

13010/2024

2-129/3/2024

भारतीय गैर न्यायिक

पचास
रुपये
रु. 50



FIFTY
RUPEES
Rs. 50

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AM 295386

12/12/2024

800312774/2024

Certified that the document is admitted the Registration. The signature sheets and the endorsement sheets attached with the document are the part of this document

Cal
District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

DEED OF CONVEYANCE 2 DEC 2024

THIS DEED OF CONVEYANCE is made on this the 12th day of

December, Two Thousand Twenty Four (2024).

BETWEEN

12 NOV 2024

No. 1461 Date
Name 2. M. M. Mitra Advocate
Address Alipore Judges' Court, Kol-27
Value Rs. 50/- P.
BIDYUT KR. SAHA
Licence Stamp Vendor
Alipore Judges' Court 24 Pgs. (S)
Kolkata-700 027

Stamp Vendor

Signature



Poothik gupta
S/o Anup Kumar Gupta
1st floor, near Choudhury Road
Kol-700023
PO - Kaddapur
PS - Badli
business

District Sub-Registrar IV
Registrar U/S 7 (2) of
Registration 1008
Alipore, South 24 Parganas

2 DEC 2024

SMT. SIMA KATARIA, (PAN : AKCPK6778K), (AADHAR No. 9519 3813 3052), wife of Sri Mukesh Kumar Kataria, by faith : Hindu, by occupation - Business, residing at 114/5, Hazra Road, Post Office - Kalighat, Police Station - Kalighat, Kolkata - 700 026, hereinafter referred to as the "**VENDOR**" (which expression shall unless excluded by or repugnant to the context be deemed to including her heirs, executors, successors, legal representatives and/or assigns) of the **ONE PART**.

AND

BUILD NEST DEVELOPERS LLP, (LLP Identification No. : ACG-5019), (PAN : ABCFB8358B), a partnership firm having its registered office at 6B, Jatin Das Road, Post Office - Sarat Bose Road, Police Station - Tollygunge, Kolkata - 700 029, represented by its Partners - (1) **SRI DEBDYUT GHOSH**, (PAN : ASEPG7942H), (Aadhaar No. 4901 7788 2400), son of Prahlad Ghosh, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at 623, Andul Road, Ankar Abas, Block - 2F, Bakultala, Post Office - D.S. Lane, Police Station - Sankrail, District - Howrah, Pin -



711109, and (2) **SRI PRASANTA BOSE**, (PAN : AHHPB5812H), (Aadhaar No. 6975 3419 9020), son of Pravat Kiron Bose, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at 49/1, Gurpada Halder Road, Post Office - Kalighat, Police Station - Kalighat, Kolkata - 700 026, (3) **SUMIT KUMAR SHAW**, (PAN : BYDPS8716F), (AADHAR No. 7940 0909 4160), son of Mr. Dilip Kumar Shaw, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 19/C, Mohan Chand Road, Post Office - Kidderpore, Police Station - Watgunge, Kolkata - 700 023, (4) **RISHAV SHAW**, (PAN : HRFPS2675C), (AADHAR No. 9825 4545 0901), son of Mr. Dilip Kumar Shaw, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 19/C, Mohan Chand Road, Post Office - Kidderpore, Police Station - Watgunge, Kolkata - 700 023, hereinafter referred to as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs, executors, successors, legal representatives and/or assigns) of the **OTHER PART**.



District Sub-Registrar IV
Registrar U/S 7 (7) of
Registration 1906
Alipore, South 24 Parganas

2 DEC 2024

WHEREAS by virtue of a Deed of Partition dated 25/01/2002, one Pranab Kumar Chatterjee was the absolute Owner of **ALL THAT** a three storied pucca brick built building together with the piece or parcel of revenue free land or thereunto belonging wherein or on part whereof the same is erected and built containing by estimation 2 Cottahs be the same a little more or less situate lying at Premises No. 10, Mahim Halder Street, Police Station - Kalighat, Post Office - Kalighat, within the municipal limits of the Kolkata Municipal Corporation under Ward No. 83, Kolkata - 700026, District - South 24 Parganas, morefully described in the Item No. 1 of the Second Schedule thereunder written which document was registered at the office of the A.R.A. - I Kolkata and recorded in Book no. 1, Volume No. 1, Pages, from 1 to 17, Being No. 7078 for the year 2002.

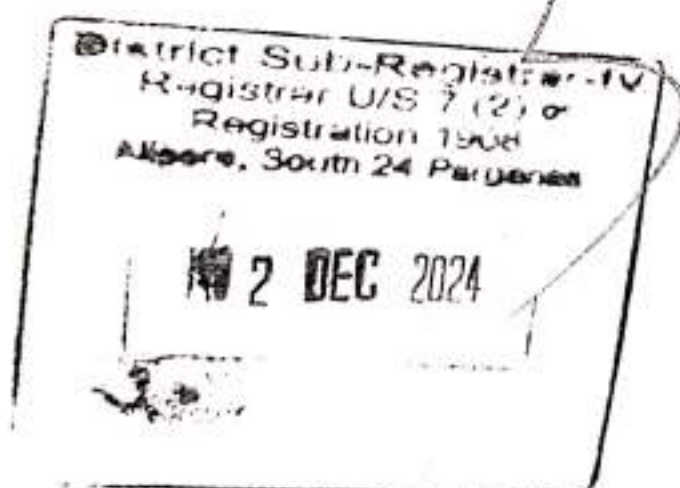
AND WHEREAS by a Deed of Conveyance bearing date the 24th day of March, 2008 made between Sri Pranab Kumar Chatterjee, son of Late Prafulla Kumar Chatterjee, therein



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration Act
Alipore, South 24 Parganas

2 DEC 2020

described as the **Vendor** of the *One Part* and Smt. Sima Kataria, wife of Sri Mukesh Kumar Kataria, therein described as the **Purchaser** of the *Other Part* the said Sri Pranab Kumar Chatterjee, son of Late Prafulla Kumar Chatterjee for the consideration mentioned therein granted transferred, conveyed, assigned and assured in favour of the said Smt. Sima Kataria, wife of Sri Mukesh Kumar Katari, **ALL THAT** three storied pucca brick built building measuring a covered area 3750 Sq. ft. more or less together with the piece or parcel of revenue free land or thereunto belonging wherein or on part whereof the same is erected and built containing by estimation 2 Cottahs be the same a little more or less situate lying at Premises No. 10, Mahim Halder Street, Police Station - Kalighat, Post Office - Kalighat, within the municipal limits of the Kolkata Municipal Corporation under Ward No. 83, Kolkata - 700026, Sub-Registry Office - Alipore, District - South 24 Parganas which document was registered at the office of the A.R.A. - I Kolkata and recorded in Book no. 1, CD Volume No. 70, Pages from 2393 to 2404, Being No. 03084 for the year 2008.



AND WHEREAS by virtue of the purchase as aforesaid the Smt. Sima Kataria, wife of Sri Mukesh Kumar Kataria duly mutated her name in the assessment Record of the Kolkata Municipal Corporation vide Assessee No. 110832100110 and paying taxes thereon.

AND WHEREAS in the manner stated above the said Smt. Sima Kataria, wife of Sri Mukesh Kumar Kataria became the absolute Owner of **ALL THAT** three storied pucca brick built building measuring a covered area 3750 Sq. ft. more or less together with the piece or parcel of revenue free land or thereunto belonging wherein or on part whereof the same is erected and built containing by estimation 2 Cottahs be the same a little more or less situate lying at Premises No. 10, Mahim Halder Street, Police Station - Kalighat, Post Office - Kalighat, within the municipal limits of the Kolkata Municipal Corporation under Ward No. 83, Kolkata - 700026, Sub-Registry Office - Alipore, District - South 24 Parganas, morefully and particularly described in the "**Schedule**" hereunder written.



District Sub-Registrar IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

2 DEC 2024

AND WHEREAS by an Agreement for sale bearing date 03/10/2024 made between the Smt. Sima Kataria, wife of Sri Mukesh Kumar Kataria, therein described as the Vendor of the One Part and **BUILD NEST DEVELOPERS LLP**, a partnership firm having its registered office at 6B, Jatin Das Road, Post Office – Sarat Bose Road, Police Station - Tollygunge, Kolkata – 700 029, represented by its Partners – (1) **SRI DEBDYUT GHOSH**, son of Prahlad Ghosh, and (2) **SRI PRASANTA BOSE**, son of Pravat Kiron Bose, (3) **SUMIT KUMAR SHAW**, son of Mr. Dilip Kumar Shaw, (4) **RISHAV SHAW**, (PAN : HRFPS2675C), (AADHAR No. 9825 4545 0901), son of Mr. Dilip Kumar Shaw, therein described as the Purchaser of the Other Part, the said Vendor has agreed to sale and the Purchaser have agreed to purchase **ALL THAT** three storied pucca brick built building measuring a total covered area **3750 Sq. ft.** (on the Ground Floor = 1250 Sq. ft., on the First Floor = 1250 Sq. ft. and Second Floor = 1250 Sq. ft.) more or less together with the piece or parcel of revenue free land or thereunto belonging wherein or on part whereof the same is erected and built containing by estimation 2 Cottahs be



District Sub-Registrar IV
Registrar U/S 7 (2) of
Registration 1908
Bangalore, South 24 Parganas

12 DEC 2024

the same a little more or less situate lying at Premises No. 10, Mahim Halder Street, Police Station – Kalighat, Post Office – Kalighat, within the municipal limits of the Kolkata Municipal Corporation under Ward No. 83, Kolkata – 700026, Assessess No. 110832100110, Sub-Registry Office – Alipore, District – South 24 Parganas morefully described in the “**SCHEDULE**” thereunder written hereinafter referred to as “the said Property” which document was registered at the office of the D.S.R. IV – Alipore and recorded in Book No. I, Volume No. 1604-2024, Pages 327199 to 327224, Being No. 160410876 for the year 2024 and accordingly stamp duty has been paid on the basis of market value.

AND WHEREAS now on the request of the Purchaser, the Vendor herein executing this Deed of Conveyance free from all encumbrances.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the sum of **Rs.99,00,000/- (Rupees Ninety nine Lakhs) only** well and truly



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

12 DEC 2024

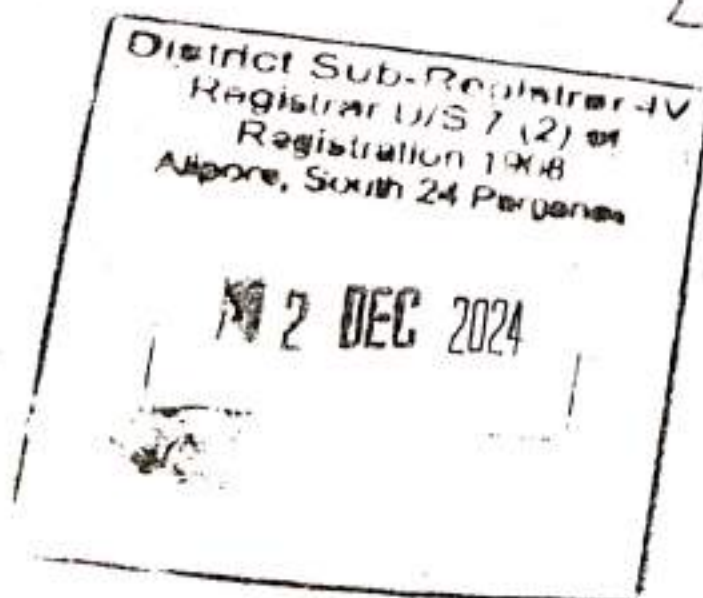
paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge as per Memo of Consideration hereunder written and of and from the payment of the same and every part thereof the Vendor doth hereby acquit, release and forever discharge the said Purchaser as well as the said property hereby transferred) the Vendor doth hereby grant, transfer, convey, sell, assign and assure unto the said Purchaser **ALL THAT** three storied pucca brick built building measuring a total covered area **3750 Sq. ft.** (on the Ground Floor = 1250 Sq. ft., on the First Floor = 1250 Sq. ft. and Second Floor = 1250 Sq. ft.) more or less together with the piece or parcel of revenue free land or thereunto belonging wherein or on part whereof the same is erected and built containing by estimation 2 Cottahs be the same a little more or less situate lying at Premises No. 10, Mahim Halder Street, Police Station - Kalighat, Post Office - Kalighat, within the municipal limits of the Kolkata Municipal Corporation under Ward No. 83, Kolkata - 700026, Assessess No. 110832100110, Sub-Registry Office - Alipore, District -



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

NO 2 DEC 2024

South 24 Parganas, 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 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 Purchaser absolutely forever free from all charges, and encumbrances. **AND** the Vendor doth hereby covenant with the Purchaser 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 to the use of the said Purchaser in manner aforesaid and delivered possession.

AND the Purchaser 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



District Sub-Registrar IV
Registrar U/S 7 (2) of
Registration Act
Alipore, South 24 Parganas

2 DEC 2024



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 Purchaser 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.

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 Purchaser 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



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

4 2 DEC 2024

conveying the said building and the land unto the said Purchaser 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, lispensens 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.

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 Purchaser do and execute or cause to be done and executed any Sort of Declaration / Rectification or any Supplementary Deed in favour of the Purchaser, its executors, representatives and assigns in order to establish the right, title and interest of the Purchaser in the said property.



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration Act
Alipore, South 24 Parganas

12 DEC 2024

:: THE SCHEDULE ABOVE REFERRED TO ::

ALL THAT three storied pucca brick built building measuring a total covered area **3750 Sq. ft.** (on the Ground Floor = 1250 Sq. ft., on the First Floor = 1250 Sq. ft. and Second Floor = 1250 Sq. ft.) more or less together with the piece or parcel of revenue free land or thereunto belonging wherein or on part whereof the same is erected and built containing by estimation 2 Cottahs be the same a little more or less situate lying at Premises No. 10, Mahim Halder Street, Police Station - Kalighat, Post Office - Kalighat, within the municipal limits of the Kolkata Municipal Corporation under Ward No. 83, Kolkata - 700026, Assessess No. 110832100110, Sub-Registry Office - Alipore, District - South 24 Parganas is butted and bounded as follows :-

- ON THE NORTH : By Premises No. 16A, Jadu Bhattacharjee Lane, Kolkata - 700 026 ;
- ON THE SOUTH : By 30 ft. wide Mahim Halder Street ;
- ON THE EAST : By 11A & 11B, Mahim Halder Street, Kolkata - 700 026 ; Premises No. 15/1A, Jadu Bhattacharjee Lane, Kolkata - 700026 ;



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

14 2 DEC 2024

DAS Xerox & Computer
18 Judges Court Road
Alipore, Kolkata : 700 027



District Sub-Registrar IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

12 DEC 2024

MEMO OF CONSIDERATION

RECEIVED from the within-named Purchaser the within mentioned sum of **Rs.99,00,000/- (Rupees Ninety nin Lakh) only** for a being full consideration money in the manner hereunder written :-

Date	MODE OF PAYMENT	Bank	Amount	
19/08/2024	Cheque No. 099753	Axis Bank, Raja Ram Mohan Roy Road	Rs.	2,00,001/-
27/09/2024	Cheque No. 099756	Axis Bank, Raja Ram Mohan Roy Road	Rs.	5,00,001/-
01/10/2024	Cheque No. 099759	Axis Bank, Raja Ram Mohan Roy Road	Rs.	7,00,001/-
02/10/2024	Cheque No. 099760	Axis Bank, Raja Ram Mohan Roy Road	Rs.	5,00,001/-
02/10/2024	Cheque No. 099761	Axis Bank, Raja Ram Mohan Roy Road	Rs.	5,00,001/-
02/10/2024	Cash		Rs.	99,995/-
07/11/2024	Cheque No. 099763	Axis Bank, Raja Ram Mohan Roy Road	Rs.	10,00,001/-
12/11/2024	Cheque No. 099764	Axis Bank, Raja Ram Mohan Roy Road	Rs.	5,00,001/-
01/12/2024	Cheque No. 099765	Axis Bank, Raja Ram Mohan Roy Road	Rs.	11,00,000/-
02/12/2024	Cheque No. 099766	Axis Bank, Raja Ram Mohan Roy Road	Rs.	11,00,000/-
10/12/2024	R.T.G.S. UTIBR 52024121000350023	Axis Bank, Raja Ram Mohan Roy Road	Rs.	30,00,000/-
11/12/2024	RTGS		Rs.	60,09,98/-
	T.D.S.		Rs.	99,000/-
			Rs.	
TOTAL				Rs.99,00,000/-

WITNESSES:-

1. Mukesh Kataria
114/5, 142 RA ROAD
KOL- 700026

2. Pratik Gupta
100, Nehru Chowk Road
Kidderpore Kol- 700023

Sima Kataria
Signature of VENDOR

Sima Kataria
Sima Kataria



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1608
Alipore, South 24 Parganas

12 DEC 2024

SITE PLAN AT PREMISES NO. 10, MAHIM HALDER STREET,
KOLKATA- 700 026, P.S - KALIGHAT, WARD NO. 83, BOROUGH
NO. VIII, WITHIN THE KOLKATA MUNICIPAL CORPORATION.



TOTAL LAND AREA = 02 KH.- 00 CH.- 00 SQ.FT. = 133.779 SQ.M. SHOWN IN RED COLOUR
GROUND FLOOR AREA OF THE BUILDING - 1250 SQ.FT.
FIRST FLOOR AREA OF THE BUILDING - 1250 SQ.FT.
SECOND FLOOR AREA OF THE BUILDING - 1250 SQ.FT.
TOTAL FLOOR AREA OF THE BUILDING - 3750 SQ.FT.



SITE PLAN

Sirima Katoia

SIGNATURE OF OWNER

BUILD NEST DEVELOPERS LLP

Prasanta Bose

Partner

BUILD NEST DEVELOPERS LLP

Sumit Kumar Shaw
Rishav Shaw

Partner

SIGNATURE OF PURCHASER



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

12 DEC 2024



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

NAME SIMA KATARIA

SIGNATURE Sima Kataria



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

NAME DEBDYUT GHOSH

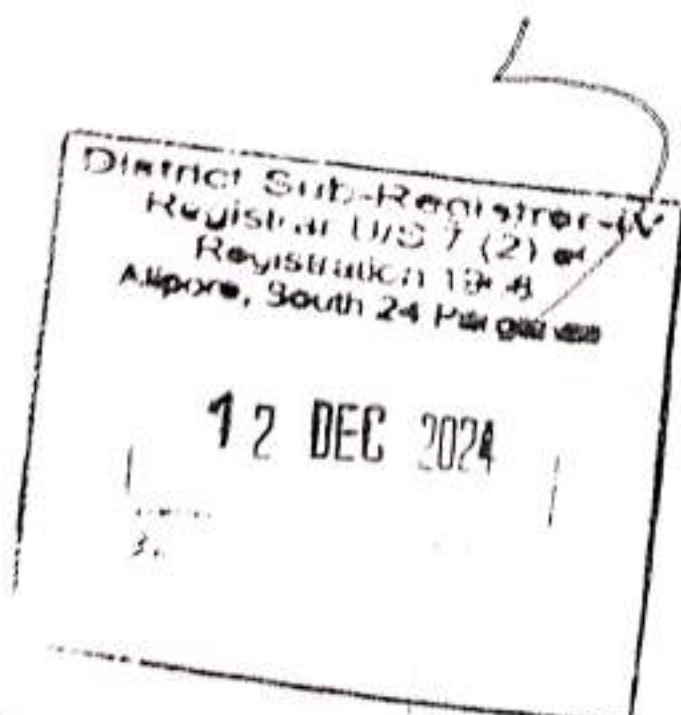
SIGNATURE Debdyut Ghosh



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

NAME PRASANTA BOSE

SIGNATURE Prasanta Bose





District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration Act
Alipore, South 24 Parganas

12 DEC 2024



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

NAME SUMIT KUMAR SHAW

SIGNATURE Sumit Kumar Shaw



	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

SIGNATURE



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

12 DEC 2024



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



111220242031216363

GRIPS Payment Detail

GRIPS Payment ID:	111220242031216363	Payment Init. Date:	11/12/2024 18:37:21
Total Amount:	100045	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	8992876235119	BRN Date:	11/12/2024 18:37:51
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

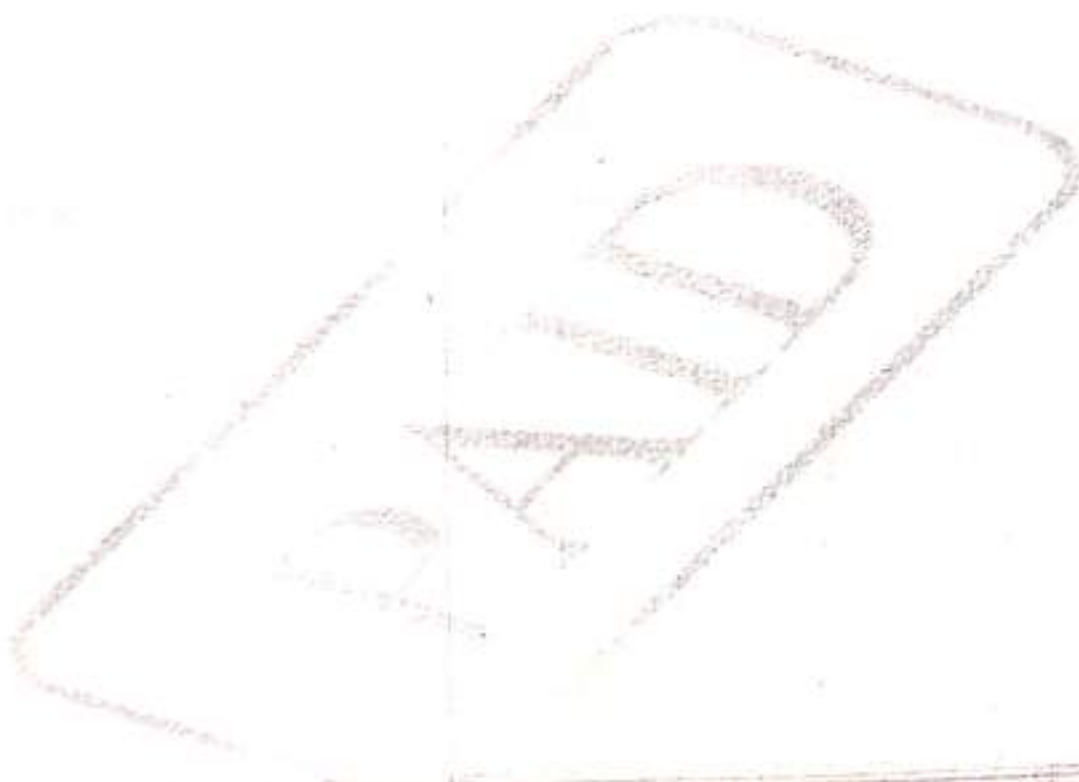
Depositor's Name: Mr RISHAV SHAW
Mobile: 7003814397

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250312163648	Directorate of Registration & Stamp Revenue	100045
Total			100045

IN WORDS: ONE LAKH FORTY FIVE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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



192024250312163648

GRN Details

GRN:	192024250312163648	Payment Mode:	SBI Epay
GRN Date:	11/12/2024 18:37:21	Bank/Gateway:	SBIePay Payment Gateway
BRN :	8992876235119	BRN Date:	11/12/2024 18:37:51
Gateway Ref ID:	80973334	Method:	State Bank of India WIBMO PG CC
GRIPS Payment ID:	111220242031216363	Payment Init. Date:	11/12/2024 18:37:21
Payment Status:	Successful	Payment Ref. No:	8003127741/3/2024
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr RISHAV SHAW
Address:	19C MOHAN CHAND ROAD , KIDDERPORE KOLKATA -700023
Mobile:	7003814397
Period From (dd/mm/yyyy):	11/12/2024
Period To (dd/mm/yyyy):	11/12/2024
Payment Ref ID:	8003127741/3/2024
Dept Ref ID/DRN:	8003127741/3/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	8003127741/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	30
2	8003127741/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	100015
Total				100045

IN WORDS: ONE LAKH FORTY FIVE ONLY.



THE KOLKATA MUNICIPAL CORPORATION
MUNICIPAL ASSESSMENT BOOK
LAND AND BUILDING ASSESSMENT DEPARTMENT

Assessee No.	Ward No.	Borough No.	Premises No.	Street No.	Name of the Street	Owner Name :	Person Liable to pay Tax:	Address:	Is Mortgage	Is Pond
210922200129	092	10	11A	22	SELIMPORE BYE LANE	SMT PRATMA NAG, PARTHA PRATIM NAG MOITRAYI BAKSI, ARUNDHUTI ROY, DEBASIS NAG		11A, SELIMPORE BYE LANE DHAKURIA, KOLKATA	N	N

Area Details: Dag No.- Khatian No.- Mouza- Parking area- Common area-

No Of Stories	Nature Of Use	Plot Area	Covered Area	Floor Area	Land Area	Exempt on Applied	Exempt on Till	Exemption Rate	Residential	Non Residential	Classified Owship	Operative GR Quarter		
1	O.H.A.S.B. N											4/2016		

PARTICULARS OF SUBSEQUENT ALTERATIONS

Annual Valuation	Assmt. ults	Rate	Date of Alteration of AV	Date of effect of Alteration	Quarterly Payable	Rebate under s/6 17(1)(5) @25% of consolidated Rate	Quarterly Payable after Rebate	H.B.T.	Manual Capp Tax	Comm Rate	Surcharge	Gross Payable	Rebate Amount	Net Payable per Quarter	Quarter of issuing of F.S. tile
7140	ARV	21.9	17/09/2022	01/01/2017	395.46	0.00	395.46	4.46	0	50.0	0.00	400	20.00	380	4/2016

Major Information of the Deed

Deed No. :	I-1604-12913/2024	Date of Registration :	12/12/2024
Query No / Year :	1604-8003127741/2024	Office Where Deed is registered :	
Query Date :	10/12/2024 11:47:33 AM	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. : 9734356240, Status : Solicitor firm		
Transaction :	Additional Transaction : 1		
[0105] Sale, Sale after registered sale agreement without possession	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 99,00,000/-	Rs. 99,00,874/-		
Stamp duty Paid (SD)	Registration Fee Paid / 2 % of Market Value		
Rs. 80/- (Article:23)	Rs. 1,00,015/- (Article:A(1), E, M)		
Remarks	Sale after Registered Sale agreement of [Deed No/Year]- 100410870/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assent slip (Urban area)		

Land Details :



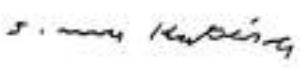
District: South 24-Parganas, P.S:- Kailghat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mahim Halder Street, Road Zone : (S. P. Mukherjee Road Crossing -- Mahakali Pathshala) , , Premises No: 10, , Ward No: 083 Pin Code : 700026

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	2 Katha	80,00,000/-	80,00,000/-	Width of Approach Road: 30 Ft., , Project Name :
Grand Total :				3.3Dec	80,00,000 /-	80,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market Value (In Rs.)	Other Details
S1	On Land L1	3750 Sq Ft.	19,00,000/-	19,96,874/-	Structure Type: Structure
Gr. Floor, Area of floor : 1250 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1250 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 1250 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		3750 sq ft	19,00,000 /-	19,96,874 /-	




Seller Details :






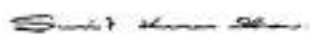


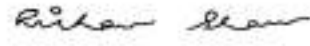
Sl No	Name, Address, Photo, Finger print and Signature			
Sl No	Name	Photo	Finger Print	Signature
1	Smt SIMA KATARIA Wife of Mr MUKESH KUMAR KATARIA Executed by: Self, Date of Execution: 12/12/2024 Admitted by: Self, Date of Admission: 12/12/2024, Place : Office	 12/12/2024	 Captured 12/12/2024	 12/12/2024
114/5, HAZRA ROAD, City:-, P.O:- KALIGHAT, P.S:- Kalighat, District:- South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx8K, Aadhaar No Not Provided, Status : Individual, Executed by: Self, Date of Execution: 12/12/2024, Admitted by: Self, Date of Admission: 12/12/2024, 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, PAN No.:: SBxxxxxx8B, Aadhaar No Not Provided, Status : Organization, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature			
Sl No	Name	Photo	Finger Print	Signature
1	Mr DEBDYUT GHOSH (Presentant) Son of Mr PRAHLAD GHOSH Date of Execution - 12/12/2024, Admitted by: Self, Date of Admission: 12/12/2024, Place of Admission of Execution: Office	 Dec 12 2024 1:53PM	 Captured 12/12/2024	 12/12/2024
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, PAN No.:: ASxxxxxx2H, Aadhaar No Not Provided Status : Representative, Representative of : BUILD NEST DEVELOPERS LLP (as PARTNERS)				

2	Name Mr PRASANTA BOSE Son of Mr PRAVAT KIRON BOSE Date of Execution - 12/12/2024, , Admitted by: Self, Date of Admission: 12/12/2024, Place of Admission of Execution: Office	Photo 	Finger Print  Captured	Signature 
	Dec 12 2024 1:31PM	LTI 12/12/2024	12/12/2024	
49/1,GURPADHA 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, PAN No.:: AHxxxxxx2H,Aadhaar No Not Provided Status : Representative, Representative of : BUILD NEST DEVELOPERS LLP (as PARTNERS)				
3	Name Mr SUMIT KUMAR SHAW Son of Mr DILIP KUMAR SHAW Date of Execution - 12/12/2024, , Admitted by: Self, Date of Admission: 12/12/2024, Place of Admission of Execution: Office	Photo 	Finger Print  Captured	Signature 
	Dec 12 2024 1:31PM	LTI 12/12/2024	12/12/2024	
19/C,MOHAN CHAND ROAD, City:- , P.O:- KIDDERPORE, P.S:-Waltgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BYxxxxxx6F,Aadhaar No Not Provided Status : Representative, Representative of : BUILD NEST DEVELOPERS LLP (as PARTNERS)				
4	Name Mr RISHAV SHAW Son of Mr DILIP KUMAR SHAW Date of Execution - 12/12/2024, , Admitted by: Self, Date of Admission: 12/12/2024, Place of Admission of Execution: Office	Photo 	Finger Print  Captured	Signature 
	Dec 12 2024 1:31PM	LTI 12/12/2024	12/12/2024	
19/C,MOHAN CHAND ROAD, City:- , P.O:- KIDDERPORE, P.S:-Waltgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: HRxxxxxx5C,Aadhaar No Not Provided Status : Representative, Representative of : BUILD NEST DEVELOPERS LLP (as PARTNERS)				

Identifier Details :

Name PRATIK GUPTA Son of Mr ANUP KUMAR GUPTA 19/C MOHAN CHAND ROAD, City:- , P.O:- KIDDERPORE, P.S:-Waltgunge, District:-South 24-Parganas, West Bengal, India, Pin:- 700023	Photo 	Finger Print  Captured	Signature 
	12/12/2024	12/12/2024	12/12/2024
Identifier Of Smt SIMA KATARIA, Mr DEBDYUT GHOSH, Mr PRASANTA BOSE, Mr SUMIT KUMAR SHAW, Mr RISHAV SHAW			

Endorsement For Deed Number : I - 160412913 / 2024

On 10-12-2024

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 99,96,874/-

(Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal

On 12-12-2024

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) 46(1), W.B. Registration Rules, 1962)

Presented for registration at 13:27 hrs on 12-12-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr DEBDYUT GHOSH .

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

Execution is admitted on 12/12/2024 by Smt SIMA KATARIA, Wife of Mr MUKESH KUMAR KATARIA, 114/5, HAZRA ROAD, P.O: KALIGHAT, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Business

Indetified by 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 Others

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

Execution is admitted on 12-12-2024 by Mr DEBDYUT GHOSH, PARTNERS, 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

Indetified by 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 Others

Execution is admitted on 12-12-2024 by Mr PRASANTA BOSE, PARTNERS, 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

Indetified by 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 Others

Execution is admitted on 12-12-2024 by Mr SUMIT KUMAR SHAW, PARTNERS, 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

Indetified by 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 Others

Execution is admitted on 12-12-2024 by Mr RISHAV SHAW, PARTNERS, 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

Indetified by 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 Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,00,015.00/- (A(1) = Rs 99,969.00/-, E = Rs 14,00/-, H = Rs 28.00/-, M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,00,015/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/12/2024 6:37PM with Govt. Ref. No: 192024250312163848 on 11-12-2024, Amount Rs: 1,00,015/-,
Bank: SBI EPay (SBIPay), Ref. No. 8992876235119 on 11-12-2024, Head of Account 0030-03-104-001-18

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 30/- and Stamp Duty paid by Stamp Rs 50.00/-, by
online = Rs 30/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1441, Amount: Rs.50.00/-, Date of Purchase: 12/11/2024, Vendor name: Bidyut
Kr Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/12/2024 6:37PM with Govt. Ref. No: 192024250312163848 on 11-12-2024, Amount Rs: 30/-, Bank: SBI
EPay (SBIPay), Ref. No. 8992876235119 on 11-12-2024, Head of Account 0030-02-103-003-02

(Signature)

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 369629 to 369657
being No 160412913 for the year 2024.



(Signature)

Digitally signed by Anupam Halder
Date: 2024.12.12 14:03:38 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 12/12/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.