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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

E 543216

NO. 243157/2018.

Mr = Rs. 57,37,867/-

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

*[Signature]*  
District Sub-Registrar-I  
More South 24 Pargana  
104 SEP 2018

## DEED OF CONVEYANCE

(with possession on and from today)

Bastu land measuring about 6K.-1Ch.-26sq.ft. with 600 sq.ft. cement finished one storied residential building at the premises No. 78, Brahmapur, P.S. - Bansdroni, P.O.-Brahmapur, Kolkata-700096.

This Deed of Conveyance made on this day, month and year written at last hereinafter.

### BETWEEN

'M/S. R.R.S. CONSTRUCTION', a partnership firm, having its PAN: AAKFR 5433 J and Mobile : 9830783965, place of

*Samit Ghosh* *Subhasishan*  
*Sanjit Roy*

*Partha Ghosh*  
*Amit Ghosh*

PARTHA GHOSH & AMIT GHOSH PARTNERS  
OF BASUNDHARA ENTERPRISE & ALSO  
CONSTITUTED ATTORNEY OF  
SANJIB DEY, DEBASHIS DEY, SAMIT GHOSH  
PARTNERS OF M/S. S.D.S. ENTERPRISE

Robindra Nath Ghosh  
Ramjit Nalwaryu

Nita Das

23584

No.....Rs. **500/-** Date.....

Name:.....**P. Roy Chowdhury**.....

Address:.....

Vendor:.....**Subhankar Das**.....

Alipur Collectorate, 24 Pgs. (S)

**SUBHANKAR DAS**

**STAMP VENDOR**

Alipur Police Court, Kol-27

Advocate  
Alipur Judge's Court  
Kolkata - 27

PROBATIONER, or persons who are not yet  
fully qualified for the office of a Judge  
and who are not yet qualified for the office  
of a Judge, are not to be appointed to the  
office of a Judge.

Full signature with complete  
information of Identifier

Full signature with complete  
information of Identifier

Full signature: **Titas Kumar Hore**

(.....  
Son of **Late Tarun Kumar Hore**

Premises: **7/50, Metaji Nagar**

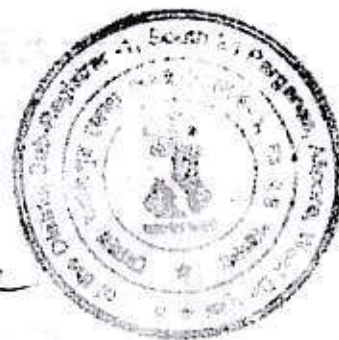
P.O.:

P.S.:

Kolkata :

By Occupation :

Mobile No.: **8981060491**



District Sub-Registrar-I  
Alipore South 24 Parganas

**04 SEP 2018**

**Partha Ghosh**  
**Amit Ghosh**

PARTHA GHOSH & AMIT GHOSH PARTNERS  
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CONSTITUTED ATTORNEY OF  
SANJIB DEY, DEBASHIS DEY, SAMIT GHOSH  
PARTNERS OF M/S. S.D.S. ENTERPRISE



business at Holding No. 1330, Brahmapur, Near Balak Sangha Club, Water Tank, P.S. - Bansdrani, formerly Regent Park, P.O.-Brahmapur, Kolkata-700096, represented by its partners namely (1) **Sri Rabindra Nath Ghosh**, having his **PAN** : AJMPG 2663 A and **Mobile** : 9830783965, son of Sri Radhapada Ghosh, by faith Hindu, by nationality - Indian, by occupation - Business, residing at F-44, Stream Laundry More, Brahmapur Place, P.S.-Sonarpore, P.O.-Brahmapur, Kolkata-700096, District 24 Parganas (South), (2) **Sri Ranjit Mukherjee**, having his **PAN** : AWRPM 8609 G and **Mobile** : 8240928023, son of Late Bimal Mukherjee, by faith Hindu, by nationality - Indian, by occupation - Business, residing at Holding No. 1330, Brahmapur, near Balak Sangha Club, Water Tank, P.S.-Bansdrani, formerly Regent Park, P.O.-Brahmapur, Kolkata-700096, District 24 Parganas (South) and (3) **Smt. Mita Das**, wife of Sri Shyamal Das, having her **PAN** : AKHPD 8360 K and **Mobile** : 9861129586, by faith Hindu, by nationality - Indian, by occupation - Business, residing at B/34, Brahmapur South End, P.S.-Bansdrani, formerly Regent Park, P.O.-Brahmapur, Kolkata-700096, hereinafter referred as the **OWNER/ VENDOR** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their successors-in-office and/or interest, their respective heirs, executors, administrators, legal representatives and/or assigns) **admitted and executed** by all individually and hereinafter called as the party of the **FIRST PART**.

**AND**

'**M/S. S.D.S. ENTERPRISE**', a Partnership firm, having its **PAN** : ABSFS 4810 P and **Mobile** : 9903851616, place of business at 3/1, Azadgarh, P.S.-Jadavpur, P.O. - Regent Park, Kolkata-700040, represented by its partners namely (1) **Sri Sanjib Dey**, son of Sri Manoj Kumar Dey, having **PAN** : AGQPD 7454 D and **Mobile** : 7003771297, by faith - Hindu, by nationality - Indian, by occupation - Business, residing

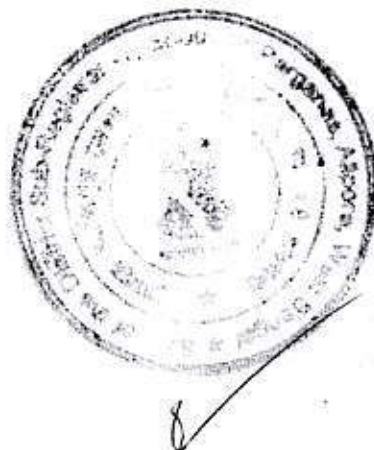
*Samit Ghosh*

*Subansu Dey*

*Sanjit Dey*

*Ranjit Mukherjee*  
*Rabindra Nath Ghosh*

*Mita Das*  
 (1) 085



District Sub-Registrar-I  
Alipore South 24 Parganas

04 SEP 2018

*Partha Ghosh*  
*Amit Ghosh*

PARTHA GHOSH & AMIT GHOSH PARTNERS  
OF BASUNDHARA ENTERPRISE & ALSO  
CONSTITUTED ATTORNEY OF  
SANJIB DEY, DEBASHIS DEY, SAMIT GHOSH  
PARTNERS OF M/S. S.D.S. ENTERPRISE



at 82A, Aswini Nagar, P.S.-Jadavpur, P.O.-Regent Park, Kolkata-700040, (2) **Sri Debasish Dey**, son of Late Chittaranjan Dey, having **PAN : AJMPD 9209 M** and **Mobile : 8697808230**, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at 82, Aswini Nagar, P.S.-Jadavpur, P.O.-Regent Park, Kolkata-700040 and (3) **Sri Samit Ghosh**, son of Late Kalipada Ghosh, having **PAN : AJSPG 9154 E** and **Mobile : 9433352827**, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at 3/1, Azadgarh, P.S.-Jadavpur, P.O.-Regent Park, Kolkata-700040, hereinafter referred as the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their successors-in-office and / or interest, their respective heirs, executors, administrators, legal representatives and/or assigns) **admitted and executed** by all partners individually and hereinafter called as the party of the **SECOND PART**.

*Rebindra Nath Ghosh*  
*Pradyut Mukherjee*  
*Rita Das*

**WHEREAS** one **Sri Nagendra Chandra Dey**, since deceased, was the sole and absolute owner and occupier of a land measuring an area about 1.65 acres in Mouza - Brahmapur, J.L. No.48, Touzi No. 60, R.S. No. 169, **by virtue of a sale deed** which was registered on 10-06-1945 before the District Sub Registry office at Alipore and has been recorded in its Book No. 1, Volume No. 39, Pages No. 235 to 240, **being deed No. 1867 for the year 1945**.

**AND WHEREAS** after purchase the said land while said Sri Nagendra Chandra Dey, since deceased, was in possession and had been enjoying & possessing over the said land **sold, conveyed and transferred** the above mentioned entire land measuring an area about 1.65 acres in Mouza - Brahmapur, J.L. No.48, Touzi No. 60, R.S. No. 169, **jointly** to Smt. Labanya Prova Roy, Smt. Provabati Debi, Smt. Lilabati Debi, Smt. Durga Rani Dey, Smt. Surya Mukhi Debi, Smt. Surala Debi, Smt. Khiroda

*Samit Ghosh*

*Debasish Dey* *Sanjit Dey*



District Sub-Registrar-I  
Alipore South 24 Parganas

04 SEP 2018

Partha Ghosh  
Amit Ghosh

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Sundari Debi, Sri Prithindra Mohan Roy, Sri Dwijendra Chandra Mukhopadhyay, Sri Jitendra Chandra Mukhopadhyaya and Smt. Nanibala Dey, **by virtue of a sale deed** which was registered on 08-12-1947 before the District Sub Registry Office at Alipore and has been recorded in its Book No. I, Volume No. 65, Pages No. 285 to 290, **being No. 3900 for the year 1947.**

**AND WHEREAS** thus **by virtue of aforesaid sale deed** being No. 3900 for the year 1947, the **said joint purchasers** namely Smt. Labanya Prova Roy, Smt. Provabati Debi, Smt. Lilabati Debi, Smt. Durga Rani Dey, Smt. Surya Mukhi Debi, Smt. Surala Debi, Smt. Khiroda Sundari Debi, Sri Prithindra Mohan Roy, Sri Dwijendra Chandra Mukhopadhyay, Sri Jitendra Chandra Mukhopadhyaya and Smt. Nanibala Dey **became the joint owners** of land measuring an area about 1.65 acres in Mouza - Brahmapur, J.L. No. 48, Touzi No. 60, R.S. No. 169, District 24 Parganas (South).

**AND WHEREAS** after purchasing the said land by virtue of aforesaid sale deed being No. 3900 for the year 1947, while the **said joint owners** namely Smt. Labanya Prova Roy, Smt. Provabati Debi, Smt. Lilabati Debi, Smt. Durga Rani Dey, Smt. Surya Mukhi Debi, Smt. Surala Debi, Smt. Khiroda Sundari Debi, Sri Prithindra Mohan Roy, Sri Dwijendra Chandra Mukhopadhyay, Sri Jitendra Chandra Mukhopadhyaya and Smt. Nanibala Dey were in joint possession over the said plot measuring an area about 1.65 acres at Mouza - Brahmapur, J.L. No. 48, Touzi No. 60, R.S. No. 169, they **amicably partitioned** among themselves in respect of their aforesaid landed property of 1.65 acres **on 15-01-1948.**

**AND WHEREAS** by virtue of aforesaid amicable partition, one of the above joint owners, namely **Smt. Labanya Prova Roy** became the sole and absolute owner of **bastu land** measuring an area of **16K.** at Mouza - Brahmapur, J.L. No. 48, Touzi No. 60, R.S. No. 169, R.S. Dag No. 675, 676 & 668/1267 comprising R.S. Khatian No. 461, 452 & 656

Samit Ghosh

Debashis Dey

Sanjib Dey

Rabinendra Nath Ghosh  
 Mitha Das



✓  
District Sub-Registrar-I  
Alipore South 24 Parganas

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*Partha Ghosh*  
*Amit Ghosh*

PARTHA GHOSH & AMIT GHOSH PARTNERS  
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PARTNERS OF M/S. S.D.S. ENTERPRISE



with 1/4th share of pond in R.S. Dag No. 678. After that she **mutated** her name before the Kolkata Municipal Corporation and has been recorded as Premises No. 78, Brahmapur, mailing address C-22, Brahmapur More, P.O.-Brahmapur, P.S.-Bansdrani, formerly Regent Park, Kolkata-700096, being Assessee No. 31-111-06-0078-5. She also **mutated** her name before the competent authority of B.L. & L.R.O and has been recorded her above mentioned landed property of 16K. with 1/4th share of pond at Mouza - Brahmapur, J.L. No. 48, Touzi No. 60, R.S. No. 169, R.S. Dag No. 675, 676, 668/1267 & 678 comprising R.S. Khatian No. 461, 452 & 656.

*Rebinder Nath Ghosh*  
**AND WHEREAS** said Smt. Labanya Prova Roy during her life time executed and registered a **deed of gift** in favour of her younger son namely **Sri Soumendra Mohan Roy** for a bastu land measuring an area of **6K.-4Ch.-37 sq.ft.** more or less **alongwith 300 sq.ft.** temporary structure from her aforesaid recorded R.S. Dag No.676 comprising R.S. Khatian No.461 & 452 and the said deed of gift was registered before the District Sub Registry Office at Alipore which has been recorded in Book No. I, Volume No. 38, Pages No. 291 to 298, **being deed No. 2058 for the year 1994.**

*Rita Das*  
**AND WHEREAS** said Smt. Labanya Prova Roy during her life time executed and registered another **deed of gift** in favour of her grandson namely **Sri Amit Roy** for a bastu land measuring an area about **4K.-9Ch.-3 sq.ft.** more or less **alongwith 300 sq.ft.** temporary structure from her aforesaid recorded R.S. Dag No. 675 & 676 comprising R.S. Khatian No.461<sup>452</sup> and the said deed of gift was registered before the Additional Registrar of Assurance-I which has been recorded in its Book No. I, **being deed No. 5692 for the year 1996.**

**AND WHEREAS** after transferring by way of above mentioned two deed of gift being deed No. 2058 for the year 1994 and being deed

*Samit Ghosh*

*Debasish Dey*

*Sanjib Dey*



District Sub-Registrar-I  
Alipore South 24 Parganas

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*Partha Ghosh  
Amit Ghosh*

PARTHA GHOSH & AMIT GHOSH PARTNERS  
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PARTNERS OF M/S. S.D.S. ENTERPRISE



No. 5692 for the year 1996, the said Smt Labanya Prova Roy remained as absolute owner of bastu land measuring an area about **5K.-2Ch.-5sq.ft.** but physically measuring an area about **4K.-13Ch.-2sq.ft.** at Mouza - Brahmapur, J.L. No. 48, Touzi No. 60, R.S. No. 169, R.S. Dag No. 675 (P), & 668/1267 comprising R.S. Khatian No. 461 & 656 **with 1/4th share of pond** in R.S. Dag No. 678.

**AND WHEREAS** during enjoying the aforesaid bastu land measuring an area about 4K.-13Ch.-2sq.ft. alongwith 1/4th share of pond, said **Smt. Labanya Prova Roy died intestate on 05-06-1999** leaving behind (1) Sri Saibendra Mohan Roy, (2) Sri Sumendra Mohan Roy, (3) Smt. Maytree Banerjee, (4) Smt. Bharati Bhattacharjee, (5) Smt. Ava Roy, (6) Smt. Gitasree Bhattacharjee, (7) Smt. Chandralekha Chakraborty, (8) Smt. Sagarika Bhaatachrjee, (9) Smt. Bubun Sarbabidya as her only legal heirs and successors. **Thus** by virtue of inheritance, the above nine legal heirs **became the joint owners** of the land measuring an area of 4K.-13Ch.-2sq.ft. alongwith 1/4th share of pond at Mouza - Brahmapur, J.L. No. 48, Touzi No. 60, R.S. No. 169, **for bastu land** - R.S. Dag No. 668/1267 & 675(P) and **for pond** - R.S. Dag No. 678 comprising R.S. Khatian No. 656 & 461, being the premises No. **78, Brahmapur, P.S. Bansdrani**, formerly Regent Park, P.O. Brahmapur, Kolkata-700096, KMC Ward No.111, vide Assessee No. 31-111-06-0078-5.

**AND WHEREAS** thereafter one of the above nine legal heirs-cum-joint owners, namely **Sri Saibendra Mohan Roy died intestate on 11-11-2011** leaving behind his wife Smt. Kalpana Roy and only son Sri Amit Roy to inherit his undivided 1/9th share of above landed property measuring about of 4K.-13Ch.-2sq.ft. alongwith pond.

*Samit Ghosh*

*Subir Singh*

*Sanjib Singh*

*Rebinder Mohan Ghosh*  
*Ramjit*  
*M. K. Ghosh*

*Kula Das*

*Partha Ghosh*  
*Amit Ghosh*

PARTHA GHOSH & AMIT GHOSH PARTNERS  
OF BASUNDHARA ENTERPRISE & ALSO  
CONSTITUTED ATTORNEY OF  
SANJIB DEY, DEBASHIS DEY, SAMIT GHOSH  
PARTNERS OF M/S. S.D.S. ENTERPRISE



*8*  
District Sub-Registrar-I  
Alipore South 24 Parganas

04 SEP 2018



**AND WHEREAS** thus by virtue of inheritance, (1) Smt. Kalpana Roy, (2) Sri Sumendra Mohan Roy, (3) Sri Amit Roy, (4) Smt Maytree Banerjee, (5) Smt. Bharati Bhattacharjee, (6) Smt Ava Roy, (7) Smt. Gitasree Bhattacharjee, (8) Smt. Chandralekha Chakraborty, (9) Smt. Sagarika Bhaatachrjee and (10) Smt. Bhuban Sarbabidya became the joint owners of the bastu land measuring an area about **4K.-13Ch.-2sq.ft.** with structure thereon alongwith 1/4th share of pond. While they were in joint possession and had been enjoying and possessing, they jointly **sold, conveyed and transferred** the entire aforesaid landed property measuring an area **4K.-13Ch.-2sq.ft.** with structure thereon at Mouza - Brahmapur, J.L. No. 48, Touzi No. 60, R.S. No. 169, R.S. Dag No. 668/1267 & 675(P) comprising R.S. Khatian No. 656 & 461 to **M/s. R.R.S. Construction**, the party of the First Part herein, and the said deed of conveyance was registered on **08-05-2013**, before the District Sub Registry Office at Alipore which has been recorded in its Book No. I, **being No. 03839 for the year 2013**. After purchasing the same, the said M/s. R.R.S. Construction **made mutation** in favour of them before the competent authority of Kolkata Municipal Corporation and has been recorded as 78, Brahmapur, P.S. - Bansdrone, P.O.-Brahmapur, Kolkata-700096 and paid property tax under the Assessee No. 31-111-06-0078-5.

**AND WHEREAS** on the same day of **08-05-2013**, the above mentioned Purchaser M/s. R.R.S. Construction purchased another bastu land measuring an area about **1K.-4Ch.-24sq.ft.** with structure thereon by a **deed of conveyance** from Sri Amit Roy, son of Late Saibendra Roy, at Mouza - Brahmapur, J.L. No. 48, Touzi No. 60, R.S. No. 169, R.S. Dag No. 675(P) comprising R.S. Khatian No. 461, under the Kolkata Municipal Corporation Ward No. 111, part of Premises 78/1, Brahmapur, P.S. - Bansdrone, P.O.-Brahmapur, Kolkata-700096. The said deed of conveyance executed and registered before the District Sub Registry

*Samit Ghosh*

*Debashis Dey*

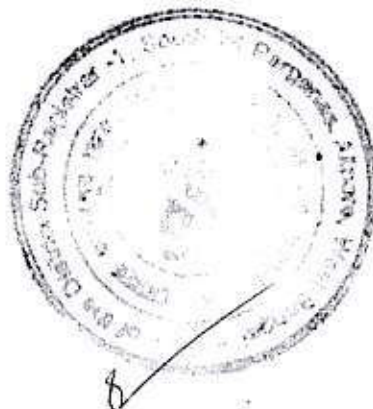
*Sanjib Dey*

*Robindra Nath Ghosh*  
*Ranjit*  
*Nitya Ghosh*

*Nitya Dey*

*Partha Ghosh  
Amit Ghosh*

PARTHA GHOSH & AMIT GHOSH PARTNERS  
OF BASUNDHARA ENTERPRISE & ALSO  
CONSTITUTED ATTORNEY OF  
SANJIB DEY, DEBASHIS DEY, SAMIT GHOSH  
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District Sub-Registrar-I  
Alipore South 24 Parganas

04 SEP 2018



Office at Alipore which has been recorded in its Book No. I, **being No. 03620 for the year 2013**. After purchasing the same, the said M/s. R.R.S. Construction **made mutation** in favour of them before the competent authority of Kolkata Municipal Corporation and has been recorded as 78/1A, Brahmapur, P.S. - Bansdroni, P.O.-Brahmapur, Kolkata-700096 and paid property tax under the Assessee No. 31-111-06-2986-6.

**AND WHEREAS** thereafter the aforesaid being No. 03839 for the year 2013 duly rectified some mistake by registering the deed of declaration before the registration office of ADSR, Alipore, South 24 Pgs. which has been recorded in its Book No. IV, being No. 160500872 for the year 2018 **and** the aforesaid other being No. 03620 for the year 2013 duly also rectified some mistake by registering the deed of declaration before the registration office of ADSR, Alipore, South 24 Pgs. which has been recorded in its Book No. IV, being No. 160500871 for the year 2018.

**AND WHEREAS** thus by virtue of above mentioned two deed of conveyances being No.03839 for the year 2013 and being No.03620 for the year 2013, the party of the First Part herein M/s. R.R.S. Construction amalgamatedly become the absolute owner of **all that** bastu land measuring an area about **6K.-1Ch.-26sq.ft.** at Mouza - Brahampur, J.L. No. 48, Touzi No. 60, R.S. No. 169, R.S. Dag No. 668/1267 & 675 (P) comprising R.S. Khatian No. 656 & 461, under KMC Ward No. 111, Premises No. 78, Brahmapur, P.S. - Bansdroni formerly Regent Park, P.O. -Brahmapur, Kolkata-700096, being Assessee No. 31-111-06-0078-5 which is morefully described in the **Schedule** hereunder written and hereinafter referred and called to as 'the **said land & premises**' free from all sorts of encumbrances whatsoever without any interference, disturbance from any person whomsoever.

*Samit Ghosh*

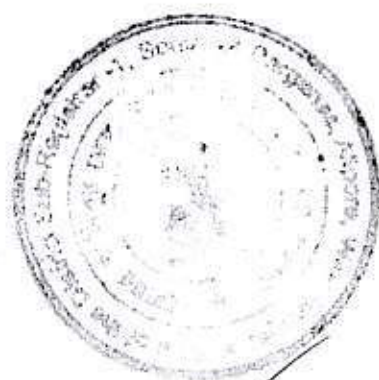
*Debashis Dey*

*Sanjib Dey*

*Partha Ghosh  
Amit Ghosh*

*Mita Das*

PARTHA GHOSH & AMIT GHOSH PARTNERS  
OF BASUNDHARA ENTERPRISE & ALSO  
CONSTITUTED ATTORNEY OF  
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Alipore South 24 Parganas

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**AND WHEREAS** while the Owner/Vendor herein, party of the First Part, was in peaceful and uninterrupted possession of the said land and premises of schedule hereunder written, a development agreement was registered on 16-03-2015, in favour of the party of the Second Part herein at the office of DSR-I, Alipore and has been recorded in its Book No. I, CD Volume No. 4, Page from 4195 to 4230, being No. 00989 for the year 2015 **and** a development power of attorney was also registered on 16-03-2015, at the office of DSR-I, Alipore which has been recorded in its Book No. I, CD Volume No. 4, Page from 4231 to 4255, being No. 00990 for the year 2015.

**AND WHEREAS** thereafter the Owner/Vendor herein, party of the First Part, due to unavoidable circumstances and for various reasons, decided not to develop the land and premises of schedule hereinbelow by the above mentioned developer **and** also declared to sale the said land and premises of schedule hereunder to the above mentioned developer at total price or consideration of Rs.39,25,000/- (Rupees thirtynine lakh twentyfive thousand) only and the party of the Second Part, Purchaser herein, agreed to purchase the said entire land and premises of schedule hereunder written at the said consideration amount of Rs.39,25,000/-.

**AND WHEREAS** before making the deed of conveyance, both the parties herein agreed to cancel the aforesaid registered development agreement being No. 00989 for the year 2015 **and** also agreed to revoke the aforesaid registered development power of attorney being No. 00990 for the year 2015. **Now** on today the above mentioned registered development agreement being No. 00989 for the year 2015 and registered development power of attorney being No. 00990 for the year 2015 has been cancelled & revoked by virtue of registered deed of cancellation at the office of DSR-I, Alipore, which has been recorded in

*Samit Ghosh*

*Debashis Dey*

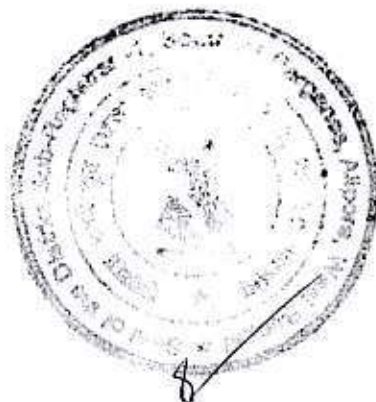
*Sanjib Dey*

*Rabinendra Nath Ghosh*  
*Partner M/S. S.D.S. Enterprise*

*Mita Das*

*Partha Ghosh*  
*Amit Ghosh*

**PARTHA GHOSH & AMIT GHOSH PARTNERS  
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**District Sub-Registrar-I  
Alipore South 24 Parganas**

**04 SEP 2018**



its Book No. I, being No. ~~160102998~~ for the year 2018. By virtue of aforesaid deed of cancellation being No. ~~160102998~~ / 2018, the entire land and premises of schedule hereunder free from all encumbrances whatsoever nature and free from any embargo to sell the said land and premises.

**AND WHEREAS** both the parties herein have agreed to consider the day of registration of the aforesaid registered development agreement being No. 00989 for the year 2015 shall be considered as day of sale agreement i.e. 16-03-2015 shall be considered as day of sale agreement. At the same time both the parties also agreed to consider the paid-up consideration amount Rs.25,00,000/- (Rupees twentyfive lakh) only of the aforesaid registered development agreement being No. 00989 for the year 2015 shall be considered as advance payment of sale agreement out of the total consideration amount of Rs.39,25,000/-.

**AND WHEREAS** before making the deed of conveyance, the Owner/Vendor declares that the said entire land and premises of schedule hereunder written which hereby sold has not been previously leased, mortgages, sold, nor in any way transferred and there is no charges, liens, lispendens or any attachment. The said property has not been acquired, nor requisitioned by the Govt. or any Public body for any scheme, nor the same fall under any alignment. There is no case, suit or proceeding pending before any Court of Law against the said property. The right, title and interest of the Owner/Vendor in the aforesaid land and premises are free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever and Owner/Vendor has got good and absolute marketable title, right and interest in said premises without any interference, disturbance and obstruction whatever from any person whomsoever. The Owner/Vendor has not in anyway deal with the said premises whereby the right, title and interest of the Owner/Vendor as to the

*Samit Ghosh*

*Debashis Dey*

*Sanjib Dey*

*Partha Ghosh*  
*Partners*

*Hida Das*

*Partha Ghosh  
Amit Ghosh*

**PARTHA GHOSH & AMIT GHOSH PARTNERS  
OF BASUNDHARA ENTERPRISE & ALSO  
CONSTITUTED ATTORNEY OF  
SANJIB DEY, DEBASHIS DEY, SAMIT GHOSH  
PARTNERS OF M/S. S.D.S. ENTERPRISE**



**District Sub-Registrar,  
Alipore South 24 Pargana.**

**04 SEP 2018**



ownership, use, development and enjoyment thereof is or may be affected in any manner whatsoever. The Owner/Vendor is legally and sufficiently entitled to make deed of conveyance with the Purchaser herein as on the date of execution of this deed. The Owner/Vendor hereby undertake to indemnify and keep the Purchaser indemnify against any loss, damage, claim, action, demand and risk whatsoever that may arise in respect of the title of the Owner/Vendor relating to the said land and premises of schedule hereunder.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said sale agreement and in consideration of the said sum of Rs.39,25,000/- well and truly paid by the Purchaser to the Owner/Vendor on or before the execution of the deed of conveyance that being the full and final consideration money, the receipt whereof the Owner/Vendor doth hereby admit and acknowledge the same as per memo of consideration mentioned hereunder written and of & from the payment of the same and every part thereof, the Owner/Vendor doth hereby acquit, release and forever discharge the Purchaser as well as the said property hereby sold. The Owner/Vendor doth hereby grant transfer, convey, sell, assign and assure unto the Purchaser **all that** bastu land measuring an area of **6K.-1Ch.-26sq.ft.** with one storied cement finished residential building measuring an area about **600 sq.ft.** at Mouza - Brahampur, J.L. No. 48, Touzi No. 60, R.S. No. 169, R.S. Dag No. 668/1267 & 675 (P) comprising R.S. Khatian No. 656 & 461, under KMC Ward No. 111, Premises No. 78, Brahmapur, P.S. - Bansdroni formerly Regent Park, P.O. Brahmapur, Kolkata-700096, being Assessee No. 31-111-06-0078-5 which is morefully described in the **schedule** below unto & to the Purchaser herein absolutely and forever to hold, enjoy & possess and the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said property and receive the rents, issues and

Samit Ghosh

Debashis Dey

Sanjib Dey

Rajendra Nath Ghosh  
Rajit Kumar

Nita Das

*Partha Ghosh  
Amit Ghosh*

PARTHA GHOSH & AMIT GHOSH PARTNERS  
OF BASUNDHARA ENTERPRISE & ALSO  
CONSTITUTED ATTORNEY OF  
SANJIB DEY, DEBASHIS DEY, SAMIT GHOSH  
PARTNERS OF M/S. S.D.S. ENTERPRISE



*S*  
District Sub-Registrar  
Alipore South 24 Pargana

04 SEP 2018



profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Owner/Vendor or any person or persons lawfully or equitably claiming from under or in trust for them and that free and clear and clearly and absolutely discharged saved harmless and keep indemnified against all estate and encumbrances created by the Owner/Vendor or any person or persons lawfully or equitably claiming any estate or interest in the said property or any part thereof from under or in trust for the Owner/Vendor 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 done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the said property and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required and the Owner/Vendor do hereby covenant with Purchaser that it shall be lawful for the Purchaser from time to time and at all time hereafter to enter into and upon and to hold and enjoy 'the said property' and all the easement right and that the Purchaser shall be entitled to sell, transfer, convey, develop, mortgage, leaseout, let out or deal with or dispose of 'the said property' to any other party at a cost and amount, the Purchaser deem proper without any interruption, disturbances, claims or demands from or by the Owner/Vendor or any other persons or persons claiming through under or in trust for them.

**FURTHER** the Owner/Vendor and all person having lawfully or equitably claiming any estate or interest upon the said property or any part thereof from under or in trust for the Owner/Vendor shall and will from time to time or at all times hereafter at the cost and request of the Purchaser do and execute or cause to be done and executed all such

Samit Ghosh

Basundhara

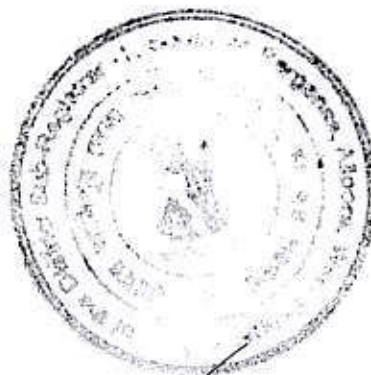
Sanjib Dey

Parthindra Nath Ghosh  
Rajit Dey

Nida Dey

*Partha Ghosh  
Amit Ghosh*

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Alipore South 24 Parganas**

**04 SEP 2019**



acts, deeds, things and matters whatsoever for further better and more perfectly assuring and conveying the said property to and unto the Purchaser as shall or may be reasonably required. If any error or omission is transpired in this deed in future, the Owner/Vendor shall at the cost and request of the Purchaser do and execute or cause to be done and executed any supplementary deed or deed of rectification / declaration in favour of the Purchaser.

**AND** the Owner/Vendor doth hereby covenant with the Purchaser that notwithstanding any act, thing, deed and matters whatsoever made done executed or knowingly suffered to the contrary the Owner/Vendor hath good right full power, absolute authority AND indefeasible title to grant, transfer, convey, sell the said property hereby sold or expressed or intended so to be unto and to the use of the said Purchaser in manner aforesaid and delivered vacant possession of the said land & premises and hereditaments simultaneously with the execution of these presents. On the day of registering the deed of conveyance in favour of Purchaser herein, the Owner/Vendor shall handover all original title deeds and documents in respect of said land and premises of schedule hereunder to the Purchaser for the purpose of their records.

**FURTHER WITNESSETH** that the Purchaser herein from this day become the absolute owner of the said property of land and premises which is morefully and particularly described in the schedule hereinbelow and that we, the Owner/Vendor herein cease to have any interest on the said property of schedule hereinbelow from this day and we, the Owner/Vendor doth hereby deliver absolute legal possession of the said property of schedule hereinbelow in favour of the Purchaser herein **and** the Purchaser herein have got every rights and liberties to

*Samit Ghosh*

*Debashis Dey*

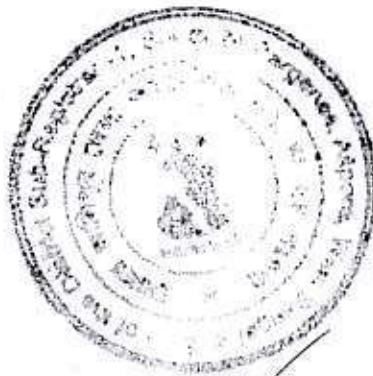
*Sanjib Dey*

*Partha Ghosh*  
*Ramjit M. W. K. Dey*

*Hita Das*

*Partha Ghosh  
Amit Ghosh*

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Alipore South 24 Parganas**

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mutate their names in respect of the said property which is morefully described in the schedule hereinbelow in the records of the competent authority of Kolkata Municipal Corporation at their own cost, in that event this deed of conveyance shall be treated as the full and final consent of the Owner/Vendor herein in favour of the Purchaser **and** the Purchaser herein have got every rights and liberties to mutate their names in respect of the said property which is morefully described in the schedule hereinbelow in the records of the competent authority of B.L. & L.R.O. at their own cost, in that event this deed of conveyance shall be treated as the full and final consent of the Owner/Vendor herein in favour of the Purchaser.

**THE SCHEDULE ABOVE REFERRED TO**  
**(the said land and premises)**

**ALL THAT** bastu land measuring an area of **6K.-1Ch.-26sq.ft.** with one storied cement finished residential building measuring an area about **600 sq.ft.** at Mouza - Brahmapur, J.L. No. 48, Touzi No. 60, R.S. No. 169, R.S. Dag No. 668/1267 & 675 (P) comprising R.S. Khatian No. 656 & 461, under KMC Ward No. 111, **Premises No. 78, Brahmapur, P.S. - Bansdrani** formerly Regent Park, **P.O. Brahmapur, Kolkata-700096**, being No. 31-111-06-0078-5, District Sub Registry / A.D.S.R. office at Alipore, in the District of South 24 Parganas togetherwith all easements rights and appurtenances thereto being butted and bounded as follows :-

By North : **24' wide Brahmapur Road** ✓  
By East : R.S. Dag No. 674 & 675 (P)  
By West : R.S. Dag No. 668/1266  
By South : 8' wide common passage ✓

Samit Ghosh

Debashis Dey

Sanjib Dey

Rabinendra Nath Ghosh  
Rajiv Kumar  
Nita Das

*Partha Ghosh*  
*Amit Ghosh*

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Alipore South 24 Parganas**

**04 SEP 2018**



IN WITNESSES WHEREOF the parties hereto have hereunto set and subscribed their respective hands on this the <sup>14</sup><sup>th</sup> day of September 2018.

Executed and delivered by  
the Parties at Kolkata in the  
presence of following witness :

**Signature of witness  
with complete address :-**

1. Titas Kumar Hare  
7/50, Netaji Nagar.  
Kolkata - 700092.

2. Bapow Paul  
Alipore Police Court  
KOL-92

1. Rabindra Nath Ghosh

2. Ranjit Mukherjee

3. Mita Das

**Signature of the Owner/Vendor**

'M/s. R.R.S. Construction'  
signed by its all parnters  
Sri Rabindra Nath Ghosh  
Sri Ranjit Mukherjee  
Smt. Mita Das

1. Sanjib Dey

2. Debasish Dey

3. Samit Ghosh

**Signature of the Purchaser**

M/s. S.D.S. Enterprise  
signed by its all Partners  
Sri Sanjib Dey  
Sri Debasish Dey  
Sri Samit Ghosh

As per available documents and  
informations supplied by parties herein  
Drafted by me at my office :

Mr. Punyabrata Roy Chowdhury  
Advocate

Enrollment No. WB/1422/1980  
Alipore Judges' Court  
Office : 8A, Pallisree, Kol-92  
Mobile : 98303 29585

Samit Ghosh

*Partha Ghosh  
Amit Ghosh*

PARTHA GHOSH & AMIT GHOSH PARTNERS  
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CONSTITUTED ATTORNEY OF  
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Alipore South 24 Parganas

04 SEP 2018



## MEMO OF CONSIDERATION

**RECEIVED** from the within named Purchaser the within mentioned sum of Rs.39,25,000/- in the manner as follows :-

### Memo

1. By Cheque 000084 dt. 20-05-2015 on HDFC Bank, Tollygunge Branch	Rs. 15,00,000.00
2. By Cheque 000009 dt. 09-01-2015 on HDFC Bank, Tollygunge Branch	Rs. 10,00,000.00
3. By Cheque 017660, dt. 04-09-2018 on Axis Bank Ltd, Pallisree Branch	Rs. 12,00,000.00
4. By Cheque 017661, dt. 04-09-2018 on Axis Bank Ltd, Pallisree Branch	Rs. 75,000.00
5. By Cheque 017662, dt. 04-09-2018 on Axis Bank Ltd, Pallisree Branch	Rs. 75,000.00
6. By Cheque 017663, dt. 04-09-2018 on Axis Bank Ltd, Pallisree Branch	Rs. 75,000.00

Total : Rs. 39,25,000.00

### Full signature of witness :

1. Titas Kumar Hore
2. Bapom Sanyal

1. Rabindra Nath Ghosh

2. Ranjit Mukherjee

3. Mita Das

### Signature of the Owner/Vendor

'M/s. R.R.S. Construction'

signed by its all partners

Sri Rabindra Nath Ghosh

Sri Ranjit Mukherjee

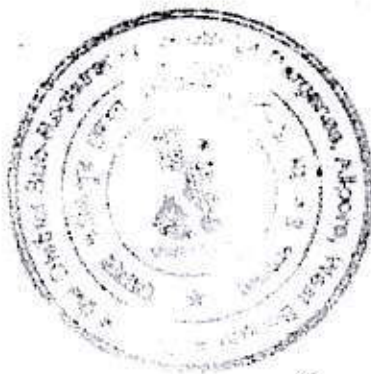
Smt. Mita Das

*Partha Ghosh*  
Amit Ghosh

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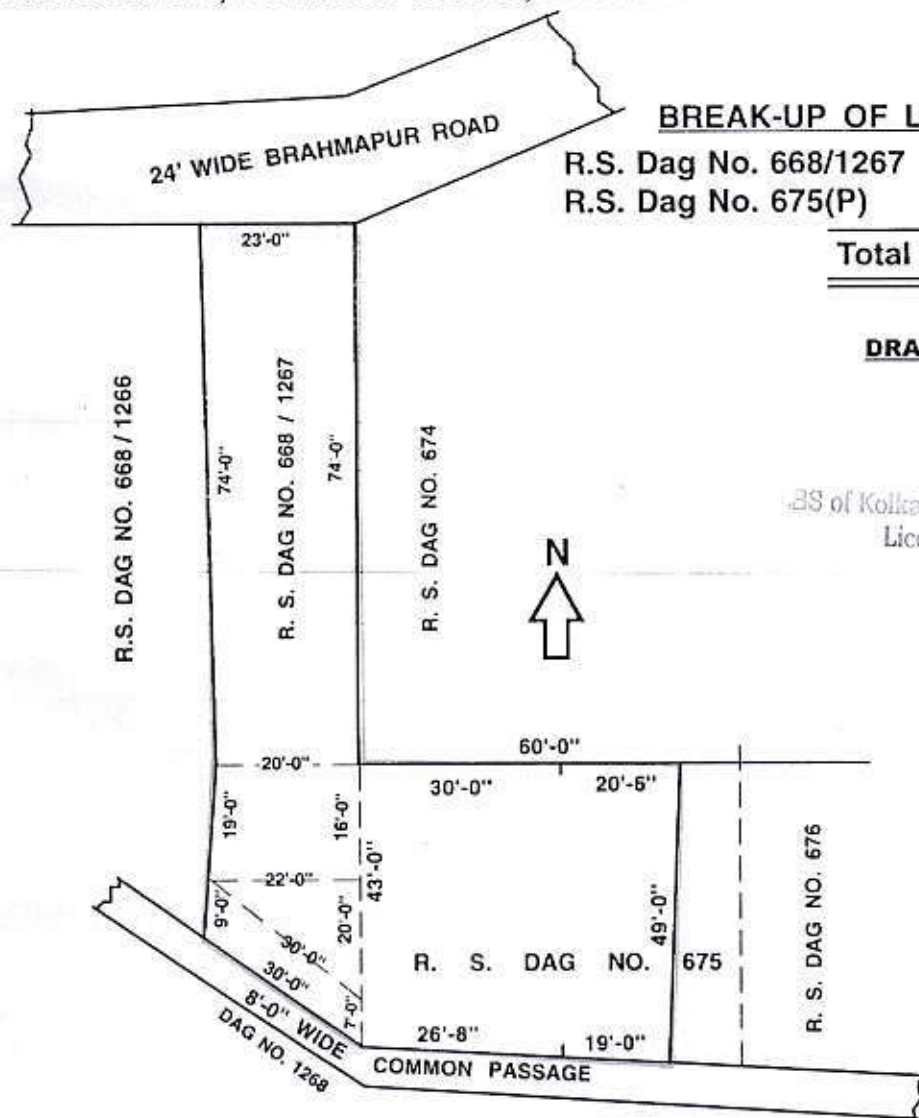


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Alipore South 24 Parganas

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SITE PLAN OF BASTU LAND MEASURING AN AREA OF 6K.-1CH.-26SQ.FT.  
AT MOUZA - BRAHMAPUR, J.L. NO. 48, TOUZI NO. 60, R.S. NO. 169, R.S. DAG  
NO. 668/1267 & 675 (P) COMPRISING R.S. KHATIAN NO. 656 & 461, KMC WARD  
NO. 111, PREMISES NO. 78, BRAHMAPUR, P.S. - BANSDRONI, P.O.  
BRAHMAPUR, KOLKATA-700096, ENTIRE LAND MARKED BY RED INK.



#### BREAK-UP OF LAND AREA

R.S. Dag No. 668/1267 - 03K.-01Ch.-00 sq.ft.

R.S. Dag No. 675(P) - 03K.-00Ch.-26 sq.ft.

Total : 06K.-01Ch.-26sq.ft.

#### DRAW BY :

*Kuntal Paul*

Kuntal Paul

BS of Kolkata Municipal Corporation  
Licence No-1400 (I)

*Partha Ghosh  
Amit Ghosh*

PARTHA GHOSH & AMIT GHOSH PARTNERS  
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CONSTITUTED ATTORNEY OF  
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PARTNERS OF M/S. S.D.S. ENTERPRISE

1. *Rabindra Nath Ghosh*

2. *Ranjit Mukherjee*

3. *Mita Das*

Signature of the Owner/Vendor  
'M/s. R.R.S. Construction'  
signed by its all parnters  
Sri Rabindra Nath Ghosh  
Sri Ranjit Mukherjee  
Smt. Mita Das

1. *Ranjit Mukherjee*

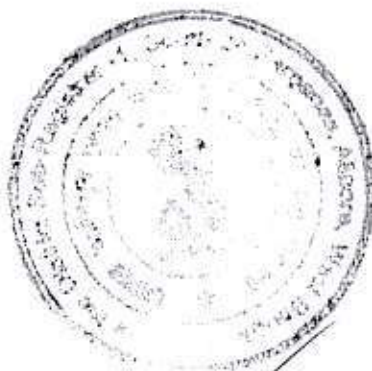
2. *Debasish Dey*

3. *Samit Ghosh*

Signature of the Purchaser  
M/s. S.D.S. Enterprise  
signed by its all Partners  
Sri Sanjib Dey  
Sri Debasish Dey  
Sri Samit Ghosh

*Partha Ghosh*  
*Amit Ghosh*

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Alipore South 24 Parganas

04 SEP 2018



Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201819-028184718-1

GRN Date: 04/09/2018 11:05:47

BRN: CKG9727854

Payment Mode Online Payment

Bank: State Bank of India

BRN Date: 04/09/2018 11:06:16

DEPOSITOR'S DETAILS

Name: SANJIB DEY

Contact No.:

Mobile No.: +91 9903851616

E-mail:

Address: 82A ASWINI NAGAR JADAVPUR KOLKATA 700040

Applicant Name: Mr PUNYABRATA ROY CHOWDHURY

Office Name:

Office Address:

Status of Depositor: Attorney of Claimant

Purpose of payment / Remarks: Sale, Sale Document Payment No 9

Id No.: 16011000243157/9/2018

[Query No./Query Year]

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	16011000243157/9/2018	Property Registration- Stamp duty	0030-02-103-003-02	343792
2	16011000243157/9/2018	Property Registration- Registration Fees	0030-03-104-001-16	57425

Total

401217

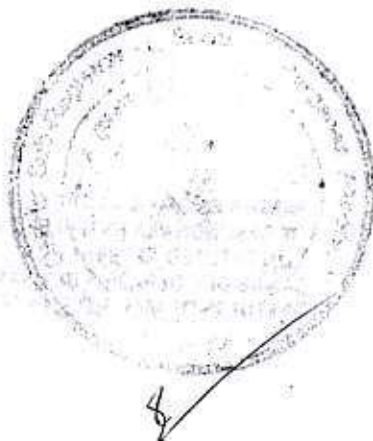
In Words: Rupees Four Lakh One Thousand Two Hundred Seventeen only

*Partha Ghosh*  
*Amit Ghosh*

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Alipore South 24 Parganas






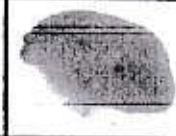
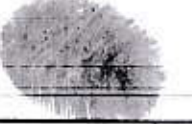

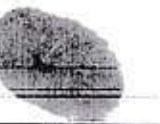


04 SEP 2010



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




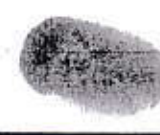

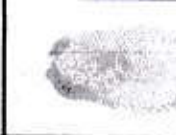





Name .....

Signature .....

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


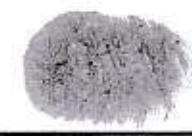









Name SANJIB DEY

Signature Sanjib Dey

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

Name SAMIT GHOSH

Signature Samit Ghosh

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

Name DEBASHU DEY

Signature Debashu Dey

*Partha Ghosh*  
*Amit Ghosh*

PARTHA GHOSH & AMIT GHOSH PARTNERS  
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04 SEP 2018

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PARTNERS OF M/S. S.D.S. ENTERPRISE**












1. The first step is to identify the problem. This involves understanding the situation and the goals that need to be achieved.



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












Name .....

Signature .....

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












Name Rabintra Nath Ghosh

Signature Rabintra Nath Ghosh

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

Name Ranjit Mukherjee

Signature Ranjit Mukherjee

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

Name Mita Das

Signature Mita Das

*Partha Ghosh*  
*Amit Ghosh*

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Alipore South 24 Parganas  
04 SEP 2018**



## Major Information of the Deed

Deed No :	I-1601-03000/2018	Date of Registration	04/09/2018
Query No / Year	1601-1000243157/2018	Office where deed is registered	
Query Date	30/08/2018 5:27:26 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	PUNYABRATA ROY CHOWDHURY ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830329585, 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. 39,25,000/-		Rs. 57,37,867/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 3,44,292/- (Article:23)		Rs. 57,425/- (Article:A(1), E, M(b), H)	
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Bansdrani, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Brahmapur, , Premises No. 78, Ward No: 111

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			Bastu		6 Katha 1 Chatak 26 Sq Ft	38,25,000/-	52,87,867/-	Width of Approach Road: 24 Ft.,
	Grand Total :				10.0627Dec	38,25,000 /-	52,87,867 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	600 Sq Ft.	1,00,000/-	4,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		600 sq ft	1,00,000 /-	4,50,000 /-	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>M S R R S CONSTRUCTION</b> 1330, BRAHMAPUR PANCHANANTALA, P.O:- BRAHMAPUR, P.S:- Bansdrani, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700096 , PAN No.: AAKFR5433J, Status :Organization, Executed by: Representative, Executed by: Representative

*Partha Ghosh*  
*Amit Ghosh*

**PARTHA GHOSH & AMIT GHOSH PARTNERS  
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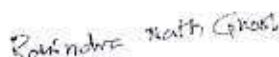


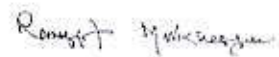


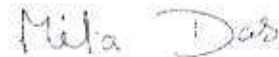
Major Information of the Deed :- I-1601-03000/2018-04/09/2018



**Party Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>M S S D S ENTERPRISE</b> 3/1, AADGARH, P.O.- REGENT PARK, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700040, PAN No.: ABSFS4810P, Status :Organization, Executed by: Representative

**Representative Details :**






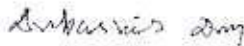


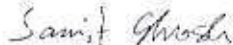
Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr RABINDRA NATH GHOSH</b> Son of Mr RADHAPADA GHOSH Date of Execution - 04/09/2018, , Admitted by: Self, Date of Admission: 04/09/2018, Place of Admission of Execution: Office			
	Sep 4 2018 1:46PM	LTI 04/09/2018	04/09/2018	
D/7, BRAHMAPUR SOUTH, P.O:- BRAHMAPUR, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700096, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AJMPG2663A Status : Representative, Representative of : M S R R S CONSTRUCTION (as PARTNER)				
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr RANJIT MUKHERJEE</b> Son of Late BIMAL MUKHERJEE Date of Execution - 04/09/2018, , Admitted by: Self, Date of Admission: 04/09/2018, Place of Admission of Execution: Office			
	Sep 4 2018 1:47PM	LTI 04/09/2018	04/09/2018	
1330, BRAHMAPUR BALAK SANGHA CLUB, P.O:- BRAHMAPUR, P.S:- Banskroni, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700096, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AWRPM8609G Status : Representative, Representative of : M S R R S CONSTRUCTION (as PARTNER)				
3	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Smt MITA DAS</b> Wife of Mr SHYAMAL DAS Date of Execution - 04/09/2018, , Admitted by: Self, Date of Admission: 04/09/2018, Place of Admission of Execution: Office			
	Sep 4 2018 1:49PM	LTI 04/09/2018	04/09/2018	
B/34, BRAHMAPUR SOUTH END, P.O:- BRAHMAPUR, P.S:- Banskroni, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700096, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AKHPD8360K Status : Representative, Representative of : M S R R S CONSTRUCTION (as PARTNER)				

Major Information of the Deed :- I-1601-03000/2018-04/09/2018

*Partha Ghosh*  
*Amit Ghosh*

**PARTHA GHOSH & AMIT GHOSH PARTNERS OF BASUNDHARA ENTERPRISE & ALSO CONSTITUTED ATTORNEY OF SANJIB DEY, DEBASHIS DEY, SAMIT GHOSH PARTNERS OF M/S. S.D.S. ENTERPRISE**



Name	Photo	Finger Print	Signature
<b>Mr SANJIB DEY</b> Son of Mr MANOJ KUMAR DEY Date of Execution - 04/09/2018, , Admitted by: Self, Date of Admission: 04/09/2018, Place of Admission of Execution: Office	 Sep 4 2018 1:49PM	 LTI 04/09/2018	 04/09/2018
82A, ASWINI NAGAR, P.O:- REGENT PARK, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGQPD7454D Status : Representative, Representative of : M S S D S ENTERPRISE (as PARTNER)			
<b>Mr DEBASISH DEY</b> Son of Mr CHITTARANJAN DEY Date of Execution - 04/09/2018, , Admitted by: Self, Date of Admission: 04/09/2018, Place of Admission of Execution: Office	 Sep 4 2018 1:46PM	 LTI 04/09/2018	 04/09/2018
82, ASWINI NAGAR, P.O:- REGENT PARK, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJMPD9209M Status : Representative, Representative of : M S S D S ENTERPRISE (as PARTNER)			
<b>Mr SAMIT GHOSH (Presentant)</b> Son of Mr KALIPADA GHOSH Date of Execution - 04/09/2018, , Admitted by: Self, Date of Admission: 04/09/2018, Place of Admission of Execution: Office	 Sep 4 2018 1:48PM	 LTI 04/09/2018	 04/09/2018
3/1, AADGARH, P.O:- REGENT PARK, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJSPG9154E Status : Representative, Representative of : M S S D S ENTERPRISE (as PARTNER)			

#### Identifier Details :

Name & address
<b>Mr TITAS KUMAR HORE</b> Son of Late TARUN KUMAR HORE 7/50, NETAJI NAGAR P.S- NETAJI NAGAR, P.O:- REGENT ESTATE, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700092, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr RABINDRA NATH GHOSH, Mr RANJIT MUKHERJEE, Smt MITA DAS, Mr SANJIB DEY, Mr DEBASISH DEY, Mr SAMIT GHOSH

*Partha Ghosh*  
*Amit Ghosh*

PARTHA GHOSH & AMIT GHOSH PARTNERS  
OF BASUNDHARA ENTERPRISE & ALSO  
CONSTITUTED ATTORNEY OF  
SANJIB DEY, DEBASISH DEY, SAMIT GHOSH  
PARTNERS OF M/S. S.D.S. ENTERPRISE

Major Information of the Deed :- I-1601-03000/2018-04/09/2018



04/09/2018

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	M S R R S CONSTRUCTION	M S S D S ENTERPRISE-10.0627 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	M S R R S CONSTRUCTION	M S S D S ENTERPRISE-600.00000000 Sq Ft

**Endorsement For Deed Number : I - 160103000 / 2018****On 30-08-2018****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 57,37,867/-



**Debasis Patra**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

**On 04-09-2018****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 13:15 hrs on 04-09-2018, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr SAMIT GHOSH ,.

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

Execution is admitted on 04-09-2018 by Mr RABINDRA NATH GHOSH, PARTNER, M S R R S CONSTRUCTION (Partnership Firm), 1330, BRAHMAPUR PANCHANANTALA, P.O:- BRAHMAPUR, P.S:- Bansdroni, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700096



**PARTHA GHOSH & AMIT GHOSH PARTNERS**  
**OF BASUNDHARA ENTERPRISE & ALSO**  
**CONSTITUTED ATTORNEY OF**  
**SANJIB DEY, DEBASHIS DEY, SAMIT GHOSH**  
**PARTNERS OF M/S. S.D.S. ENTERPRISE**

Major Information of the Deed :- I-1601-03000/2018-04/09/2018



Identified by Mr TITAS KUMAR HORE, , Son of Late TARUN KUMAR HORE, 7/50, NETAJI NAGAR P.S- NETAJI NAGAR, P.O: REGENT ESTATE, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Others

Execution is admitted on 04-09-2018 by Mr RANJIT MUKHERJEE, PARTNER, M S R R S CONSTRUCTION (Partnership Firm), 1330, BRAHMAPUR PANCHANANTALA, P.O:- BRAHMAPUR, P.S:- Bansdrani, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700096

Identified by Mr TITAS KUMAR HORE, , Son of Late TARUN KUMAR HORE, 7/50, NETAJI NAGAR P.S- NETAJI NAGAR, P.O: REGENT ESTATE, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Others

Execution is admitted on 04-09-2018 by Smt MITA DAS, PARTNER, M S R R S CONSTRUCTION (Partnership Firm), 1330, BRAHMAPUR PANCHANANTALA, P.O:- BRAHMAPUR, P.S:- Bansdrani, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700096

Identified by Mr TITAS KUMAR HORE, , Son of Late TARUN KUMAR HORE, 7/50, NETAJI NAGAR P.S- NETAJI NAGAR, P.O: REGENT ESTATE, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Others

Execution is admitted on 04-09-2018 by Mr SANJIB DEY, PARTNER, M S S D S ENTERPRISE (Partnership Firm), 3/1, AADGARH, P.O:- REGENT PARK, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700040

Identified by Mr TITAS KUMAR HORE, , Son of Late TARUN KUMAR HORE, 7/50, NETAJI NAGAR P.S- NETAJI NAGAR, P.O: REGENT ESTATE, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Others

Execution is admitted on 04-09-2018 by Mr DEBASISH DEY, PARTNER, M S S D S ENTERPRISE (Partnership Firm), 3/1, AADGARH, P.O:- REGENT PARK, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700040

Identified by Mr TITAS KUMAR HORE, , Son of Late TARUN KUMAR HORE, 7/50, NETAJI NAGAR P.S- NETAJI NAGAR, P.O: REGENT ESTATE, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Others

Execution is admitted on 04-09-2018 by Mr SAMIT GHOSH, PARTNER, M S S D S ENTERPRISE (Partnership Firm), 3/1, AADGARH, P.O:- REGENT PARK, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700040

Identified by Mr TITAS KUMAR HORE, , Son of Late TARUN KUMAR HORE, 7/50, NETAJI NAGAR P.S- NETAJI NAGAR, P.O: REGENT ESTATE, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Others

#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 57,425/- ( A(1) = Rs 57,379/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 57,425/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/09/2018 11:06AM with Govt. Ref. No: 192018190281847181 on 04-09-2018, Amount Rs: 57,425/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKG9727854 on 04-09-2018, Head of Account 0030-03-104-001-16

*Partha Ghosh  
Amit Ghosh*

**PARTHA GHOSH & AMIT GHOSH PARTNERS  
OF BASUNDHARA ENTERPRISE & ALSO  
CONSTITUTED ATTORNEY OF  
SANJIB DEY, DEBASISH DEY, SAMIT GHOSH  
PARTNERS OF M/S. S.D.S. ENTERPRISE**

Major Information of the Deed :- I-1601-03000/2018-04/09/2018

## Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,44,292/- and Stamp Duty paid by Stamp Rs 500/-  
by online = Rs 3,43,792/-

### Description of Stamp

1. Stamp: Type: Impressed, Serial no 23584, Amount: Rs.500/-, Date of Purchase: 28/08/2018, Vendor name: S Das  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 04/09/2018 11:06AM with Govt. Ref. No: 192018190281847181 on 04-09-2018, Amount Rs: 3,43,792/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. CKG9727854 on 04-09-2018, Head of Account 0030-02-103-003-02



**Debasis Patra**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**



**PARTHA GHOSH & AMIT GHOSH PARTNERS**  
**OF BASUNDHARA ENTERPRISE & ALSO**  
**CONSTITUTED ATTORNEY OF**  
**SANJIB DEY, DEBASHIS DEY, SAMIT GHOSH**  
**PARTNERS OF M/S. S.D.S. ENTERPRISE**

Major Information of the Deed :- I-1601-03000/2018-04/09/2018



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2018, Page from 104931 to 104960  
being No 160103000 for the year 2018.



Digitally signed by DEBASIS PATRA  
Date: 2018.09.07 13:17:10 +05:30  
Reason: Digital Signing of Deed.

*Debasis Patra*

(Debasis Patra) 07/09/2018 13:14:45  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS  
West Bengal.

*Partha Ghosh  
Amit Ghosh*

PARTHA GHOSH & AMIT GHOSH PARTNERS  
OF BASUNDHARA ENTERPRISE & ALSO  
CONSTITUTED ATTORNEY OF  
SANJIB DEY, DEBASHIS DEY, SAMIT GHOSH  
PARTNERS OF M/S. S.D.S. ENTERPRISE

(This document is digitally signed.)