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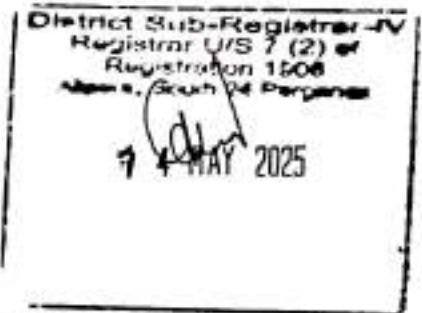


पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AU 387309

14/05/2025
Q-2001294437/2025

Certified that the document is retained the
Registration. The signature stamp and the
counterstamp are stamped with the
document and the part of this document.



Deed of Conveyance

This Deed of Conveyance made on this 14th day of
May, 2025(A.D.)

BETWEEN

SRI RAJAT SAHA(PAN No- AKKPS2463F and Aadhaar No- 8580-5569-3070) son of Late Gobinda Chandra Saha, by faith Hindu, by Occupation- Service, by Nationality- Indian, residing at 121/1F, Raja S. C. Mullick Road, P.O.- Naktala, P.S.- Netaji Nagar, Kolkata-700047, hereinafter referred to as the **OWNER** (which term or expression unless excluded by or repugnant to the context shall be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRSTPART**.

AND

M/s SUDHA CONSTRUCTION, a proprietorship concern represented by it's proprietor **SRI MUKUL SAHA**, (PANNo- AKLPS7797R and AadhaarNo 3920-9470-0429) son of Manindra Chandra Saha, by faith Hindu, by occupation-Business, by nationality - Indian, residing at 356/1G/1, Netaji Subhash Chandra Bose Road, P.O.- Naktala, Kolkata-700047, hereinafter referred to as the **DEVELOPER** (which term or expression unless excluded by or repugnant to the context shall be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

AND

SRI MUKUL SAHA (PANNo- AKLPS7797R and

AadhaarNo 3920-9470-0429) son of Manindra Chandra Saha, by faith Hindu, by occupation - Business, by nationality- Indian, residing at 356/1G/1, Netaji Subhash Chandra Bose Road, P.O.- Naktala, Kolkata-700047 hereinafter referred to as the **PURCHASER** (which term or expression unless excluded by or repugnant to the context shall be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **THIRD PART**.

AND

SMT PROTIMA BHOWMIK (PAN No- BIOPB7537I and Aadhaar No- 5139-0945-3536) daughter of Sare Kumar Chakraborty and sister of Late Maina Chakraborty, by faith Hindu, by occupation Homemaker, by nationality - Indian, Permanent residing at 121/1F, Raja S. C. Mullick Road, P.C Naktala, P.S.- Netaji Nagar, Kolkata-700047 and presently A-2, Silver Nest, Plot No- 89, Koler khairai Sector-15, Navi Mumbai, Thane-400709, of the **CONFIRMING PARTY/CO-OWNER**, (which term or expression unless excluded by or repugnant to the context shall be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FOURTH PART**.

WHEREAS one Debandra Nath Sarkar was seized and possessed of bastu land measuring 0.39 Satak comprising Dag No.359, KhatianNo. 280, J.L.No. 28 in Mouza Baishnabghata in the District of 24 Parganas.

AND WHEREAS a Deed of Trust was registered in the name of Sri Ramanath Dey Sarkar, Religious Charitable Trust on 19th December, 1953 comprising Dag No. 359 wherein Trustees were appointed such as Sri Khagendra Nath Dey Sarkar, Sri Sachindra Nath Dey Sarkar, Sri Samarendra Nath Dey Sarkar and Sri Narendra Nath Dey Sarkar, who also appointed as Managing Committee of Trustees;

ANDWHEREAS the three out of five Managing Committee Members of the Trust, Sri Khagendra Nath Dey Sarkar, Sri Sachindranath Dey Sarkar, Sri Samarendra Nath Dey Sarkar express their inability to perform their dutiesas Trustees. Hence they were substituted by Sri Pranabendra Nath Dey Sarkar, Sri Dhirendra Nath Dey Sarkar and Sri Birendra Nath Dey Sarkar, by a resolution taken by the Trustee unanimously.

AND WHEREAS Smt. Aleya Dey Sarkar, wife of Late

Narendra Nath Dey Sarkar (a member of the Managing Committee) was also elected as a member of the Managing Committee in place of her husband since his death.

ANDWHEREAS as per the constitution of the said Sri Ramanath Dey Sarkar Religious Charitable Trust, the Managing Committee were empowered in all sorts of sale, lease and transfer of the said trust property.

AND WHEREAS now the said land measuring 0.39 satak was in full possession and acquired by the said Sri Ramanath Dey Sarkar, Religious Charitable Trust.

AND WHEREAS at the time registration of the Charitable Trust, the area was under Municipality and the address was then 24/2, Baishnagbhata Lane, Police Station Jadavpur, but after acquire the area by The Kolkata Municipal Corporation, a new assessment was done and new premises number was allotted by the Kolkata Municipal Corporation, the street name was changed to Raja S.C. Mallick Road, P.S.- Jadavpur, Kolkata-700047 and this property was newly addressed as 121/1F Raja S.C. Mullick Road, Kolkata-700047

AND WHEREAS For the development of the said trust the managing committee of the trustees made a resolution on 1st March 1970 to sale a part of the land which was accepted by Sri Nitya Gopal Ghosal to purchase measuring 02(two) cottahs, 09 (nine) Chittacks and 22 (Twenty Two) sq.ft. at 24/2, Baishnagbhata Lane, Police Station Jadavpur now Netaji Nagar, known as 121/1F Raja S.C. Mullick Road, Kolkata-700047

AND WHEREAS the managing committee of the trust of Ramnath Dey Sarkar Religious Charitable Trust sold, transferred, conveyed to Sri Nitya Gopal Ghosal a piece and parcel of land at 24/2, Baishnagbhata Lane, Police Station Jadavpur now Netaji Nagar, known as 121/1F Raja S.C. Mullick Road, Kolkata-700047 measuring more or less (02)Two Cottahs (09) Nine Chittaks and (22) Twenty two square feet on 13th April, 1970 by virtue of a registered Deed of Conveyance registered at the of the District Sub-Registrar, 24 Parganas Alipore, recorded in Book No. 1, Volume No. 51, Pages 67 to 33, Being No.1433 registered in the office of the District Sub-Registrar at Alipore for the year 1970.

ANDWHEREAES said Sri Nitya Gopal Ghosal was a

lawful owner of the said land at premises no 24/2, Baishnagbhata Lane, Police Station Jadavpur now Netaji Nagar, known as 121/1F Raja S.C. Mullick Road, Kolkata-700047 and was ceased and possessed of or otherwise well and sufficiently entitled to the messuage, tenements, lands, hereditaments and premises as an absolute and indefeasible and premises as an absolute and indefeasible estate in fee simple or an estate equivalent thereto free from all encumbrances and recorded his name in respect of the said land being premises No 24/2, Baishnagbhata Lane, Police Station Jadavpur now Netaji Nagar, known as 121/1F Raja S.C. Mullick Road, Kolkata-700047 and paid necessary taxes thereof, Holding the Assessee No- 21-100-08-0136-9.

AND WHEREAS said Nitya Gopal Ghosal constructed and erected a two storied building on the said plot of land being premises No 24/2, Baishnagbhata Lane, Police Station Jadavpur now Netaji Nagar, known as 121/1F Raja S.C. Mullick Road, Kolkata-700047 as per sanction plan 110, dated 18/06/1970 and living and enjoying there peacefully with his family.

AND WHEREAS said Sri Nitya Gopal Ghosal died intestate leaving behind his wife Smt. Minati

Ghosal and three daughters, namely Mithu Mukherjee, Munmun Banerjee and Moly Misra as the legal heirs and successors;

ANDWHEREAS the said successors of Late Nitya Gopal Ghosal became the joint owners of the land with two storied building at Premises No.121/1F, Raja S. C. Mullick Road, Police Station Jadavpur now Netaji Nagar, Kolkata-700047

ANDWHEREAS now the joint owners, the lawful successors of Late Nitya Gopal Ghoshal, (1) Mithu Mukherjee, (2) Munmun Banerjee and (3) Moly Misra, appoint one of the joint owners Smt. Minati Ghosh as a Lawful Attorney of the property being premises No 24/2, Baishnagbhata Lane, Police Station Jadavpur now Netaji Nagar, known as 121/1F Raja S.C. Mullick Road, Kolkata-700047, which was recorded at the office of the Sub-Registrar Alipore, vide Book No-IV, Volume NO- 10, Pages from 211 to 221, Being No- 00381 for the year 2003 dated 04/06/2003.

ANDWHEREAS one Sri Rajat Saha due to urgent need for accommodation approached to the joint owners for purchase a residential flat at the

ground floor front portion measuring 586 sq. ft (super built up area) more or less at the premises no- 121/1F Raja S.C. Mullick Road, P.S.-Jadavpur now Netaji Nagar, Kolkata-700047.

ANDWHEREAS after agreement of all the parties the the then joint owners conveyed the residential flat towards Sri Rajat Saha at the ground floor front portion measuring 586 sq. ft (super built up area) more or less at the premises no- 121/1F Raja S.C. Mullick Road, P.S.-Jadavpur now Netaji Nagar, Kolkata-700047, which was recorded at the office of the Addl. Sub-Registrar Alipore, vide Book No-I, Volume No- 274, Pages from 106 to 130, Being No- 04056 for the year 2003 dated 04/07/2003.

ANDWHEREAS after purchase of the property Sri Rajat Saha mutated his name in the record of the Kolkata Municipal Corporation vide Assessee No-211000810129

ANDWHEREAS one Sri Koushik Chanda, son of Sri Sudhir Ranjan Chanda, purchased the property from the successors of Late Nitya Gopal Ghosal, Smt. Minati Ghosal wife of Late Nitya Gopal Ghosal and three daughters of Late Nitya Gopal Ghosal,

namely Mithu Mukherjee, Munmun Banerjee and, Moly Misra the entire first floor and one temple at the roof at 121/1F Raja S.C. Mullick Road, Kolkata-700047, measuring about 1241 square feet, little more or less of the said premises which Deed of Conveyance was registered at the office of the A.D.S.R-Alipore, vide Book No-I, Volume No-274, Pages from 159 to 182, Being No-04058, for the year 2003.

ANDWHEREAS one Sri Mainak Chakraborty son of Sri Saroj Kumar Chakraborty was an old tenant, approached to the successors of Late Nitya Gopal Ghosal, Smt. Minati Ghosal wife of Late Nitya Gopal Ghosal and three daughters of Late Nitya Gopal Ghosal, namely Mithu Mukherjee, Munmun Banerjee and, Moly Misra for purchase a residential flat at the ground floor back side measuring about 586 square feet (super built up area) little more or less at premises no- 121/1F Raja S.C. Mullick Road, Kolkata-700047, P.S.-Jadavpur now Netaji Nagar, Kolkata-700047.

ANDWHEREAS Sri Mainak Chakraborty, purchased a residential flat at the ground floor back side measuring about 586 square feet (super built up area) little more or less at premises no-

121/1F Raja S.C. Mullick Road, Kolkata-700047, P.S.- Jadavpur now Netaji Nagar, Kolkata-700047 from the successors of Late Nitya Gopal Ghosal, Smt. Minati Ghosal wife of Late Nitya Gopal Ghosal and three daughters of Late Nitya Gopal Ghosal, namely Mithu Mukherjee, Munmun Banerjeeand,Moly Misra which Deed of Conveyance was registered at the office of the D.S.R-1, Alipore, vide Book No-I, Volume No- 39, Pages from 45 to 76, BeingNo - 00539, for the year 2007, dated 27/03/2007.

ANDWHEREAS after purchase of the property Sri Mainak Chakraborty mutated his name in the record of the Kolkata Municipal Corporation.

ANDWHEREAS Sri Mainak Chakraborty was unmarried and expired on 25/03/2014 vide Death Certificate No- 0054289 and his mother Late Purnima Chakraborty expired on 05/06/2015, vide Death Certificate No- 00100035.

ANDWHEREAS after expiry of Late Mainak Chakraborty and his mother Late Purnima Chakraborty, **Smt. Protima Bhowmik** daughter of Late Saraj Chandra Chakraborty and only sister of Late Mainak Chakraborty became the sole and

absolute owner of the Residential flat at ground floor back side measuring about 586 square feet (super built up area) little more or less at premises no- 121/1F Raja S.C. Mullick Road, Kolkata-700047, P.S.- Jadavpur now Netaji Nagar, Kolkata-700047.

ANDWHEREAS Smt. Protima Bhowmik, after becoming the sole and absolute owner of the property of Late Manik Chakraborty recorded her name in the book of The Kolkata Municipal Corporation, vide Assessee No- 211000801359.

ANDWHEREAS the then purchaser Sri Koushik Chanda, due to requirement of funds offered to sale the Schedule be mentioned property jointly towards Sri Subhas Chandra Das and Sri Rajdeep Das, which Deed of Conveyance was recorded at the office of the D.S.R.-1, Alipore vide Book No-I, CD. Volume No- 1, Pages from 751 to 770, Being No-03685, for the year 2008.

ANDWHEREAS while thus seized and possessed of the said entire first floor flat including the temple on the roof at 121/1F Raja S.C. Mullick Road, Kolkata-700047 duly mutated his name in the Assessment Register of the Kolkata Municipal Corporation vide

Assessee No -21-100-08-1013-0 and paid rates and taxes of the Kolkata Municipal Corporation regularly.

AND WHEREAS Sri Subhas Chandra Das and Sri Rajdeep Das due requirement of money conveyed the residential flat on the entire 1st floor plus a temple room on the roof measuring 1241 sq ft (super built up) more or less at the premises no- 121/1F, Raja S.C. Mullick Road, P.S.- Netaji Nagar, Kolkata-700047 towards Sri Mukul Saha son of Late Manindra Chandra Saha of 356/1G/1, N.S.C. Bose Road, Kolkata-700047, which Deed of Conveyance was recorded at the office of the D.S.R.-4, Alipore vide Book No- I, Volume No- 1604-2024, Pages from 130018 to 130044 Being No- 160404087, for the year 2024.

AND WHEREAS now all the owners of the mentioned residential building at 121/1F Raja S.C. Mullick Road, P.S.-Netaji Nagar, Kolkata-700047, decided to develop the a new residential multistoried building to live in a better accommodation and as the latest purchaser of the 1stFloor, Sri Mukul Saha is a renowned developer in this area, all the owners decided to hand over the property to construct a new residential multistoried building after demolition of the existing building.

AND WHEREAS the existing flat owners herein, approached the said Owner/Developer for construction of a multistoried building consisting of several flats and car parking spaces and other spaces on the said premises and after satisfying the terms and conditions mentioned here in below, the said Owners have agreed to execute a Development Agreement with the aforesaid developer and also agreed to empower the Developer to develop the Schedule "A" property below and to make a multistoried Building thereon with a right to sale and/or transfer the Developer's allocation in terms of this agreement according to law of the land.

AND WHEREAS as per the rules of The Kolkata Municipal Corporation all the three owners decided to amalgamate their property and this deed of amalgamation was registered at the office of the D.S.R.-IV, Alipore, vide Book No- I Volume No- 1406-2024, Being No- 160405369 for the year 2024.

AND WHEREAS the joint owners after amalgamation decided to mutated their names in the books of The Kolkata Municipal Corporation to move for the project to construct a G+3 multistoried building on the Schedule A property.

AND WHEREAS as one of the joint owners named Sri Mukul Saha is also a developer then the other two joint owners decided to handover all the jobs of the project towards him.

AND WHEREAS all the joint owners now entered into a Development Agreement to Develop the Schedule – A mentioned property which is recorded at the office of the D.S.R.-IV Alipore, vide Book No- I, Volume No- 1604-2024, Pages from- 156132 to 156180, Being No- 160405370 for the year 2024.

AND WHEREAS all the joint owners further issued the Developer/Joint owner a General Power of Attorney to Develop the Schedule – A mentioned property which is recorded at the office of the D.S.R.-IV Alipore, vide Book No- I, Volume No- 1604-2024, Pages from- _____ to _____, Being No- _____ for the year 2024.

AND WHEREAS according to the said Development Agreement one of the Joint Owners now vendor Sri Rajat Saha decided to leave his share and requested the one of the existing joint Owners to takeover it.

AND WHEREAS on the basis of request of the request Sri Mukul Saha one of the Joint owners and also Developer

decided to Purchase the share of Sri Rajat Saha of the upcoming residential building project on the Schedule - A property.

AND WHEREAS The Owner/Vendor herein has agreed to sell and transfer to the other Joint Owners and relying on various representations and assurances made by the Owner/Vendor to the Joint Owners from time to time, including those hereinabove contained, and believing the same to be true and correct and acting on faith thereof, the Purchasers/Joint Owner/Developer has agreed to purchase from the Owner/Venodr the said Share and the properties appurtenant thereto absolutely and forever free from all encumbrances and liabilities whatsoever and with khas peaceful vacant possession of the said share in the proposed residential building at or for the total consideration of **Rs. 20,00,000/= (Rupees Twenty Lacs) only** and on the terms and conditions hereinafter contained.

AND WHEREAS It is specifically mentioned that the said Unit described in the SECOND SCHEDULE hereunder written is the share of the owner/vendor and the same is reconfirmed and reiterated by the other Joint owners herein and accordingly conveying the said Unit and the properties appurtenant thereto absolutely and forever in favour of the Purchasers.

NOW THIS INDENTURE WITNESSETH that in the premises aforesaid and in consideration of the sum of **Rs. 20,00,000/= (Rupees Twenty Lacs)** only of the lawful money by the Purchaser to the Owner/Vendor paid at or before the execution hereof (the receipt whereof the Vendor doth hereby as well as by the memo hereunder written admit and acknowledge and of and from the payment of the same and every part thereof acquit release and forever discharge the Purchaser and as also the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) and the Vendor doth hereby grant sell convey transfer assign and assure unto and to the Purchaser **ALL THAT** share in the proposed residential building at Joint Owners Joint Owners at 121/1F, Raja S.C. Mullcik Road, Police Station Netaji Nagar, Kolkata-700047 **TOGETHER WITH** proportionate indivisible impartible variable share in the land comprised in the said Premises No. 121/1F, Raja S.C. Mullcik Road, Police Station Netaji Nagar, Kolkata-700047 **TOGETHER AND WITH** proportionate undivided share right title and interest in the common areas installations and facilities in the said building and the said premises containing an area of 02(Two) Kathas 09 (Nine) Chattaks and 22 (Twenty Two) sq.ft. more or less (which the said Premises is described in the First schedule hereunder written) **TOGETHER WITH** the right of common use of staircase and other common areas and facilities including

undivided proportionate share/right in the roof of the said building (all hereinafter collectively referred to as "the said Unit and the properties appurtenant thereto"), Together And With right to use the said common parts, portions, areas, installations, facilities and/or amenities in the said proposed building .

II. AND THE VENDOR HEREBY COVENANT WITH THE PURCHASERS as follows:

(a) **THAT** notwithstanding any act deed matter or thing by the Vendor done executed or knowingly permitted or suffered to the contrary, the Vendor is now lawfully rightfully and absolutely seized and possessed of and otherwise well and sufficiently entitled to all the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be as an absolute and indefeasible estate or an estate equivalent or analogous thereto and without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;

(b) **AND THAT** the interest which the Vendor doth hereby profess to transfer subsists and that the Vendor have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure all and singular the said Unit and the properties benefits

advantages and rights appurtenant thereto hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid according to the true intent and meaning of these presents.

(C) **AND THAT** the Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits advantages and rights hereby sold transferred and conveyed or any part thereof can or may be impeached encumbered or affected in title.

(d) **AND THAT** it shall be lawful for the Purchaser from time to time and at all times hereafter to enter into upon hold use possess and enjoy all the properties benefits advantages and rights hereby granted sold conveyed and transferred or expressed or intended so to be and receive the rents, issues and profits thereof without any lawful eviction, interruption, hindrance, claim or demand or disturbance whatsoever from or by the Vendor and/or any person or persons having or lawfully rightfully or equitably claiming through under or in trust for the Vendor or the Vendor and predecessors-in-title.

(e) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred- assigned and assured or

expressed or intended so to be now are free from all claims demands encumbrances mortgages charges liens lispendens attachments leases tenancies restrictions restrictive covenants lispendens uses debutters or trusts made or suffered by the Vendor and/or any person or persons claiming as aforesaid.

(f) **AND THAT** the Purchaser shall be and remain free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendor and effectually saved defended kept harmless and indemnified of from and against all and all manner of former and other estate right title interest liens lispendens mortgages charges encumbrances leases tenancies restrictions restrictive covenants attachments uses debutters trusts claims and demands whatsoever created made done or occasioned or suffered by the Vendor and/or any person or persons having or lawfully rightfully or equitably claiming through under or in trust for the Vendor or the Vendor's predecessors-in-title.

(g) **AND THAT** the Vendor and all person or persons having or lawfully rightfully or equitably claiming any estate right title or interest in the properties benefits advantages and rights hereby granted sold conveyed and transferred or expressed or intended so to be or in any part thereof through under or in trust for the Vendor or the Vendor's predecessors-in-title shall and will from time to time and at

all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid as shall or may reasonably be required by the Purchaser.

III. AND THE VENDOR DOTH HEREBY AGREE WITH AND ASSURE THE PURCHASER as follows:

a) **THAT** the said Unit and the properties appurtenant thereto hereby granted sold conveyed and transferred are not affected by any attachment including attachment under any Certificate Case or any proceedings against the Vendor started at the instance of the Income Tax Authorities or the Estate Duty Authorities or other Government Authorities under the Public Demands Recovery Act or any other Act or otherwise whatsoever and there is no certificate case or proceeding against the Vendor for realisation of the arrears of Income Tax or other taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for that time being in force.

b) **AND THAT** to the knowledge of the Vendor no declaration is made or published for acquisition or requisition of the said Flat or any part thereof under the Land Acquisition Act

or any other Act for the time being in force and that the said Flat or any part thereof are not affected by any notice of acquisition or requisition under any Act or case whatsoever.

c) AND ALSO THAT the Vendor shall be liable to pay and satisfy all municipal and other rates taxes impositions levies maintenance charges/common expenses electricity charges and other outgoings (including interest, penalty etc., if any thereon) accruing till the execution hereof in respect of or relating to the said flat and the car parking Space wholly and if relating to the said building and/or the said premises then proportionately and shall indemnify and keep saved harmless and indemnified the Purchaser for and against all losses damages costs claims demands and proceedings that may be suffered by the Purchaser because of non-payment or delay in payment thereof.

THE PURCHASERS HEREBY COVENANT WITH THE VENDOR AS FOLLOWS :

- a. THAT the Purchaser has seen, verified and having satisfied about the title and legality to the property being hereby transferred and hereby undertake not to raise any claim dispute in respect thereof.
- b. THAT the Purchaser shall bear and pay all rates, taxes, maintenance charges and other outgoings in respect of the said Schedule 'B' property being

transferred on and from the date of conveyance and shall keep the Developer / Vendor No. I and Owner / Vendor No. II safe harmless and indemnified in this regard.

- c. THAT the Purchaser being fully satisfied about construction has received vacant peaceful and khas possession of the Schedule 'B' property being hereby transferred and have also received all the papers documents and writings in their full satisfaction in regard to the title of the property being transferred and that the Purchaser shall not claim any further documents or papers from the Developer / Vendor No. I and Owner / Vendor No. II herein or shall not raise any dispute in respect of the construction of the building in future.
- d. THAT save and except the said Flat hereby conveyed in favour of the Purchaser herein, the Purchaser shall have no right in any other parts of the building excepting, right to use the common parts and portions.
- e. THAT the Purchaser shall be the member of the association if formed and shall abide by the Rules & Regulation which will be framed by the said association.
- f. THAT the Purchaser shall not occupy by way of any nature the passage which is kept for ingress

and' egress of the other flat owners/flat owners/occupiers of the building.

- g. THAT the Purchaser shall pay municipal taxes, charges, levies and impositions payable by the Purchaser for the time being as owners of the said Schedule B property as and when the same shall become due and payable after the date of sale and in addition thereto also pay proportionately all costs and expenses for maintenance and replacement of the common areas

B. That the Purchaser at his own costs shall maintain and repair the said Schedule 'B' property after purchase.

C. **THE PURCHASERS** shall -

- a) Not do or permit the doing of anything that may cause or is likely to cause any structure damage to the said flat or any part of the said building.
- b) Not cause any obstruction or hindrance or interference in free ingress or egress to the said premises.
- c) Not cause any obstruction or hindrance or interference in use and occupation and/or sale of developer's allocation in respect of vacant space under the roof in the ground floor or any portion from his allocation.

- d) That the purchaser along with other owners/occupiers of the said building shall observe and perform all the rules and regulations to be framed from time to time relating to the protection management and maintenance of the said building and the common areas and facilities thereof.
- e) It is agreed that the purchaser with the other owners and occupiers of the said building shall form an Association and frame such rules and byelaws thereof for maintenance and management of the common areas and facilities and general maintenance of the said building and the purchaser shall associate himself to such association and shall bear proportionate costs of such maintenance.
- f) That the Purchaser shall pay to the Association after its formation, the proportionate costs and expenses for maintenance upon bills being raised by 1 such Association and the Purchaser shall be responsible for payment of proportionate maintenance charges fully described in the Schedule 'D' hereunder written in proportionate to the area of the said Schedule 'B' property owned by the Purchaser to the Association after its formation.

g) That the Purchaser shall allow the authorized representatives of the Association at all reasonable time with prior intimation to enter into the said Schedule 'B' property for inspection of the drains, water connection, electric wiring, gas lines, for repairing maintaining and protection of the said building / premises.

SCHEDULE "A" ABOVE REFERRED TO

(The Said Property)

ALL THAT piece and parcel of land with two storied building standing thereon here ditment and premises measuring 2 (Two) cottahs 9 (nine) chittaks 22 (Twenty two) square feet be the same a little more or less comprised in Khatian no. 290, Dag No. 359, Mouza Baishnabghata, J.L.No. 28, Police Station- Netaji Nagar, Kolkata-700047 which is within the limits of the Kolkata Municipal Corporation being known as premises no.121/1F, Raja S.C. Mullick Road, Police Station Netaji Nagar, Kolkata-700047, KMC Ward No 100, butted and bounded as follows:-

ON THE NORTH	:	By land of Md. Momian Bibi
ON THE EAST	:	By Plot NO.3 66
ON THE SOUTH	:	By house of Smt. Santi Sarkar
ON THE WEST	:	By 14' 6" wide KMC Black Top Road

SCHEDULE "B" ABOVE REFERRED TO**Salable Portion (Share) in the Proposed Residential Building**

Shall mean the share of Owner Nos. 1 as per Development Agreement was entitled 50% (fifty percent) each of F.A.R. of the Second Floor of the G+3 proposed building, as per the sanction of building plan to be sanctioned by the Kolkata Municipal Corporation and will not be entitled for any Car Parking Space, in the proposed residential building but shall be entitled all common facilities, common lift facilities, utilities, ultimate roof right, civic amenities as to be provided in the newly constructed building at the said premises No. 121/1F, Raja S.C. Mulcik Road, Police Station Netaji Nagar, Kolkata-700047 to be constructed as per building plan and also specification.

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

SIGNED & DELIVERED

In the presence of Witnesses:

1. *Sanjay Adhikary*
159, J. S. Banerjee Rd.
1st Fl.

Rajat Saha
 SIGNATURE OF OWNERS

2. *Arindam Moulick*
Alipore Judges' Court
100/27

SUDHA CONSTRUCTION
Mukherjee Datta
 Proprietor

SIGNATURE OF DEVELOPER

Mukherjee Datta

SIGNATURE OF PURCHASER

Poojitima Bhattacharya
 SIGNATURE OF CONFIRMING PARTY

Drafted by:

Sujoy Malakar

Advocate

Alipore Judges' Court

Kolkata-700027

Membership No-F/890/1380/2016

Typed by:

T. Das
Tapati Das

79, Raja S.C. Mullick Road,
 Kolkata-700084

MEMO OF CONSIDERATION

Received from the within named purchasers, the within mentioned sum of Rs. 20,00,000/- (Rupees Twenty Lacs Only) on account of the said Schedule B property, as a booking money.

Sl	Bank	Branch	Cheque No	Amount
1	HDFC Bank	Garia More		10,00,000.00
2	HDFC Bank	Garia More	000365	10,00,000.00
	TOTAL			20,00,000.00

(Rupees Twenty Lacs) only.

1. *Dr. Anil Adhikary*

Rajit Saha

SIGNATURE OF OWNERS

SUDHA CONSTRUCTION

2. *Anil Kumar*

Munna Datta
Proprietor

SIGNATURE OF DEVELOPER

Ratna Bhownik

SIGNATURE OF CONFIRMING PARTY

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name RAJAT SAHA

Signature Rajat Saha

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name MUKUL SAHA

Signature Mukul Saha

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name _____

Signature Batima Bhousmile



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



192025260061067358

GRN Details

GRN: 192025260061067358
GRN Date: 13/05/2025 18:38:35
BRN: 8658657594935
Gateway Ref ID: CHT4027807
GRIPS Payment ID: 130520252006106734
Payment Status: Successful
Payment Mode: SBI Epay
Bank/Gateway: SBIEpay Payment Gateway
BRN Date: 13/05/2025 18:38:47
Method: State Bank of India NB
Payment Init. Date: 13/05/2025 18:38:35
Payment Ref. No: 2001294437/3/2025
[Query No./Query Year]

Depositor Details

Depositor's Name: Mr Sujoy Malakar
Address: B/19, Laxmi Narayan Colony
Mobile: 9830837717
Period From (dd/mm/yyyy): 13/05/2025
Period To (dd/mm/yyyy): 13/05/2025
Payment Ref ID: 2001294437/3/2025
Dept Ref ID/DRN: 2001294437/3/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001294437/3/2025	Property Registration-Stamp duty	0030-02-103-003-02	146338
2	2001294437/3/2025	Property Registration- Registration Fees	0030-03-104-001-16	24417
Total				170755

IN WORDS: ONE LAKH SEVENTY THOUSAND SEVEN HUNDRED FIFTY FIVE ONLY.

PAID

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 11-06-2025) for e-Payment. Assessed market value & Query is valid for 30 days. (i.e. upto 11-06-2025)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. ALIPORE, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



Query No: 2001294437 of 2025, Printed On : May 12 2025 6:07PM, Generated from wbrogistration.gov.in

Major Information of the Deed

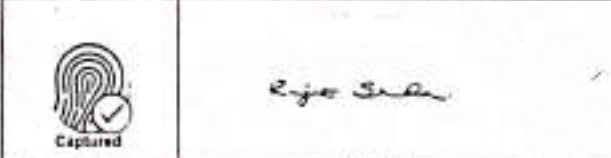
Deed No :	I-1604-04394/2025	Date of Registration :	14/05/2025
Query No / Year :	1604-2001294437/2025	Office where deed is registered :	
Query Date :	12/05/2025 6:03:12 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details :	ANIRBAN MOULICK ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8517774077, Status : Solicitor firm		
Transaction :	Additional Transaction :		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value :	Market Value :		
Rs. 20,00,000/-	Rs. 24,40,304/-		
Stamp duty Paid (SD) :	Registration Fee Paid :		
Rs. 1,46,438/- (Article:23)	Rs. 24,449/- (Article:A(1), E)		
Remarks :	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

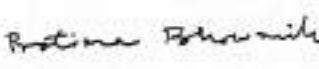
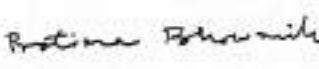
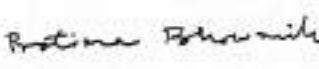
Apartment Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Premises No: 121/1F, Ward No: 100, Road: Raja S. C. Mullick Road, Pin Code : 700047

Sch No.	Mouza/Road Zone	Plot	Khasra	Floor Area (In Sq. Ft.)	Set Forth Value (In Rs.)	Market value (In Rs.)	Other Details
A1				Super Build Area: 585, Carpet Area: 461	20,00,000/-	24,40,304/-	Apartment Type: Flat/Apartment Residential Use, Floor Type: Marble, Age of Flat: 0 Year, Approach Road Width: 15 Ft., New Flat, Status of Completion : Completed

Seller Details :

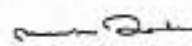
Sl No	Name, Address	Photo	Fingerprint and Signature
1	Mr RAJAT SAHA Son of Mr GOBINDA SAHA Executed by: Self, Date of Execution: 14/05/2025 , Admitted by: Self, Date of Admission: 14/05/2025 ,Place : Office		
		14/05/2025	14/05/2025

121\1F, RAJA S.C. MULLICK ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-2XX5 , PAN No.:: AKxxxxxx3F, Aadhaar No: 85xxxxxxxx3070, Status :Individual, Executed by: Self, Date of Execution: 14/05/2025 , Admitted by: Self, Date of Admission: 14/05/2025 ,Place : Office															
2	MS SUDHA CONSTRUCTION 356\1G\1, NETAJI SUBHAS CHANDRA BOSE ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AKxxxxxx7R, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative														
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Smt PROTIMA BHOWMIK Daughter of Late SARAJ KUMAR CHAKRABORTY Executed by: Self, Date of Execution: 14/05/2025 , Admitted by: Self, Date of Admission: 14/05/2025 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>14/05/2025</td> <td>14/05/2025</td> <td>14/05/2025</td> <td>14/05/2025</td> </tr> </tbody> </table>			Name	Photo	Finger Print	Signature	Smt PROTIMA BHOWMIK Daughter of Late SARAJ KUMAR CHAKRABORTY Executed by: Self, Date of Execution: 14/05/2025 , Admitted by: Self, Date of Admission: 14/05/2025 ,Place : Office		 Captured		14/05/2025	14/05/2025	14/05/2025	14/05/2025
Name	Photo	Finger Print	Signature												
Smt PROTIMA BHOWMIK Daughter of Late SARAJ KUMAR CHAKRABORTY Executed by: Self, Date of Execution: 14/05/2025 , Admitted by: Self, Date of Admission: 14/05/2025 ,Place : Office		 Captured													
14/05/2025	14/05/2025	14/05/2025	14/05/2025												
121\1F, RAJA S.C. MULLICK ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-2XX5 , PAN No.:: B1xxxxxx7E, Aadhaar No: 51xxxxxxxx3536, Status :Confirming Party, Executed by: Self, Date of Execution: 14/05/2025 , Admitted by: Self, Date of Admission: 14/05/2025 ,Place : Office															

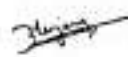
Buyer Details :

Sl No	Name,Address,Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr MUKUL SAHA (Presentant) Son of MANINDRA CHANDRA SAHA Executed by: Self, Date of Execution: 14/05/2025 , Admitted by: Self, Date of Admission: 14/05/2025 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>14/05/2025</td> <td>14/05/2025</td> <td>14/05/2025</td> <td>14/05/2025</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr MUKUL SAHA (Presentant) Son of MANINDRA CHANDRA SAHA Executed by: Self, Date of Execution: 14/05/2025 , Admitted by: Self, Date of Admission: 14/05/2025 ,Place : Office		 Captured		14/05/2025	14/05/2025	14/05/2025	14/05/2025
Name	Photo	Finger Print	Signature										
Mr MUKUL SAHA (Presentant) Son of MANINDRA CHANDRA SAHA Executed by: Self, Date of Execution: 14/05/2025 , Admitted by: Self, Date of Admission: 14/05/2025 ,Place : Office		 Captured											
14/05/2025	14/05/2025	14/05/2025	14/05/2025										
Son of MANINDRA CHANDRA SAHA 356\1G\1, NETAJI SUBHAS CHANDRA BOSE ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-2XX5 , PAN No.:: AKxxxxxx7R, Aadhaar No: 39xxxxxxxx0429, Status :Individual, Executed by: Self, Date of Execution: 14/05/2025 , Admitted by: Self, Date of Admission: 14/05/2025 ,Place : Office													

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mr MUKUL SAHA Son of MANINDRA CHANDRA SAHA Date of Execution - 14/05/2025, Admitted by: Self, Date of Admission: 14/05/2025, Place of Admission of Execution: Office   May 14 2025 11:56AM LTI 14/05/2025 Signature:  14/05/2025 3561G/1, NETAJI SUBHAS CHANDRA BOSE ROAD, City:-, P.O:- NAKTALA, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth: XX-XX-2XX5, PAN No.: AKxxxxxx7R, Aadhaar No: 39xxxxxxxx0429 Status : Representative, Representative of : MS SUDHA CONSTRUCTION (as SOLE PROPRIETOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUJOY MALAKAR Son of Late S MALAKAR ALIPORE JUDGES COURT, City:-, P.O:- ALIPORE, P S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027   14/05/2025 14/05/2025 14/05/2025 Signature: 			
Identifier Of Mr RAJAT SAHA, Smt PROTIMA BHOWMIK, Mr MUKUL SAHA, Mr MUKUL SAHA			

Transfer of property for All

Sl.No	From	To, with area (Name-Area)
1	Mr RAJAT SAHA	Mr MUKUL SAHA-230.500000 Sq Ft
2	MS SUDHA CONSTRUCTION	Mr MUKUL SAHA-230.500000 Sq Ft

Endorsement For Deed Number : I - 160404394 / 2025

On 14-05-2025, the following document was presented for registration:
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), W.B. Registration Rules, 1962)
Presented for registration at 11:48 hrs on 14-05-2025, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr MUKUL SAHA, Claimant.

Certificate of Market Value (WB RUVR rules of 2001)
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 24,40,304/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)
Execution is admitted on 14/05/2025 by 1. Mr RAJAT SAHA, Son of Mr GOBINDA SAHA, 12111F, RAJA S.C. MULICK ROAD, P.O: NAKTALA, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Service, 2. Smt PROTIMA BHOWMIK, Daughter of Late SARAJ KUMAR CHAKRABORTY, 12111F, RAJA S.C. MULICK ROAD, P.O: NAKTALA, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 3. Mr MUKUL SAHA, Son of MANINDRA CHANDRA SAHA, 35611G11, NETAJI SUBHAS CHANDRA BOSE ROAD, P.O: NAKTALA, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business
Indefied by Mr SUJOY MALAKAR, Son of Late S MALAKAR, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) 2 (Representative)
Execution is admitted on 14-05-2025 by Mr MUKUL SAHA, SOLE PROPRIETOR, MS SUDHA CONSTRUCTION (Sole Proprietorship), 35611G11, NETAJI SUBHAS CHANDRA BOSE ROAD, City:-, P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047
Indefied by Mr SUJOY MALAKAR, Son of Late S MALAKAR, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees
Certified that required Registration Fees payable for this document is Rs 24,449.00/- (A(1) = Rs 24,403.00/-, E = Rs 14.00/-, H = Rs 28.00/-, M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 24,417/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/05/2025 6:38PM with Govt. Ref. No: 192025260061067358 on 13-05-2025, Amount Rs: 24,417/-, Bank: SBI EPay (SBIEPay), Ref. No. 8658657594935 on 13-05-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty
Certified that required Stamp Duty payable for this document is Rs. 1,46,438/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 1,46,338/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 1867, Amount: Rs.100.00/-, Date of Purchase: 13/05/2025, Vendor name: Tapan Kumar Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/05/2025 6:38PM with Govt. Ref. No: 192025260061067358 on 13-05-2025, Amount Rs: 1,46,338/-, Bank: SBI EPay (SBIEPay), Ref. No. 8658657594935 on 13-05-2025, Head of Account 0030-02-103-003-02

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 1604-2025, Page from 112100 to 112137
being No 160404394 for the year 2025.



Digitally signed by Anupam Halder
Date: 2025.05.14 12:59:31 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 14/05/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.