the said premises.

AND WHEREAS thereafter said Biren Banerjee died intestate on 10.02.2006 leaving behind his surviving wife namely Smt Sandhya Banerjee(**without having any child of her own**) as his only legal heir and successor.

AND WHEREAS thereafter said Sailen Banerjee died intestate on 26.07.2010 leaving behind his surviving 2(two) sons namely Sri Tapas Banerjee and Sri Asit Banerjee, the landowners/Vendors herein as his only legal heirs and successors.

AND WHEREAS thereafter Sandhya Banerjee died intestate on 26.12.2022, **without having any child of her own.**

AND WHEREAS thus **Sri Tapas Banerjee** and **Sri Asit Banerjee, the landowners/Vendors herein jointly** became the absolute owners in respect of **ALL THAT** a piece and parcel of **bastu land** measuring an area of **2-4-0 Two Cottahs Four Chittacks** be the same a little more or less together with **300 sft Roof Tiles shed Structure with cemented flooring** thereon lying and situated at **Mouza Satgachi**, J.L No 20, E.P No 14, S.P No 25, comprised in C.S Dag No 1218(P) corresponding to R.S Dag No 3869(P) corresponding to **L.R Dag No 3894(P)**, under **L.R Khatian Nos 3519,6949**, P.S Dum Dum, at present Nager Bazar, within the limits of South Dum Dum Municipality, old Ward No 18, at present Ward No 24, old Holding No 14, at present new Holding No 24, Assessment No 1202901503813, **Locality/ Street: Hind Colony, Kolkata-700028**, Additional District Sub Registrar Cossipore Dum Dum, in the District of North 24 Parganas, **according to the written terms and conditions of the above mentioned Family Settlement Vide Deed No 5151, for the Year 1989 and after fulfilling**

all conditions as written in the said Family Settlement and thereafter **Sri Tapas Banerjee** and **Sri Asit Banerjee, the landowners/Vendors herein jointly** enjoying the same which is free from all encumbrances and without having any interruption from anybody or from any corner{Each having undivided $\frac{1}{2}$ (half) **share of the total property** and **Sri Tapas Banerjee** and **Sri Asit Banerjee, the landowners/Vendors herein jointly** have got every right to transfer the same to anybody by anyway.

AND WHEREAS **Sri Tapas Banerjee** and **Sri Asit Banerjee, the landowners/Vendors herein** have jointly announced to sell out in respect **ALL THAT** a piece and parcel of **bastu land** measuring an area of **2-4-0 Two Cottahs Four Chittacks** be the same a little more or less together with **300 sft Roof Tiles shed Structure with cemented flooring** thereon lying and situated at **Mouza Satgachi**, J.L No 20, E.P No 14, S.P No 25, comprised in C.S Dag No 1218(P) corresponding to R.S Dag No 3869(P) corresponding to **L.R Dag No 3894(P)**, under **L.R Khatian Nos 3519,6949**, P.S Dum Dum, at present Nager Bazar, within the limits of South Dum Dum Municipality, old Ward No 18, at present Ward No 24, old Holding No 14, ;at present new Holding No 24, Assessment No 1202901503813, **Locality/ Street: Hind Colony, Kolkata-700028**, Additional District Sub Registrar Cossipore Dum Dum, in the District of North 24 Parganas, for or at a total consideration of **Rs. 60,00,000/- (Rupees Sixty Lakh) only** together with all amenities and easement rights and the landowners /Vendors herein have jointly agreed to sale the said property mentioned in the **First Schedule** hereunder written as agreed as follows:-

NOW THIS INDENTURE WITNESSETH that in consideration of the said sum of **Rs. 60,00,000/- (Rupees Sixty Lakh) only** well and truly paid in hand to the landowners/Vendors by the Purchaser on or before the execution of these presents (the receipt whereof the landowners/Vendors doth hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof) the landowners/Vendors doth hereby indefeasibly and absolutely grant, convey assure sell and transfer unto and to the use of the Purchaser in respect of

ALL THAT a piece and parcel of **bastu land** measuring an area of **2-4-0 Two Cottahs Four Chittacks** be the same a little more or less together with **300 sft Roof Tiles shed Structure with cemented flooring** thereon lying and situated at **Mouza Satgachi**, J.L No 20, E.P No 14, S.P No 25, comprised in C.S Dag No 1218(P) corresponding to R.S Dag No 3869(P) corresponding to **L.R Dag No 3894(P)**, under **L.R Khatian Nos 3519,6949**, P.S Dum Dum, at present Nager Bazar, within the limits of South Dum Dum Municipality, old Ward No 18, at present Ward No 24, old Holding No 14, at present new Holding No 24, Assessment No 1202901503813, **Locality/ Street: Hind Colony, Kolkata-700028**, Additional District Sub Registrar Cossipore Dum Dum, in the District of North 24 Parganas, along with all amenities and easement rights mentioned in the Schedule hereunder written and marked as "RED" Border in the map or plan annexed hereto TOGETHER WITH all rights, title and interest benefits, advantages, claims and demands to hold and enjoy the said property AND ALL THE right, title, interest claim of property and demand whatsoever exclusively relating to the same TO HAVE AND TO HOLD the said unto and in favour of the Purchaser absolutely and forever free from all encumbrances.

OR HOWSOEVER OTHERWISE the said Property hereditaments and premises or any portion thereof now are or is or at any time or times heretofore were or was situated, butted and bounded called known numbered described or distinguished TOGETHER WITH all rights and benefits in over and under the road shown and delineated in the map or plan annexed hereto and all areas, water, water courses, sewers, drains, ditches, rights, privileges, common advantages, right, liberties and appurtenances whatsoever to the said Property hereditaments and premises belonging or any wise appertaining or usually held or enjoyed herewith or reputed to belong or the appurtenant hereto AND the reversion and reversions and remainder and remainders, AND all the estate right, title interest use trust possession property claim and demand both at law and in equity of the Vendor into and upon the said property hereditaments and premises or any deeds writings and evidence of the which in anywise relate

to the said Property or any part or parcel thereof and which now are or hereafter shall or may be in the custody possession power or control of the said landowners/Vendors or any person or persons from whom the purchaser can or may procure the same without suit or action at law or in equity free from all lines attachments and encumbrances TO HAVE AND TO HOLD the said Property, hereditaments and premises hereby granted, conveyed, assured sold and transferred or expressed or intended so to be and to the use of the Purchaser absolutely and forever AND the landowners/Vendors doth hereby from their respective legal heirs, executors, administrators, representatives, covenants with the Purchaser its heirs, executors, administrators, representatives and assigns THAT NOTWITHSTANDING any act deed or thing done by the landowners/Vendors or any of its predecessors or predecessors-in-title done, committed or executed or knowingly suffered to the contrary be the said landowners/Vendors are now lawfully and absolutely seized and possessed of otherwise well and sufficiently entitled to the said property hereditaments and premises hereby granted conveyed and transferred or expressed so to be and every part thereof unto and to the use of the Purchaser absolutely and forever for perfect and indefeasible estate or inheritance without any manner or condition use or other whatsoever to alter encumber or make void the same AND that NOTWITHSTANDING any act deed or things whatsoever and aforesaid the landowners/Vendors now have in themselves good right, full power, absolute authority and indefeasible title to sell convey or transfer the said property, hereditaments and premises and every part thereof hereby granted, conveyed and transferred or expressed so to be unto and to the use of the Purchaser absolutely and forever AND that the landowners/Vendors have not in any way encumbered the said property hereditaments and premises hereby granted, conveyed and transferred AND that the Purchaser shall and may at all time hereafter peaceably and quietly enter upon has hold, possess and every part thereof and receive and take all rents, issues and profits thereof without any lawful eviction interruption claim and demand whatsoever from or by the landowners/Vendors or their predecessor or predecessors-in-title shall and will from time to time and at

all times hereafter at the request and cost of the Purchaser do and execute or cause to be and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property hereditaments and premises and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or may be required. It is further declare that the Property is not under any requisition or acquisition or affected by Government project and not vested to the State. The landowners/Vendors doth hereby further covenant with the Purchaser that the landowners/Vendors shall unless prevented by fire or some other inevitable accident from time to time and at all times hereafter at the reasonable request and cost of the Purchaser or her heirs executors, administrators, representatives and/or assigns produce or cause to be produce to its solicitors or agents or at any trial hearing commission, examination or otherwise as association required all of any of the deeds writings for the purpose of showing the title to the said land hereditaments and premises granted and conveyed or otherwise or intended to be or any part thereof and at the like request or cost deliver or cause or be delivered unto the said Purchaser her heirs, executors, administrators, representatives and/ or assigns such attested or other copies or extracts of and/or from the said Deeds or writings or any of them as it may required and will in the meantime unless prevented by fire or some other inevitable act keep the said deed and writings un-obliterated and un-cancelled.

The landowners/Vendors doth hereby further agreed with the Purchaser, that the Purchaser shall have every right, title and interest to mutata her name with the South Dum Dum Municipality and B.L.R.O. Office and shall have the right to transfer its right, title, interest over the said property at any time by way of Sale, Gift, Mortgage, lease etc. as the purchaser deems fit and proper.

The landowners/Vendors agreed to rectify any defect or omission at the request of the Purchaser at the cost of the Purchaser.

As there is no other property relating to the title Deed, the landowners/ Vendors herein shall handover all those document/papers to the Purchaser herein at time of execution of Deed of Conveyance so that the Purchaser herein can take all advantages of that documents for her own purpose in future.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO
(HERE BY SOLD)

ALL THAT a piece and parcel of **bastu land** measuring an area of **2-4-0 Two Cottahs Four Chittacks** be the same a little more or less together with **300 sft Roof Tiles shed Structure with cemented flooring** thereon lying and situated at **Mouza Satgachi**, J.L No 20, E.P No 14, S.P No 25, comprised in C.S Dag No 1218(P) corresponding to R.S Dag No 3869(P) corresponding to **L.R Dag No 3894(P)**, under **L.R Khatian Nos 3519,6949**, P.S Dum Dum, at present Nager Bazar, within the limits of South Dum Dum Municipality, old Ward No 18, at present Ward No 24, old Holding No 14, at present new Holding No 24, Assessment No 1202901503813, **Locality/ Street: Hind Colony, Kolkata-700028**, Additional District Sub Registrar Cossipore Dum Dum, in the District of North 24 Parganas, along with all amenities and easement rights. The total property is shown in the map or Plan annexed hereto and marked with Red border and is butted and bounded in the manner as follows :-

ON THE NORTH BY : House of Alope Sarkar and others;
ON THE SOUTH BY : House of Tirtha Banerjee;
ON THE EAST BY : Hind Colony Road;
ON THE WEST BY : Biswanath Mondal & others;

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

SIGNED SEALED AND DELIVERED AT
KOLKATA IN THE PRESENCE OF: -

WITNESSES

1. Koushalya
14/9A Nagendra Nath Rd.
South Dum Dum.
Kolkata - 700028

Tapas Banerjee.

Amit Banerjee.

SIGNATURE OF THE LANDOWNERS
/VENDORS

2. Manish Bhattacharya
BD-6, D.B. Nagar
Kolkata-53

OM VENTURE AND DEVELOPER

Pompy Paul
Proprietor

SIGNATURE OF THE PURCHASER

RECEIVED on and from the above mentioned Purchaser a sum of **Rs. 60,00,000/- (Rupees Sixty Lakh) only** as total consideration money as per the memo of consideration hereunder written:-

MEMO OF CONSIDERATION

Date	Banker's Cheque/ RTGS	Bank - Branch	Amount
03/02/2024	001427	HDFC, Dum Dum Park	Rs. 30,00,000/
05/02/2024	001827	Axis- Krishnapur	Rs. 30,00,000/
		Total :	Rs. 60,00,000/-

(Rupees Sixty Lakh) only

WITNESSES : -

1. *Kasmanjok*

2. *Manash Bhattacharya*

Tapas Banerjee,

Amit Banerjee.

**SIGNATURE OF THE LANDOWNERS
/VENDORS**

Drafted by me and Prepared by:-

Manash Bhattacharya
Manash Bhattacharya

BD/6, Deshbandhu Nagar
Kolkata-700059

L. No. DW. XI.45.

A.D.S.R. Cossipore Dum Dum

Composed by:-

Avijit Paul

Avijit Paul

100S.S.Road, Dum Dum

Kolkata-700030.

A.D.S.R. Cossipore Dum Dum

PAGE NO.
SPECIMEN FROM FOR TEN FINGERPINTS

SL. NO.	Signature of the Executants/Presentants					
 <p data-bbox="97 651 470 808"><i>Tarun Banerjee</i></p>	Little	Ring	Middle	Fore	Thumb	
		Left	Hand			
						
	Thumb	Fore	Middle	Ring	Little	
		Right	Hand			
						
 <p data-bbox="97 1302 397 1386"><i>Ashit Banerjee</i></p>	Little	Ring	Middle	Fore	Thumb	
		Left	Hand			
						
	Thumb	Fore	Middle	Ring	Little	
		Right	Hand			
						
 <p data-bbox="97 1921 381 1995"><i>Pompy Paul</i></p>	Little	Ring	Middle	Fore	Thumb	
		Left	Hand			
						
	Thumb	Fore	Middle	Ring	Little	
		Right	Hand			
						

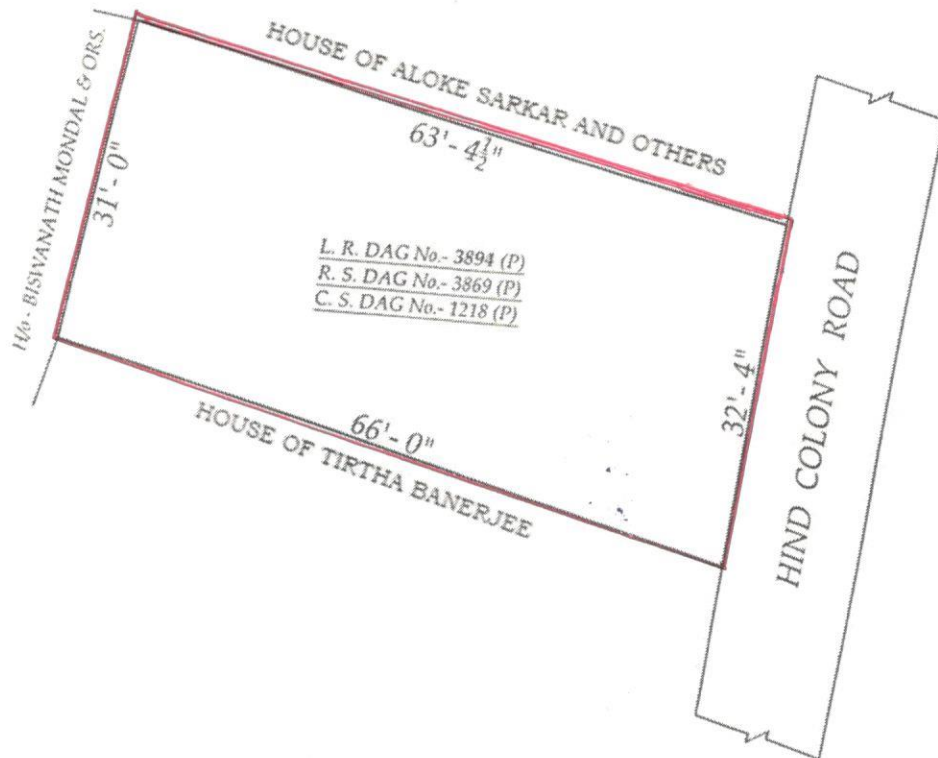
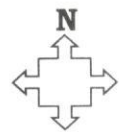
SITE PLAN OF SALE OF **ALL THAT** A PIECE AND PARCEL OF **BASTU LAND** MEASURING AN AREA OF **2-4-0 TWO COTTAHS FOUR CHITTACKS** BE THE SAME A LITTLE MORE OR LESS TOGETHER WITH **300 SFT ROOF TILES SHED STRUCTURE WITH CEMENTED FLOORING** THEREON LYING AND SITUATED AT **MOUZA SATGACHI**, J.L NO 20, E.P NO 14, S.P NO 25, COMPRISED IN C.S DAG NO 1218(P) CORRESPONDING TO R.S DAG NO 3869(P) CORRESPONDING TO **L.R DAG NO 3894(P)**, UNDER **L.R KHATIAN NOS 3519,6949**, P.S DUM DUM, AT PRESENT NAGER BAZAR, WITHIN THE LIMITS OF SOUTH DUM DUM MUNICIPALITY, OLD WARD NO 18, AT PRESENT WARD NO 24, OLD HOLDING NO 14, AT PRESENT NEW HOLDING NO 24, ASSESSMENT NO 1202901503813, **LOCALITY/ STREET: HIND COLONY, KOLKATA-700028**, ADDITIONAL DISTRICT SUB REGISTRAR COSSIPORE DUM DUM, IN THE DISTRICT OF NORTH 24 PARGANAS. **SCALE : 1" = 16' - 0"**

NAME OF THE LANDOWNERS/VENDORS : SRI TAPAS BANERJEE & SRI ASIT BANERJEE

NAME OF THE PURCHASER : OM VENTURE AND DEVELOPER

TOTAL AREA OF THE LAND : 2 K - 4 CH. - 0 SFT.

SOLD AREA OF THE STRUCTURE : 300 SFT



Tapas Banerjee,
Asit Banerjee.

SIGNATURE OF THE LANDOWNERS / VENDORS

OM VENTURE AND DEVELOPER

Pompy Paul

Proprietor

SIGNATURE OF THE PURCHASER

DRAWN BY:
Asit Paul



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



192023240368375061

GRN Details

GRN: 192023240368375061 Payment Mode: Online Payment
GRN Date: 02/02/2024 14:23:34 Bank/Gateway: State Bank of India
BRN : CK000IOZE4 BRN Date: 02/02/2024 14:24:45
GRIPS Payment ID: 020220242036837505 Payment Init. Date: 02/02/2024 14:23:34
Payment Status: Successful Payment Ref. No: 2000261575/3/2024
[Query No*/Query Year]

Depositor Details

Depositor's Name: ROCKY ENTERPRISE
Address: 88, R. S. ROAD
Mobile: 8910121422
Depositor Status: Others
Query No: 2000261575
Applicant's Name: Mr Ranajit Das
Identification No: 2000261575/3/2024
Remarks: Sale, Sale Document
Period From (dd/mm/yyyy): 02/02/2024
Period To (dd/mm/yyyy): 02/02/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000261575/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	235020
2	2000261575/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	60014
3	2000261575/3/2024	Mutation/Conversion -Receipt	0029-00-800-028-27	743
			Total	295777

IN WORDS: TWO LAKH NINETY FIVE THOUSAND SEVEN HUNDRED SEVENTY SEVEN ONLY.

Major Information of the Deed

Deed No :	I-1506-01155/2024	Date of Registration	07/02/2024
Query No / Year	1506-2000261575/2024	Office where deed is registered	
Query Date	30/01/2024 1:35:00 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Ranjit Das Sodepur, Natagarh, Thana : Ghola, District : North 24-Parganas, WEST BENGAL, PIN - 700113, Mobile No. : 8910121422, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 60,00,000/-	Rs. 60,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,40,020/- (Article:23)	Rs. 60,014/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



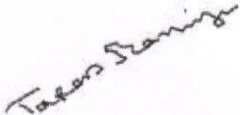


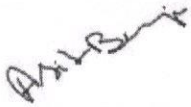
District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Hind Colony, Mouza: Satgachi, , Ward No: 24, Holding No:24 JI No: 20, Pin Code : 700028

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3894 (RS :-)	LR-3519	Bastu	Bastu	1 Katha 2 Chatak	28,00,000/-	28,00,000/-	Property is on Road Adjacent to Metal Road,
L2	LR-3894 (RS :-)	LR-6949	Bastu	Bastu	1 Katha 2 Chatak	28,00,000/-	28,00,000/-	Property is on Road Adjacent to Metal Road,
TOTAL :					3.7125Dec	56,00,000 /-	56,00,000 /-	
Grand Total :					3.7125Dec	56,00,000 /-	56,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	300 Sq Ft.	4,00,000/-	4,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		300 sq ft	4,00,000 /-	4,00,000 /-	



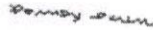
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr TAPAS BANERJEE Son of Late Sailen Banerjee Executed by: Self, Date of Execution: 07/02/2024 , Admitted by: Self, Date of Admission: 07/02/2024 ,Place : Office		 Captured	
	07/02/2024		LTI 07/02/2024	07/02/2024
3/1, Shymasree Pally, 4th Lane, City:- , P.O:- Nonachandanpukur, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700122 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx5G, Aadhaar No: 21xxxxxxxx3397, Status :Individual, Executed by: Self, Date of Execution: 07/02/2024 , Admitted by: Self, Date of Admission: 07/02/2024 ,Place : Office				
2	Name Mr ASIT BANERJEE Son of Late Sailen Banerjee Executed by: Self, Date of Execution: 07/02/2024 , Admitted by: Self, Date of Admission: 07/02/2024 ,Place : Office		 Captured	
	07/02/2024		LTI 07/02/2024	07/02/2024
3/1, Shymasree Pally, 4th Lane, City:- , P.O:- Nonachandanpukur, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700122 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ANxxxxxx7A, Aadhaar No: 21xxxxxxxx7938, Status :Individual, Executed by: Self, Date of Execution: 07/02/2024 , Admitted by: Self, Date of Admission: 07/02/2024 ,Place : Office				




Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	OM VENTURE AND DEVELOPER 73,73, Aswini Dutta Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 , PAN No.:: DAxxxxxx4P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs POMPY PAUL (Presentant) Wife of Mr Samarendra Paul Date of Execution - 07/02/2024, , Admitted by: Self, Date of Admission: 07/02/2024, Place of Admission of Execution: Office	 Feb 7 2024 11:37AM	 Captured LTI 07/02/2024	Signature  07/02/2024
65, Baguiati 3rd Lane, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: DAXxxxx4P, Aadhaar No: 64xxxxxxxx0831 Status : Representative, Representative of : OM VENTURE AND DEVELOPER (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr MADHU DAS Son of Late Gouranga Chandra Das Sodepur, Natagarh, City:- , P.O:- Natagarh, P.S:-Ghola, District:-North 24- Parganas, West Bengal, India, PIN:- 700113	 07/02/2024	 Captured 07/02/2024	 07/02/2024
Identifier Of Mr TAPAS BANERJEE, Mr ASIT BANERJEE, Mrs POMPY PAUL			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr TAPAS BANERJEE	OM VENTURE AND DEVELOPER-0.928125 Dec
2	Mr ASIT BANERJEE	OM VENTURE AND DEVELOPER-0.928125 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr TAPAS BANERJEE	OM VENTURE AND DEVELOPER-0.928125 Dec
2	Mr ASIT BANERJEE	OM VENTURE AND DEVELOPER-0.928125 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr TAPAS BANERJEE	OM VENTURE AND DEVELOPER-150.00000000 Sq Ft
2	Mr ASIT BANERJEE	OM VENTURE AND DEVELOPER-150.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Hind Colony, Mouza: Satgachi, ,
Ward No: 24, Holding No:24 JI No: 20, Pin Code : 700028

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3894, LR Khatian No:- 3519	Owner:বীরেন ব্যানার্জী, Gurdian:বলরাম ব্যানার্জী, Address:নিজ , Classification:বাস্ত, Area:0.01860000 Acre,	Mr TAPAS BANERJEE
L2	LR Plot No:- 3894, LR Khatian No:- 6949		Seller is not the recorded Owner as per Applicant.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2024, Page from 41582 to 41603
being No 150601155 for the year 2024.



Kaustava Dey

Digitally signed by KAUSTAVA DEY
Date: 2024.02.08 11:23:32 +05:30
Reason: Digital Signing of Deed.

(Kaustava Dey) 08/02/2024

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.**