

11135/2024

I-10877/2024

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

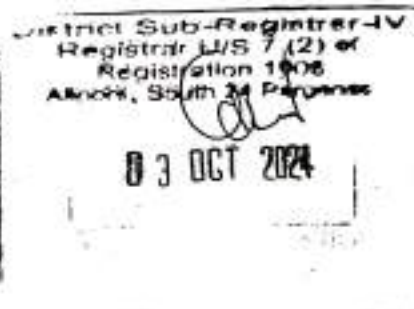
पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AM 281142

03/10/2024

Q-2002599258/2024

Certified that the document is admitted the
Registration. The registered number and the
endorsements shown on the document are the part of this document



DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 03rd day of

October, Two Thousand Twenty Four (2024);

BETWEEN

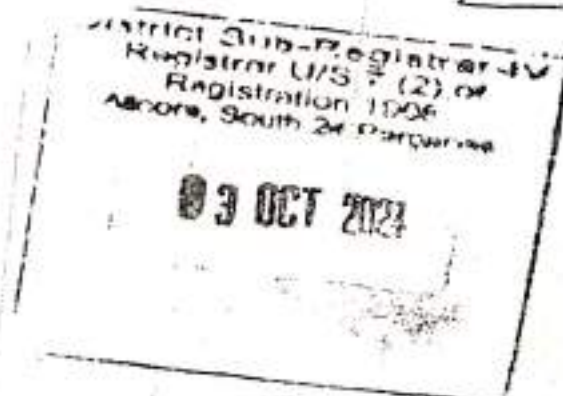
30 SEP 2024

Serial No. 4073 Date
Name L. M. Mitra
Address Advocate
Alipore Judges' Court, Kol-17
Value Rs. 50/- p
BIDYUT KR. SAHA
Licence Stamp Vendor
Alipore Judges' Court 24 Pgs. (S)
Kolkata-700 027
Stamp Vendor

Signature



Pratik Gupta
S/o Anup Kumar Gupta
IAC member and friend
Kol-23
PO - Kidderpore
PS - Walganga
Business



MR. SANJAY SINGH, (PAN : ALJPS6764P), (AADHAR No. : 5975 9315 3711), son of Late Ratan Prasad Singh, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 30A, Balaram Bose Ghat Road, Post Office - Bhowanipore, Police Station - Kalighat, Kolkata - 700025, hereinafter referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the context hereof be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the **ONE PART**.

AND

BUILD NEST DEVELOPER LLP (LLP Identification No. : ACG-5019), (PAN : ABCFB8358B) having its registered office at 6, Jatin Das Road, Post Office - Sarat Bose Road, Police Station - Tollygunge, Kolkata - 700 029 represented by its Partners - (1) **SRI RISHAV SHAW**, (PAN : HRFPS2675C), (AADHAR No. : 9825 4545 0901), son of Sri Dilip Kumar Shaw, by faith - Hindu, by occupation - Business, by Nationality - Indian, both residing at 19C, Mohan Chand Road, Post Office - Khidderpore, Police



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Allore, South 2A

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Station - Watganj, Kolkata - 700 023, (2) **SRI SUMIT KUMAR SHAW**, (PAN : BYDPS8716F) (AADHAR No. 7940 0909 4160), son of Mr. Dilip Kumar Shaw, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at 19/C, Mohan Chand Road, Post Office - Kidderpore, Police Station - Watgunge, Kolkata - 700023, (3) **MR. DEBDYUT GHOSH**, (PAN : ASEPG7942H), (AADHAR No. 4901 7788 2400), son of Prahlad Ghosh, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 623, Andul Road, Post Office - D. S. Lane, Police Station - Sankrail, District - Howrah, Pin- 711109, (4) **MR. PRASANTA BOSE**, (PAN : AHHPB5812H), (AADHAR No. 6975 3419 9020), son of Pravat Kiran Bose, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 49/1, Gurupada Halder Road, Police Station - Kalighat, Post Office - Kalighat, Kolkata - 700026, hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context hereof be deemed to mean and include its successor in office, legal representatives and assigns) of the **OTHER PART**.



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Alwar, South 2A Panchayat

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WHEREAS one Debipada Chatterjee, son of Late Sreepada Chatterjee, by virtue of Deed of Partition in Bengali (Bontannoma) dated 03/10/1940, which was registered in the office of District Sub Registrar 24 Parganas, recorded in Book No. I, Volume No. 76, Pages 183 to 191, Being No. 3596 for the year 1940, and Deed of Exchange in Bengali (Binimoy Dalil) dated 03/03/1952, which was registered in the office of Sub Registrar of Alipore Sadar, recorded in Book No. 1. Volume No. 30, Pages 140 to 146, Being No. 1312 for the year 1952 was the rightful owner of the entire land measuring about 1 (One) Cottah 9 (nine) Chattaks 13 (thirteen) Sq. ft. along with Two Storied structure standing thereon known as and being Municipal Premises No. 11A & 11B, Mahim Halder Street, Post Office & Police Station - Kalighat, K.M.C. Ward 83, Borough VIII, Assesse Nos. 110832100122(11A) & 110832100134(11B), Kolkata - 700026.

AND WHEREAS the said Debipada Chatterjee died intestate in the year 1959, leaving his three sons namely 1) Mukti Pada Chatterjee, 2) Siddhipada Chatterjee, and 3) Nadu



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Chatterjee as the co-owners of the aforesaid properties. Be it mentioned here that the wife of Debipada Chatterjee, Smt. Kamala Debi predeceased him in the year 1935.

AND WHEREAS while being in peaceful possession and enjoyment of their respective half (1/2) share in the properties mentioned above, 1) Mukti Pada Chatterjee, 2) Siddhipada Chatterjee, and 3) Nadu Chatterjee duly mutated their names in the records of Kolkata Municipal Corporation for the aforesaid properties, in the year 1984 and thereafter paying regular taxes free from all encumbrances and charges.

AND WHEREAS while being in peaceful possession and enjoyment of his 1/3rd share in the properties mentioned above, Nadu Chatterjee died intestate as a bachelor, in the year 2000, leaving behind his two elder brothers as his legal heirs. Therefore, the share of Nadu Chatterjee devolved to his two elder brothers. Thus, making the two elder brothers of Late Nadu Chatterjee namely, 1) Mukti Pada Chatterjee, and 2)



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Siddhipada Chatterjee, as the absolute owners of the
aforementioned properties.

AND WHEREAS while being in peaceful possession and
enjoyment of their respective shares in the properties
mentioned above 1) Mukti Pada Chatterjee, and 2) Siddhipada
Chatterjee, duly mutated their names in the records of Kolkata
Municipal Corporation having Assessee No. 110832100122 in
respect of 11A, Mahim Halder Street and Assessee No.
110832100134 in respect of 11B, Mahim Halder Street, in the
year 2003 and thereafter paying regular taxes free from all
encumbrances and charges.

AND WHEREAS while being in peaceful possession and
enjoyment of his $\frac{1}{2}$ share in the properties mentioned above
Mukti Pada Chatterjee died intestate in the year 2012, leaving
behind his two sons namely 1) Sri Shyamal Chatterjee, alias
Shyamal Muktipada Chatterjee and 2) Sri Nirmal Kumar
Chatterjee, two married daughters namely 1) Smt. Kaberi
Mukherjee and 2) Smt. Gouri Banerjee, who thereafter jointly



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inherited the properties left by Mukti Pada Chatterjee. Be it mentioned that the wife of Mukti Pada Chatterjee namely Uma Rani Chatterjee also died intestate in the year 2019. Therefore, all the 4 (four) legal heirs of Late Mukti Pada Chatterjee & Late Uma Rani Chatterjee, mentioned above, inherited and owns $1/8^{\text{th}}$ share of the entire above mentioned properties, each.

AND WHEREAS while being in peaceful possession and enjoyment of his $1/2$ (half) share in the properties mentioned above Siddhipada Chatterjee died intestate in the year 2013 leaving behind his two sons namely 1) Sri Jayanta Kumar Chatterjee & 2) Sri Supriyo Chatterjee and one married daughter namely Smt. Rajasree Chakraborty who thereafter jointly inherited the properties left by Siddhipada Chatterjee. Be it mentioned that the wife of Siddhipada Chatterjee namely Susama Chatterjee also died intestate in the year 2016. Therefore, all the 3 (three) legal heirs of Late Siddhipada Chatterjee & Late Susama Chatterjee, mentioned above, inherited and owns $1/6^{\text{th}}$ share of the entire above mentioned properties each.



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AND WHEREAS the said 1) Sri Shyamal Chatterjee, 2) Sri Nirmal Kumar Chatterjee, 3) Sri Kaberi Mukherjee, 4) Sri Gouri Banerjee, 5) Sri Jayanta Kumar Chatterjee, 6) Sri Supriyo Chatterjee and 7) Sri Rajasree Chakrabarty, by virtue of inheritance mentioned above, became the owners, occupiers of **ALL THAT** piece and parcel of land measuring 11 (eleven) Chhattiks, 18 (eighteen) Sq. ft. or 513 Sq. ft. more or less for K.M.C. Premises No. 11A, and 13 (thirteen) Chittack 40 (forty) Sq. ft. or 625 Sq. ft. more or less for K.M.C. Premises no. 11B, reckoning upto 1 (one) Cottah, 9 (nine) Chittacks 13 (thirteen) Sq. ft. being the combined land area more or less together with Two Storied structure standing known as and being K.M.C. Premises no. 11A and 11B, Mahim Halder Street, Post Office & Police Station – Kalighat, Assessee Nos. 110832100122 (11A) and 110832100134 (11B), within the municipal limits of the Kolkata Municipal Corporation under Ward No. 83, Borough VIII, Kolkata - 700026.



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AND WHEREAS while had been in peaceful possession and enjoyment 1) Sri Shyamal Chatterjee, 2) Sri Nirmal Kumar Chatterjee, 3) Smt. Kaberi Mukherjee, 4) Smt. Gouri Banerjee, 5) Sri Jayanta Kumar Chatterjee, 6) Sri Supriyo Chatterjee and 7) Smt. Rajasree Chakraborty duly mutated their names in the records of Kolkata Municipal Corporation having Assessee No. 110832100122 in respect of 11A, Mahim Halder Street and Assessee No. 110832100134 in respect of 11B, Mahim Halder Street, in the year 2023 and thereafter paying regular taxes free from all encumbrances and charges:

AND WHEREAS 1) Sri Shyamal Chatterjee, 2) Sri Nirmal Kumar Chatterjee, 3) Smt. Kaberi Mukherjee, 4) Smt. Gouri Banerjee, 5) Sri Jayanta Kumar Chatterjee, 6) Sri Supriyo Chatterjee and 7) Smt. Rajasree Chakraborty are the rightful owners of the Premises No. 11A & 11B, Mahim Halder Street, P.O & P.S. - Kalighat, Kolkata - 700026 within the limits of the Kolkata Municipal Corporation, under Ward No. 083, Borough - VIII in the District South 24 Parganas, where the area of land measuring is 11 (eleven) Chittaks 18 (eighteen) Sq. ft. or 513



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Sq. ft. more or less for K.M.C. Premises No. 11A and 13 (thirteen) Chittaks 40 (Forty) Sq. ft. or 625 Sq. ft. more or less for K.M.C. Premises No. 11B, reckoning up to 1 (one) Cottah 9 (nine) Chittack, 13 (thirteen) Sq. ft. being the total land area more or less.

AND WHEREAS by a Deed of Conveyance bearing date 04/08/2023 made between the 1) Sri Shyamal Chatterjee, 2) Sri Nirmal Kumar Chatterjee, 3) Smt. Kaberi Mukherjee, 4) Smt. Gouri Banerjee, 5) Sri Jayanta Kumar Chatterjee, 6) Sri Supriyo Chatterjee and 7) Smt. Rajasree Chakraborty, therein described as the Vendor of the One Part and Sri Sanjay Singh, son of Late Ratan Prasad Singh, therein described as the Purchaser of the Other Part, the said 1) Sri Shyamal Chatterjee, 2) Sri Nirmal Kumar Chatterjee, 3) Smt. Kaberi Mukherjee, 4) Smt. Gouri Banerjee, 5) Sri Jayanta Kumar Chatterjee, 6) Sri Supriyo Chatterjee and 7) Smt. Rajasree Chakraborty, for the valuable consideration mentioned therein, granted, sold, conveyed, transferred, assigned and assured to and unto the said Sri Sanjay Singh, son of Late Ratan Prasad Singh **ALL**



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THAT piece and parcel of land measuring 11 (eleven) Chattiks, 18 (eighteen) Sq. ft. or 513 Sq. ft. more or less for K.M.C. Premises No. 11A, and 13 (thirteen) Sq. ft. 40 (forty) Sq. ft. or 625 Sq. ft. more or less for K.M.C. Premises no. 11B, reckoning 1 (one) Cottah, 9 (nine) Chittacks 13 (thirteen) Sq. ft. being the combined land area more or less together with Two Storied structure standing thereon having covered area 1876 Sq. ft. (out of which Ground Floor having covered area 988 Sq. ft. more or less and First Floor having covered area 888 Sq. ft. more or less) with cemented flooring known as and being K.M.C. Premises no. 11A and 11B, Mahim Halder Street, Post Office & Police Station - Kalighat, Assessee Nos. 110832100122 (11A) and 110832100134 (11B), within the municipal limits of the Kolkata Municipal Corporation under Ward No. 83, Borough VIII, Kolkata - 700026, morefully and particularly mentioned in the Schedule thereunder written which document was registered of the office of the District Sub-Registrar II at Alipore and recorded in Book No. I, Volume No. 1602-2023, Pages 381296 to 381322, Being no. 11230 for the year 2023.



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AND WHEREAS after the purchase as aforesaid the said Sri Sanjay Singh, son of Late Ratan Prasad Singh, the Vendor herein, duly amalgamated the said premises No. 11A and 11B, Mahim Halder Street into a single premises before the concerned authority of K.M.C. and upon such amalgamation the said property has been renumbered as 11A, Mahim Halder Street, Post Office & Police Station - Kalighat, Kolkata - 700 026 and mutated his name in the record of the Kolkata Municipal Corporation vide Assessee No. 110832100122 and paying taxes thereon.

AND WHEREAS by virtue of the aforesaid happening the said Vendor herein became the absolute Owner **ALL THAT** piece and parcel of land measuring 1 (one) Cottah, 9 (nine) Chittacks 13 (thirteen) Sq. ft. be the same a little more or less together with Two Storied structure standing thereon having covered area 1876 Sq. ft. (out of which Ground Floor having covered area 988 Sq. ft. more or less and First Floor having covered area 888 Sq. ft. more or less) with cemented flooring known as



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and being K.M.C. Premises no. 11A, Mahim Halder Street, Post Office & Police Station - Kalighat, Assessee No. 110832100122, within the municipal limits of the Kolkata Municipal Corporation under Ward No. 83, Borough VIII, Kolkata - 700026, morefully described in the Schedule hereunder written.

AND WHEREAS the Vendor has agreed to sale **ALL THAT** piece and parcel of land measuring 1 (one) Cottah, 9 (nine) Chittacks 13 (thirteen) Sq. ft. be the same a little more or less together with Two Storied structure standing thereon having covered area 1876 Sq. ft. (out of which Ground Floor having covered area 988 Sq. ft. more or less and First Floor having covered area 888 Sq. ft. more or less) with cemented flooring known as and being K.M.C. Premises no. 11A, Mahim Halder Street, Post Office & Police Station - Kalighat, Assessee No. 110832100122, within the municipal limits of the Kolkata Municipal Corporation under Ward No. 83, Borough VIII, Kolkata - 700026, District - South 24 Parganas, (hereinafter for the sake of brevity referred to as the "Said Property") at or for a

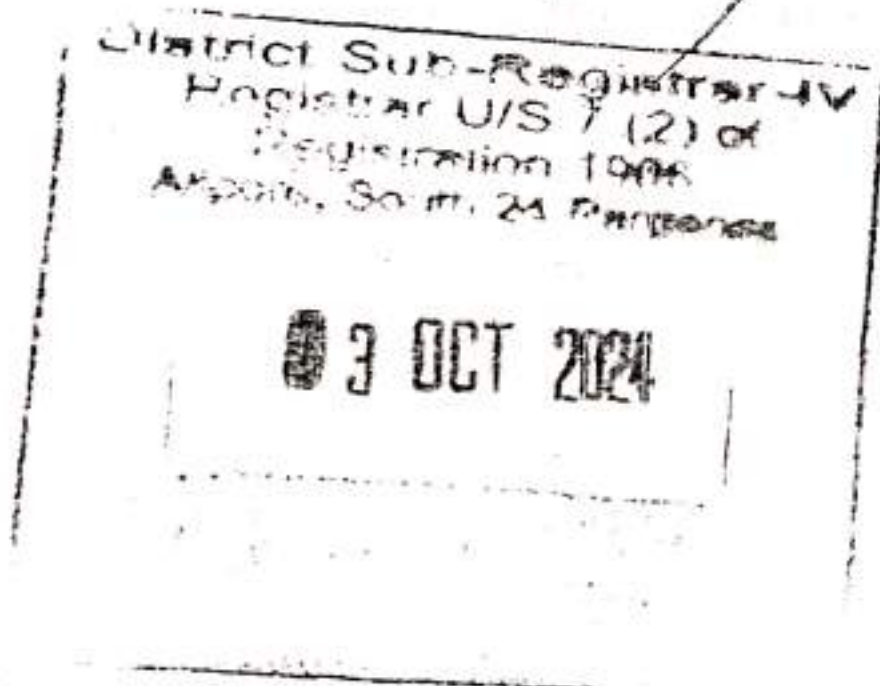


District Superintendent IV
Registrar U.S. 7 (2) of
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total consideration of Rs.82,00,000/- (Rupees Eighty Two Lakhs) only and the Purchasers herein agreed to purchase the said property at the said consideration.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the sum of Rs.82,00,000/- (Rupees Eighty Two Lakhs) only well and truly paid by the Purchasers to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge as per Memo of Consideration hereunder written and of and from the payment of the same and every part thereof the Vendor doth hereby acquit, release and forever discharge the said Purchasers as well as the said property hereby transferred) the Vendor doth hereby grant, transfer, convey, sell, assign and assure unto the said Purchasers ALL THAT piece and parcel of land measuring 1 (one) Cottah, 9 (nine) Chittacks 13 (thirteen) Sq. ft. be the same a little more or less together with Two Storied structure standing thereon having covered area 1876 Sq. ft. (out of which Ground Floor having covered area 988 Sq. ft. more or less and



First Floor having covered area 888 Sq. ft. more or less) with cemented flooring known as and being K.M.C. Premises no. 11A, Mahim Halder Street, Post Office & Police Station - Kalighat, Assessee No. 110832100122, within the municipal limits of the Kolkata Municipal Corporation under Ward No. 83, Borough VIII, Kolkata - 700026, morefully and particularly described in the **SCHEDULE** hereunder written or **HOWSOEVER OTHERWISE** now are or it or heretofore were or was situated butted, bounded, called, known, numbered, described or distinguished **TOGETHER WITH** all paths, passages, ways, sewers, drains, ditches, common fences and other former and ancient right, lights, liberties, benefits, privileges, advantages, easements, appendages and appurtenances whatsoever to the lands or in anyway appertaining thereto or usually held, used, enjoyed or occupied therewith or reputed to belong or be appurtenant thereto **AND** the reversion or reversions, remainder or remainders and the rents, issues and profits thereof **AND** all the estate, right, title, interest, claim and demand whatsoever



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both at law and in equity of the Vendor into or upon the said Building and the land and every part thereof **AND** all the deeds, pattahs, muniments, writings, evidences of title whatsoever which exclusively relates to the said building and the land or every part thereof which now are or hereafter shall or may be in the custody, power, control or possession of the Vendor or any person or persons from whom the said Vendor can or may procure the same without any lawful action or suit **TO HAVE AND TO HOLD** the said building and the land so to be unto the said Purchasers absolutely for ever free from all charges, and encumbrances. **AND** the Vendor doth hereby covenant with the Purchasers as follows :-

THAT notwithstanding any act, deed, things and matters whatsoever made done executed or knowingly suffered to the contrary the Vendor now have good right, full power, absolute authority and indefeasible title, to grant, transfer, convey and sell the said land and building hereby granted, transferred, conveyed and sold or expressed or intended so to be unto and



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to the use of the said Purchasers in manner aforesaid and delivered possession.

AND the Purchasers shall and may at all times hereafter peaceably and quietly hold possess and enjoy the said building and land or every part thereof and pay the rents and taxes to the appropriate authorities upon getting their names mutated with the Kolkata Municipal Corporation and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or any of their predecessor-in-title and that free and clear, freely and clearly and absolutely acquitted, exonerated, discharged, saved harmless, and keep the Purchasers indemnified from or against all charges, created by the Vendor or any of her predecessor-in-title and that save as aforesaid free from all encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid.



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FURTHER the Vendor and all persons having lawfully or equitably claiming any estate or interest upon the said building and the land or any part thereof from under or in trust for the Vendor shall and will from time to time or at all times hereafter at the cost and request of the Purchasers do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further better and more perfectly assuring and conveying the said building and the land unto the said Purchasers as shall or may be reasonably required.

THE Vendor doth hereby declare that the said property hereby sold has not been previously leased, mortgaged, sold nor in any way transferred and there is no charge, liens, lispendence or any attachment whatsoever. The Vendor sold the said property while having good, clear and marketable title therein and save as aforesaid free from all encumbrances.

THAT the Purchasers shall be entitled to sell, transfer, mortgage, lease or otherwise alienate the property in any manner whatsoever.



District Sub-Registrar IV
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AKKX, South 24 P. 1808

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IF any of the statements or covenants made hereinbefore by the Vendor is found to be false, untrue or any defect in title is detected hereafter the Vendor shall rectify the same and in default shall be liable for the same.

IF any error or omission is found in this Deed in future the Vendor shall at the cost and request of the Purchasers do and execute or cause to be done and executed any sort of Declaration / Rectification or any Supplementary Deed in favour of the Purchasers, their executors, representatives and assigns in order to establish the right, title and interest of the Purchasers in the said property.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring 1 (one) Cottah, 9 (nine) Chittacks 13 (thirteen) Sq. ft. be the same a little more or less together with Two Storied structure standing thereon, having covered area 1876 Sq. ft. (out of which Ground Floor having covered area 988 Sq. ft. more or less and First Floor



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having covered area 888 Sq. ft. more or less) with cemented flooring known as and being K.M.C. Premises no. 11A, Mahim Halder Street, Post Office & Police Station – Kalighat, Assessee No. 110832100122, within the municipal limits of the Kolkata Municipal Corporation under Ward No. 83, Borough VIII, Kolkata - 700026, District – South 24 Parganas, is butted and bounded as follows:-

- ON THE NORTH : House of Soumitra Chatterjee,
15/1A, Jadu Bhattacharjee Lane ;
- ON THE SOUTH : 30 ft. wide K.M.C. Road (Mahim
Halder Street) ;
- ON THE EAST : 19 ft. wide K.M.C. Road (Jadu
Bhattacharjee Lane) ;
- ON THE WEST : House of Smt. Sima Kataria,
10 Mahim Halder Street

The said property has been shown in the annexed plan bordered with **RED** verge.



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Ajmer, South 24 Paragana

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IN WITNESS WHEREOF the **PARTIES** have set and subscribed respective hands on the day, month and year first above written.

Signed, Sealed and Delivered in presence of

WITNESSES :-

(1) *Pratik Singh*
10C *main ch K*
Kolkata

Anjay Singh

SIGNATURE OF THE VENDOR

(2) *KARAN SINGH*

30 A, Bakram Bose
Ghat Road
Kolkata - 25

for **BUILD NEST DEVELOPER LLP**

- 1) *Rishav Shaw*
- 2) *Sumit Kumar Shaw*
- 3) *Abhinav Singh*
- 4) *Prasanta Bose*

SIGNATURE OF THE PURCHASER

Drafted by me as per instruction and documents supplied by the parties :-

Lalmohan Mitra
Lalmohan Mitra, Advocate,
Enrolment No. : F-44/44/88
Alipore Judge's Court, Kolkata - 700027.

Computer Print By :-

Shrikant Singh
Alipore Judge's Court,
Kolkata - 700027.



District Sub-Registrar IV
Register U/S 7 (2) of
Registration 1906
Alameda County, California

3 OCT 2024

MEMO OF CONSIDERATION

RECEIVED of and from the within-named Purchasers the within mentioned sum of Rs.82,00,000/- (Rupees Eighty Two Lakhs) only as full and final consideration in manner stated below :-

By Cheque No. 099752, dated 12/08/2024, Axis Bank, Raja Ram Mohan Roy Road, Behala	Rs.	5,00,000/-
By Cheque No. 099754, dated 23/09/2024, Axis Bank, Raja Ram Mohan Roy Road, Behala	Rs.	20,00,000/-
By Cheque No. 099755, dated 24/09/2024, Axis Bank, Raja Ram Mohan Roy Road, Behala	Rs.	42,00,000/-
By Demand Draft No.001248 dated - 01.10.2024, Axis Bank, Raja Ram Mohan Roy Road, Behala	Rs.	15,00,000/-
TOTAL	Rs.	82,00,000/-
Rupees Eighty-Two Lakhs only		

WITNESSES:-

1) *Pratik Gupta*
19C Mohan chand Road
KOL-23

Sanjay Singh

SIGNATURE OF THE VENDOR

2) *KARAN SINGH*
30A, Balaram Bose
Ghat Road
KOL-25



District Sub-Registrar
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Alipore, South 24 Parganas

03 OCT 2024



	Thumb	1 st finger	Middle finger	Ring finger	Little finger
LEFT HAND					
RIGHT HAND					

NAME SANJAY SINGH

SIGNATURE Sanjay Singh



	Thumb	1 st finger	Middle finger	Ring finger	Little finger
LEFT HAND					
RIGHT HAND					

NAME RISHAV SHAW

SIGNATURE Rishav Shaw



	Thumb	1 st finger	Middle finger	Ring finger	Little finger
LEFT HAND					
RIGHT HAND					

NAME SUMIT KUMAR SHAW

SIGNATURE Sumit Kumar Shaw



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Registration 1906
Almorat, South 24 Parganas

3 OCT 2024



	Thumb	1 st finger	Middle finger	Ring finger	Little finger
LEFT HAND					
RIGHT HAND					

NAME DEBDYUT GHOSH

SIGNATURE Debdyut Ghosh



	Thumb	1 st finger	Middle finger	Ring finger	Little finger
LEFT HAND					
RIGHT HAND					

NAME PRASANTA BOSE

SIGNATURE Prasanta Bose



	Thumb	1 st finger	Middle finger	Ring finger	Little finger
LEFT HAND					
RIGHT HAND					

NAME

SIGNATURE



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Aligarh, South 24 Parganas

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SITE PLAN AT PREMISES NO. 11A, MAHIM HALDER STREET,
KOLKATA- 700 026, P.S - KALIGHAT, WARD NO. 83, BOROUGH
NO. VIII, WITHIN THE KOLKATA MUNICIPAL CORPORATION.



TOTAL LAND AREA = 01 KH.- 09 CH.- 13 SQ.FT. = 105.722 SQ.M. SHOWN IN RED COLOUR
TOTAL AREA OF THE BUILDING - 1876 SQ.FT. (GROUND FLOOR 908 SQ.FT. AND FIRST FLOOR 888 SQ.FT.)



SITE PLAN

Sanjay Mukherjee

SIGNATURE OF OWNER

BUILD NEST DEVELOPERS LLP

Debjyoti Ghosh
Prasanta Bose

Partner

BUILD NEST DEVELOPERS LLP

Rishabh Chatterjee
Sumit Kumar Chatterjee

Partner

SIGNATURE OF PURCHASER



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



192024250236941118

GRN Details

GRN:	192024250236941118	Payment Mode:	SBI Epay
GRN Date:	01/10/2024 19:12:26	Bank/Gateway:	SBIPay Payment Gateway
BRN :	7688037962133	BRN Date:	01/10/2024 19:13:21
Gateway Ref ID:	50260355	Method:	State Bank of India WIBMO PG CC
GRIPS Payment ID:	011020242023694110	Payment Init. Date:	01/10/2024 19:12:26
Payment Status:	Successful	Payment Ref. No:	2002599258/2/2024
[Query No * Query Year]			

Depositor Details

Depositor's Name:	Mr SUMIT SHAW
Address:	19/C , MOHAN CHAND ROAD , KOLKATA -23
Mobile:	7003814397
Period From (dd/mm/yyyy):	01/10/2024
Period To (dd/mm/yyyy):	01/10/2024
Payment Ref ID:	2002599258/2/2024
Dept Ref ID/DRN:	2002599258/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002599258/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	492020
2	2002599258/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	82014
Total				574034

IN WORDS: FIVE LAKH SEVENTY FOUR THOUSAND THIRTY FOUR ONLY.

GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

Form 16

[Refer Rule 11(3) of the Limited Liability Partnership Rules, 2009]

Certificate of Incorporation

Identification Number: **ACG-5016**

The Permanent Account Number (PAN) of the LLP is **ABCFB8358B***

The Tax Deduction and Collection Account Number (TAN) of the LLP is **CALB25977A***

It is hereby certified that **BUILD NEST DEVELOPERS LLP** is incorporated pursuant to section 12(1) of the Limited Liability Partnership Act 2008

Given under my hand at Manesar this **EIGHTH** day of **APRIL** TWO THOUSAND TWENTY FOUR

Signature Not Verified

Digitally signed by
**DS MINISTRY OF CORPORATE
AFFAIRS - CRC MANESAR 1**
Date: 2024.04.08 23:27:45 IST

Balagangatharan Ramesh
Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies
For and on behalf of the Jurisdictional Registrar of Companies
Registrar of Companies
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the LLP on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the LLP can be verified on mca.gov.in

Mailing Address as per record available in Registrar of Companies office:
BUILD NEST DEVELOPERS LLP

6B JATIN DAS ROAD, Rash Behari Avenue, TOLLYGUNGE, Kolkata, Kolkata- 700029 West Bengal, India

*As issued by Income tax Department

Major Information of the Deed

Deed No. :	I-1604-10877/2024	Date of Registration :	03/10/2024
Query No / Year :	1604-2002599258/2024	Office where deed is registered :	
Query Date :	30/09/2024 8:00:49 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details :	Bapan Das Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9734355240, 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. 82,00,000/-	Rs. 82,00,000/-		
Stamp duty Paid (SD) :	Registration Fee Paid :		
Rs. 4,92,070/- (Article:23)	Rs. 82,046/- (Article:A(1), E)		
Remarks :	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :



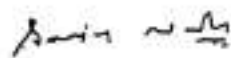
District: South 24-Parganas, P.S:- Kalighat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mahim Halder Street, Road Zone : (S. P. Mukherjee Road Crossing – Mahakali Pathshala) , , Premises No: 11A, , Ward No: 083 Pin Code : 700026

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	1 Katha 9 Chatak 13 Sq Ft	67,93,000/-	67,93,000/-	Width of Approach Road: 30 Ft.,
Grand Total :				2.6079Dec	67,93,000 /-	67,93,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1876 Sq Ft.	14,07,000/-	14,07,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 988 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 888 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1876 sq ft	14,07,000 /-	14,07,000 /-	



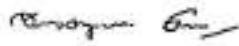
Seller Details :






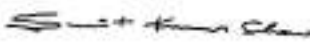



Sl No	Name/Address/Photo/Finger print and Signature			
1	Name Mr SANJAY SINGH Son of Late RATAN PRASAD SINGH Executed by: Self, Date of Execution: 03/10/2024 , Admitted by: Self, Date of Admission: 03/10/2024 ,Place : Office	Photo  03/10/2024	Finger Print  Captured LTI 03/10/2024	Signature  03/10/2024
30A,BALARAM BOSE GHAT ROAD, City:- , P.O:- BHOWANIPORE, P.S:-Kallghat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.: ALxxxxxx4P, Aadhaar No: 59xxxxxxxx3711, Status :Individual, Executed by: Self, Date of Execution: 03/10/2024 , Admitted by: Self, Date of Admission: 03/10/2024 ,Place : Office				

Buyer Details :

Sl No	Name/Address/Photo/Finger print and Signature			
1	BUILD NEST DEVELOPERS LLP 6B,JATIN DAS ROAD, City:- , P.O:- SARAT BOSE ROAD, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Date of Incorporation:XX-XX-1XX4 , PAN No.: SBxxxxxx8B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name/Address/Photo/Finger print and Signature			
1	Name Mr DEBDYUT GHOSH (Presentant) Son of Mr PRAHLAD GHOSH Date of Execution - 03/10/2024, , Admitted by: Self, Date of Admission: 03/10/2024, Place of Admission of Execution: Office	Photo  Oct 3 2024 1:54PM	Finger Print  Captured LTI 03/10/2024	Signature  03/10/2024
623,ANDUL ROAD, Block/Sector: 2F ANKAR ABAS BAKULTALA, City:- , P.O:- D S LANE, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711109, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.: ASxxxxxx2H, Aadhaar No: 49xxxxxxxx2400 Status : Representative, Representative of : BUILD NEST DEVELOPERS LLP (as PARTNERS)				

Name	Photo	Finger Print	Signature
Mr PRASANTA BOSE Son of Mr PRAVAT KIRON BOSE Date of Execution - 03/10/2024, , Admitted by: Self, Date of Admission: 03/10/2024, Place of Admission of Execution: Office	 Oct 3 2024 1:55PM	 Captured LTI 03/10/2024	 03/10/2024
49/1,GURPADA HALDER ROAD, City:- , P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.: AHxxxxxx2H, Aadhaar No: 69xxxxxxxx9020 Status : Representative, Representative of : BUILD NEST DEVELOPERS LLP (as PARTNERS)			
Mr SUMIT KUMAR SHAW Son of Mr DILIP KUMAR SHAW Date of Execution - 03/10/2024, , Admitted by: Self, Date of Admission: 03/10/2024, Place of Admission of Execution: Office	 Oct 3 2024 1:54PM	 Captured LTI 03/10/2024	 03/10/2024
19/C,MOHAN CHAND ROAD, City:- , P.O:- KIDDERPORE, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.: BYxxxxxx6F, Aadhaar No: 79xxxxxxxx4160 Status : Representative, Representative of : BUILD NEST DEVELOPERS LLP (as PARTNERS)			
Mr RISHAV SHAW Son of Mr DILIP KUMAR SHAW Date of Execution - 03/10/2024, , Admitted by: Self, Date of Admission: 03/10/2024, Place of Admission of Execution: Office	 Oct 3 2024 1:55PM	 Captured LTI 03/10/2024	 03/10/2024
19/C,MOHAN CHAND ROAD, City:- , P.O:- KIDDERPORE, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.: HRxxxxxx5C, Aadhaar No: 98xxxxxxxx0901 Status : Representative, Representative of : BUILD NEST DEVELOPERS LLP (as PARTNERS)			

Identifier Details :

Name	Photo	FingerPrint	Signature
Mr PRATIK GUPTA Son of Mr. ANUP KUMAR GUPTA 19/C,MOHAN CHAND ROAD, City:- , P.O:- KIDDERPORE, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023	 03/10/2024	 Captured 03/10/2024	 03/10/2024
Identifier Of Mr SANJAY SINGH, Mr DEBDYUT GHOSH, Mr PRASANTA BOSE, Mr SUMIT KUMAR SHAW, Mr RISHAV SHAW			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SANJAY SINGH	BUILD NEST DEVELOPERS LLP-2.60792 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr SANJAY SINGH	BUILD NEST DEVELOPERS LLP-1876.00000000 Sq Ft

Endorsement For Deed Number : I - 160410877 / 2024

03-10-2024

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

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

Presentation (Under Section 52 & Rule 22A(3), 48(1), W.B. Registration Rules, 1962)

Presented for registration at 11:22 hrs on 03-10-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr DEBDYUT GHOSH.

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 82,00,000/-

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

Execution is admitted on 03/10/2024 by Mr SANJAY SINGH, Son of Late RATAN PRASAD SINGH, 30A, BALARAM BOSE GHAT ROAD, P.O: BHOWANIPORE, Thana: Kalighat, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Business

Identified by Mr PRATIK GUPTA, Son of Mr ANUP KUMAR GUPTA, 19/C, MOHAN CHAND ROAD, P.O: KIDDERPORE, Thana: Wattgunge, South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by profession Business

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

Execution is admitted on 03-10-2024 by Mr DEBDYUT GHOSH, PARTNERS, BUILD NEST DEVELOPERS LLP (Partnership Firm), 6B, JATIN DAS ROAD, City:-, P.O:- SARAT BOSE ROAD, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Identified by Mr PRATIK GUPTA, Son of Mr ANUP KUMAR GUPTA, 19/C, MOHAN CHAND ROAD, P.O: KIDDERPORE, Thana: Wattgunge, South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by profession Business

Execution is admitted on 03-10-2024 by Mr PRASANTA BOSE, PARTNERS, BUILD NEST DEVELOPERS LLP (Partnership Firm), 6B, JATIN DAS ROAD, City:-, P.O:- SARAT BOSE ROAD, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Identified by Mr PRATIK GUPTA, Son of Mr ANUP KUMAR GUPTA, 19/C, MOHAN CHAND ROAD, P.O: KIDDERPORE, Thana: Wattgunge, South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by profession Business

Execution is admitted on 03-10-2024 by Mr SUMIT KUMAR SHAW, PARTNERS, BUILD NEST DEVELOPERS LLP (Partnership Firm), 6B, JATIN DAS ROAD, City:-, P.O:- SARAT BOSE ROAD, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Identified by Mr PRATIK GUPTA, Son of Mr ANUP KUMAR GUPTA, 19/C, MOHAN CHAND ROAD, P.O: KIDDERPORE, Thana: Wattgunge, South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by profession Business

Execution is admitted on 03-10-2024 by Mr RISHAV SHAW, PARTNERS, BUILD NEST DEVELOPERS LLP (Partnership Firm), 6B, JATIN DAS ROAD, City:-, P.O:- SARAT BOSE ROAD, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Identified by Mr PRATIK GUPTA, Son of Mr ANUP KUMAR GUPTA, 19/C, MOHAN CHAND ROAD, P.O: KIDDERPORE, Thana: Wattgunge, South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 82,046.00/- (A(1) = Rs 82,000.00/- , E = Rs 14.00/- , H = Rs 26.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 82,014/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/10/2024 7:13PM with Govt. Ref. No: 192024250236941118 on 01-10-2024, Amount Rs: 82,014/-, Bank: SBI ePay (SBIPay), Ref. No. 7688037962133 on 01-10-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,92,020/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 4,92,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4073, Amount: Rs.50.00/-, Date of Purchase: 30/09/2024, Vendor name: Bidyut Kr Saha

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

Online on 01/10/2024 7:13PM with Govt. Ref. No: 192024250236941118 on 01-10-2024, Amount Rs: 4,92,020/-, Bank: SBI EPay (SBlePay), Ref. No. 7688037962133 on 01-10-2024, Head of Account 0030-02-103-003-02

(Sd/-)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Government of West Bengal

Office of the D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas

W.B. FORM NO. 1504

Query No / Year	16042002599258/2024	Serial No/Year	1604011135/2024
Transaction id	0002611697	Date of Receipt	03/10/2024 11:39AM
Deed No / Year	I - 160410877 / 2024		
Presentant Name	Mr DEBDYUT GHOSH		
Seller	Mr SANJAY SINGH		
Buyer	BUILD NEST DEVELOPERS LLP		
Transaction	[0101] Sale, Sale Document		
Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Total Setforth Value	Rs. 82,00,000/-	Market Value	Rs. 82,00,000/-
Stamp Duty Paid	Rs. 50/-	Stamp Duty Articles	23
Registration Fees Paid	Rs. 32/-	Fees Articles	A(1), E, H, M(b)
Standard User Charge	390/-	Requisition Form Fee	50/-
Remarks			

Stamp Duty Paid (Break up as below)

By Stamp					
Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	Bidyut Kr Saha	4073	30/09/2024	50/-

Registration Fees Paid (Break up as below)

By Cash	Amount in Rs.
Amount Paid	32/-

Other Fees Paid (Break up as below)

By Cash	Amount in Rs.
Standard User Charge	390/-
Requisition Form Fee	50/-

*Total Amount Received by Cash Rs. 472/-

(Anupam Halder)

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 329061 to 329095
being No 160410877 for the year 2024.



Digitally signed by Anupam Halder
Date: 2024.11.06 16:55:52 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 06/11/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.