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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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৬:৩৫ PM
16/12/22

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on 16th day of **December** of English Year **Two Thousand & Twenty Two (2022) A.D.**

BETWEEN

entire and complete document is submitted to registration. The signature and the endorsement are recorded with this document and the document is returned to the document

Adl. District Sub-Registrar,
Sagarpur, South 24 Parganas

22 DEC 2022

24476

15 DEC 2022

No.....Rs. 1000/- Date.....

Name :

Address :

Vendor : Subhankar Das
Alipore Collectorate, 24 Pgs (South)

SUBHANKAR DAS

STAMP VENDOR
Alipore Police Court, Kol-27

Raj Construction

Peayara Bagan, Laskarpur.

P. S. Narendrapur.
KOT-153.

24476 = 1000/-

Atul Ashkar -



4898

16/12/2022

Atul Ashkar -



4899

16/12/2022

Sanjay Bose



4900

16/12/2022

Rajesh Bose



4902

16/12/2022

Dipankar Mishra

S/O Raju Mishra

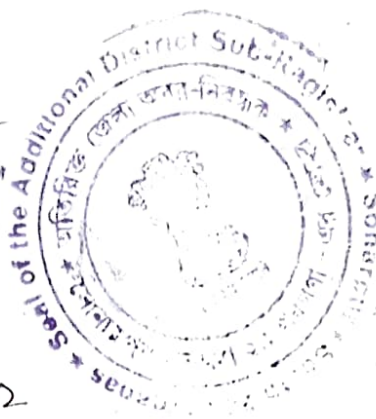
G. Plot, Pathar Pratiman.

Uttar Surendra Gang

P.O. - Daspur.

P.N. - 743371

OC - Buxhena.



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Sonarpur
South 24 Parganas

16 DEC 2022

NETAI NASKAR (having **PAN- AZMPN0735A**, **AADHAAR No. 968989584864**), son of Krishna Chandra Naskar (alias Krishna Pada Naskar), by Occupation- Service, by Faith- Hindu, by Nationality - Indian, resident of Uttar Ramchandrapur, Bonhooghly, P.S. Narendrapur (previously Sonarpur), P.O. Narendrapur, District- South 24 Parganas, Pin- 700103, West Bengal, hereinafter called and referred as **"OWNER/VENDOR"** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heirs, executors, successors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

M/S RAJ CONSTRUCTION, (having **PAN- AARFR0147A**), a partnership firm having its registered office at Uttar Ramchandrapur, P.O. Narendrapur, P.S. Sonarpur now Narendrapur, Kolkata- 700103, District - South 24 Parganas, West Bengal, represented by its partners, 1) **SANJOY BOSE** (having **PAN- APJPB1693Q**, **AADHAAR No. 539790369278**), 2) **RAJESH BOSE** (having **PAN-ASFPB7591N**, **AADHAAR No. 666327184326**), both are sons of Late Dulal Bose, resident of Peyarabagan, Rajpur-Sonarpur (M), P.O. Laskarpur, P.S. Sonarpur (now Narendrapur), Kolkata - 700153, West Bengal, 3) **GOUTAM SARKAR** (having **PAN- CPOPS0635C**, **AADHAAR No. 716111525055**), son of Late Haripada Sarkar, resident of Dakshin Laskarpur, Rajpur-Sonarpur (M), P.O. Laskarpur, P.S. Sonarpur (presently Narendrapur), all by Faith- Hindu, by Occupation- Business, by Nationality - Indian, hereinafter called and referred to as the **PURCHASER/VENDEE** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its partners, office-in-charge, successors, executors, administrators, office bearers and legal representatives in office) of the **SECOND PART**.

The vendor/owner herein are the lawful owner and possessor having good and marketable title over the property of the 'Bastu' land measuring about **3 (Three) Cottah 4 (Four) Chittak 19 (Nineteen) Square Feet** be the same little more or less with a **100 Square Feet**



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16/12/2022

Goutam Sanham.



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Sonarpur
South 24 Parganas

16 DEC 2022

residential house thereon having **Tin shade** and **Cemented Floor** (morefully and particularly described in the Schedule hereunder) at **Mouza- Ramchandrapur**, J.L. No. 58, Pargana- Magura, R.S. No. 196, Touzi No. 110 comprising in R.S. Dag No. 1034 corresponding to **L.R. Dag No. 1148** under R.S. Khatian No. 107 corresponding to **L.R. Khatian No. 3106** within the local limits of the **Bonhooghly-I Gram Panchayat**, P.S. Sonarpur (now Narendrapur), P.O. Narendrapur, District - South 24 Parganas, Kolkata- 700103, District Sub-Registrar of South 24 Parganas at Alipore and Additional District Sub-Registrar Sonarpur, has agreed to sale the aforesaid land and structure thereon (morefully and particularly described in Schedule hereunder and referred as "**Said Land**") and the purchaser have agreed to purchase the same is free from all encumbrances having good marketable title for a consideration of price of **Rs. 31,50,000/- (Thirty One Lakh Fifty Thousand)** only.

WHEREAS one Arun Chandra Naskar, son of Banamali Naskar was owner of 'Bastu' land measuring about 48 Decimal with Residential structure thereon at Mouza-Ramchandrapur, J.L. No. 58, R.S. No. 196, Touzi No. 110, Pargana- Magura, comprising in RS Dag No. 1034, P.S. Sonarpur, District- 24 Parganas and his name was finally published vide RS Khatian No. 107.

AND WHEREAS said Arun Chandra Naskar, son of Banamali Naskar sold, transferred and conveyed land measuring about 16.5 Decimal at Mouza-Ramchandrapur, J.L. No. 58, R.S. No. 196, Touzi No. 110, Pargana- Magura, comprising in RS Dag No. 1034 under RS Khatian No. 107, P.S. Sonarpur, District- 24 Parganas in favour of Srihari Ghosh, son of Late Lalit Mohan Ghosh through a registered Sale Deed (বিক্রয় কোবালা) executed on 19.07.1968, being No. 8254 for the year 1968, registered in the office of S.R. Baruipur and recorded in Book No. I, Volume No. 85, Pages from 265 to 267.

AND WHEREAS said Srihari Ghosh, son of Late Lalit Mohan Ghosh sold, transferred and conveyed land measuring about 16.5 Decimal at Mouza-Ramchandrapur, J.L. No. 58, R.S. No. 196, Touzi No. 110, Pargana- Magura, comprising in RS Dag No. 1034 under RS Khatian



add. Dist-Sub Registrar
Sonarpur
South 24 Parganas

16 DEC 2022

No. 107, P.S. Sonarpur, District- 24 Parganas in favour of one Krishna Chandar Naskar, son of Late Arun Chandra Naskar through a registered Sale Deed (বিক্রয় কোবালা) executed on 07.11.1975, being No. 4507 for the year 1975, registered in the office of S.R. Sonarpur and recorded in Book No. I, Volume No. 65, Pages from 162 to 165.

AND WHILE in peaceful possession and enjoyment, said Krishna Chandar Naskar, son of Late Arun Chandra Naskar sold, transferred and conveyed land measuring about 2 Cottah at Mouza-Ramchandrapur, J.L. No. 58, R.S. No. 196, Touzi No. 110, Pargana-Magura, comprising in RS Dag No. 1034 under RS Khatian No. 107, P.S. Sonarpur, District- South 24 Parganas in favour of one Sandhya Purkait, wife of Sukumar Purkait through a registered Sale Deed (বিক্রয় কোবালা) executed on 20.04.1987, being No. 1205 for the year 1987, registered in the office of S.R. Sonarpur and recorded in Book No. I, Volume No. 16, Pages from 215 to 220. -

AND said Sandhya Purkait, wife of Sukumar Purkait executed a General Power of Attorney appointing one Bharat Chandra Mondal, son of Late Nishikanta Mondal as lawful constituted Attorney with respect to land measuring about 2 Cottah at Mouza-Ramchandrapur, J.L. No. 58, R.S. No. 196, Touzi No. 110, Pargana- Magura, comprising in RS Dag No. 1034 corresponding to LR Dag No. 1148 under RS Khatian No. 107, P.S. Sonarpur, District- South 24 Parganas within the local limits of Bonhooghly-I Gram Panchayat vide registered General Power of Attorney executed on 09.03.2011, being No. 00600 for the year 2011, registered in the office of A.D.S.R. Sonarpur and recorded in Book No. IV, CD Volume No. 1, Pages from 5150 to 5161.

AND WHEREAS said Sandhya Purkait, wife of Sukumar Purkait through her lawful constituted Attorney Bharat Chandra Mondal, son of Late Nishikanta Mondal sold, transferred and conveyed land measuring about 2 Cottah at Mouza-Ramchandrapur, J.L. No. 58, R.S. No. 196, Touzi No. 110, Pargana- Magura, comprising in RS Dag No. 1034 corresponding to LR Dag No. 1148 under RS Khatian No. 107, P.S. Sonarpur, District- South 24 Parganas within the local limits of Bonhooghly - I Gram Panchayat in favour of one Netai Naskar, son of



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addl. Dist. Sub Registrar
Sonarpur
Sonarpur Pargana

16 DEC 2022

~~14 DEC 2022~~

Late Krishnachandra Naskar, through a registered Sale Deed (বিক্রয় কোবালা) executed on 06.04.2011, being No. 04157 for the year 2011, registered in the office of A.D.S.R. Sonarpur and recorded in Book No. I, CD Volume No. 10, Pages from 230 to 249.

ON THE OTHER HAND said Arun Chandra Naskar, son of Banamali Naskar (Recorded owner as mentioned previously) died intestate leaving behind 1) Menakadasi Naskar (wife), 2) Kadam Bala Mondal [Naskar] (daughter), 3) Champabala Mondal [Naskar] (daughter) 4) Golapi Mondal [Naskar] (daughter), 5) Kananbala Baidya [Naskar] (daughter) and 6) Krishna Chandra Naskar (son) as only legal heirs and successors to inherit the property previously owned by him as per Hindu Succession Act, 1956 and they jointly became owner of 31.5 Decimal land at Mouza - Ramchandrapur, J.L. No. 58, R.S. No. 196, Touzi No. 110, Pargana- Magura, comprising in RS Dag No. 1034 under RS Khatian No. 107, P.S. Sonarpur, District- South 24 Parganas.

AND WHEREAS said 1) Menakadasi Naskar (wife of Late Arun Chandra Naskar), 2) Kadam Bala Mondal (wife of Tulsi Charan Mondal), 3) Champabala Mondal (wife of Abinash Chandra Mondal) 4) Golapi Mondal (wife of Gopal Chandra Mondal), and 6) Krishna Chandra Naskar (son of Late Arun Chandra Naskar) jointly sold, transferred and conveyed land measuring about 14 Cottah 11 Chittak (24 Decimal) at Mouza-Ramchandrapur, J.L. No. 58, R.S. No. 196, Touzi No. 110, Pargana- Magura, comprising in RS Dag No. 1034 under RS Khatian No. 107, P.S. Sonarpur, District- South 24 Parganas in favour of one Abinash Chandra Mondal, son of Late Mangal Chandra Mondal, through a registered Sale Deed (বিক্রয় কোবালা) executed on 01.07.1974, being No. 02669 for the year 1974, registered in the office of S.R. Sonarpur and recorded in Book No. I, Volume No. 46, Pages from 7 to 11.

AND WHILE said Abinash Chandra Mondal, son of Late Mangal Chandra Mondal was peacefully possessing and enjoying aforesaid 14 Cottah 11 Chittak (24 Decimal) at Mouza - Ramchandrapur, J.L. No. 58, R.S. No. 196, Touzi No. 110, Pargana - Magura, comprising in RS



Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

16 DEC 2022

~~14 DEC 2022~~

Dag No. 1034 under RS Khatian No. 107, P.S. Sonarpur, District- 24 Parganas, he died intestate on 12.09.1979 leaving behind 1)Ranjan [Kumar] Mondal (son), 2) Ramen [Kumar] Mondal (son), 3) Ramesh Mondal (son), 4) Kamala [Rani] Das (Mondal) (daughter), 5) Bimala [Rani] Mondal (daughter), 6) Amala Mondal (daughter) as only legal heirs and successors to inherit the property previously owned by him as per Hindu Succession Act, 1956 and they jointly became owner of 14 Cottah 11 Chittak (24 Decimal) at Mouza-Ramchandrapur, J.L. No. 58, R.S. No. 196, Touzi No. 110, Pargana- Magura, comprising in RS Dag No. 1034 under RS Khatian No. 107, P.S. Sonarpur, District- 24 Parganas.

AND WHILE 1)Ranjan Kumar Mondal, 2) Ramen Kumar Mondal, 3)Ramesh Mondal (Three sons of Late Abinash Chandra Mondal), 4) Kamala Rani Das (wife of Late Kartick Das), 5) Bimala Rani Mondal (wife of Nishikanta Mondal), 6) Amala Mondal (wife of Shyamal Mondal) were jointly possessing and enjoying 14 Cottah 11 Chittak (24 Decimal) at Mouza - Ramchandrapur, J.L. No. 58, R.S. No. 196, Touzi No. 110, Pargana- Magura, comprising in RS Dag No. 1034 under RS Khatian No. 107, P.S. Sonarpur, District- South 24 Parganas, they jointly executed a General Power of Attorney appointing one Sailabala Naskar, wife of Late Krishna Monhan Naskar as lawful constituted Attorney with respect to land measuring about 14 Cottah 11 Chittak (24 Decimal) at Mouza-Ramchandrapur, J.L. No. 58, R.S. No. 196, Touzi No. 110, Pargana- Magura, comprising in RS Dag No. 1034 under RS Khatian No. 107, P.S. Sonarpur, District- South 24 Parganas vide registered General Power of Attorney executed on 22.07.2003, being No. 00158 for the year 2003, registered in the office of A.D.S.R. Sonarpur and recorded in Book No. IV, Volume No. 1, Pages from 894 to 898.

AND WHEREAS said 1)Ranjan Kumar Mondal, 2) Ramen Kumar Mondal, 3)Ramesh Mondal, 4) Kamala Rani Das, 5) Bimala Rani Mondal, 6) Amala Mondal, through their lawful constituted Attorney Sailabala Naskar, wife of Late Krishna Monhan Naskar sold, transferred and conveyed land measuring about 2 Cottah 14 Chittak 20 Square Feet at Mouza - Ramchandrapur, J.L. No. 58, R.S. No. 196,



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Add. Dist. Sub Registrar
Sonarpur
South 24 Parganas

16 DEC 2022
~~14 DEC 2022~~

Touzi No. 110, Pargana- Magura, comprising in RS Dag No. 1034 under RS Khatian No. 107, P.S. Sonarpur, District- South 24 Parganas in favour of said Netai Naskar, son of Late Krishnachandra Naskar, through a registered Sale Deed (বিক্রয় কোবালা) executed on 01.08.2003, being No. 08927 for the year 2014, registered in the office of A.D.S.R. Sonarpur and recorded in Book No. I, CD Volume No. 19, Pages from 1037 to 1051.

AND THUS said Netai Naskar, son of Late Krishnachandra Naskar (Vendor herein) by virtue of aforesaid two Deeds 1) being No. 04157 for the year 2011, 2) being No. 08927 for the year 2014, became owner of land measuring about **4 Cottah 14 Chittak 20 Square Feet** be the same little more or less at **Mouza- Ramchandrapur**, J.L. No. 58, Pargana- Magura, R.S. No. 196, Touzi No. 110 comprising in R.S. Dag No. 1034 corresponding to **L.R. Dag No. 1148** under R.S. Khatian No. 107 corresponding to within the local limits of the **Bonhooghly-I Gram Panchayat**, P.S. Sonarpur (now Narendrapur), P.O. Narendrapur, District - South 24 Parganas, Kolkata- 700103, District Sub-Registrar of South 24 Parganas at Alipore and Additional District Sub-Registrar Sonarpur and he constructed 100 Square Feet residential structure thereon [Referred as **Total Land** hereinafter] and he mutated his name against total land before B.L. & L.R.O., Sonarpur and his name has been mutated under **L.R. Khatian No. 3106** and he also mutated his name before **Bonhooghly - I Gram Panchayat** and paying taxes and khajnas to respective authority regularly and possessing and enjoying the same without any let or hindrance and the **Total Land** is free from all sorts of encumbrances constructing 100 Square Feet residential structure thereon.

AND WHILE Netai Naskar was peacefully possessing and enjoying the same without any let or hindrance and the **Total Land** is free from all sorts of encumbrances, with intention of commercially exploiting the aforesaid land he approached **M/S RAJ CONSTRUCTION** and prior cross table discussion and decided terms and conditions, he went into Development Agreement with reputed Developer **M/S RAJ CONSTRUCTION**, a partnership firm having its registered office at Uttar Ramchandrapur, P.O. Narendrapur, P.S. Sonarpur now



Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

16 DEC 2022

~~14 DEC 2022~~

Narendrapur, Kolkata- 700103, District- South 24 Parganas, West Bengal, represented by its partners, **1)SANJOY BOSE, 2)RAJESH BOSE**, both are sons of Late Dulal Bose, resident of Peyarabagan, Rajpur-Sonarpur (M), P.O. Laskarpur, P.S. Sonarpur (now Narendrapur), Kolkata- 700153, West Bengal, **3)GOUTAM SARKAR**, son of Late Haripada Sarkar, resident of Dakshin Laskarpur, Rajpur-Sonarpur (M), P.O. Laskarpur, P.S. Sonarpur (presently Narendrapur), all by Faith- Hindu, by Occupation- Business, by Nationality- Indian with respect **3 (Three) Cottah 5 (Five) Chittak 00 (Zero) Square Feet** be the same little more or less at **Mouza- Ramchandrapur**, J.L. No. 58, Pargana- Magura, R.S. No. 196, Touzi No. 110 comprising in R.S. Dag No. 1034 corresponding to **L.R. Dag No. 1148** under R.S. Khatian No. 107 corresponding to **L.R. Khatian No. 3106** within the local limits of the **Bonhooghly - I Gram Panchayat**, P.S. Sonarpur (now Narendrapur), P.O. Narendrapur, District - South 24 Parganas, Kolkata- 700103, District Sub-Registrar of South 24 Parganas at Alipore and Additional District Sub-Registrar Sonarpur, West Bengal vide registered Development Agreement with Development Power of Attorney with **M/S RAJ CONSTRUCTION** on 01.12.2020, being No. 163002670 for the year 2020, registered in the office of D.S.R.-V of South 24 Parganas at Alipur and recorded in Book No. I, Volume No. 1630-2020, Pages from 103093 to 103132 and received 11,00,000.00 (Eleven Lakh) only money as per terms and conditions mentioned therein.

BUT due to urgent need of money in present scenario, Netai Naskar decided to cancel the aforesaid Development Agreement with Development Power of Attorney and sell, transfer and convey the scheduled land mentioned therein and to realize total consideration of land as soon as possible and cancel the Development Agreement with Development Power of Attorney on with **M/S RAJ CONSTRUCTION** and proposed **M/S RAJ CONSTRUCTION** to purchase **3 (Three) Cottah 4 (Four) Chittak 19 (Nineteen) Square Feet** be the same little more or less with 100 Square Feet residential structure thereon at **Mouza - Ramchandrapur**, J.L. No. 58, Pargana- Magura, R.S. No. 196, Touzi No. 110 comprising in R.S. Dag No. 1034 corresponding to **L.R. Dag No. 1148** under R.S. Khatian No. 107 corresponding to **L.R.**



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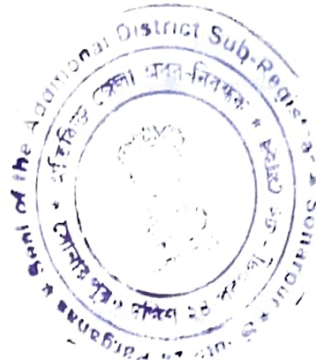
Addl. Dist. Sub Registrar
Sonarpur
South 24 Parganas

16 DEC 2022
~~14 DEC 2022~~

Khatian No. 3106 within the local limits of the **Bonhooghly -I Gram Panchayat**, P.S. Sonarpur (now Narendrapur), P.O. Narendrapur, District - South 24 Parganas, Kolkata- 700103, District Sub-Registrar of South 24 Parganas at Alipore and Additional District Sub-Registrar Sonarpur, West Bengal for highest marketable consideration of money amounting to **Rs. 31,50,000/- (Thirty One Lakh Fifty Thousand)** only.

AND WHEREAS to give the desire of the vendor a materialistic shape, the purchaser herein has agreed to cancel Development Agreement with Development Power of Attorney on with Netai Naskar and agreed to purchase the land measuring about **3 (Three) Cottah 4 (Four) Chittak 19 (Nineteen) Square Feet** be the same little more or less with a **100 Square Feet residential house** thereon having **Tin shade** and **Cemented Floor** out of Total Land **4 Cottah 14 Chittak 20 Square Feet** at **Mouza- Ramchandrapur**, J.L. No. 58, Pargana- Magura, R.S. No. 196, Touzi No. 110 comprising in R.S. Dag No. 1034 corresponding to **L.R. Dag No. 1148** under R.S. Khatian No. 107 corresponding to **L.R. Khatian No. 3106** within the local limits of the **Bonhooghly-I Gram Panchayat**, P.S. Sonarpur (now Narendrapur), P.O. Narendrapur, District - South 24 Parganas, Kolkata- 700103, District Sub-Registrar of South 24 Parganas at Alipore and Additional District Sub-Registrar Sonarpur, West Bengal and for a highest marketable consideration money amounting to **Rs. 31,50,000/- (Thirty One Lakh Fifty Thousand)** only and also both cancelled the Development Agreement with Development Power of Attorney on / 6 / 12 / 2022. It has been agreed by both parties that Owner/Vendor will execute Deed of Conveyance after receiving balance consideration and the consideration paid in pursuance of aforesaid Development Agreement with Development Power of Attorney will be treated as consideration of this Deed of Conveyance as Development Agreement with Development Power of Attorney stands cancelled prior to this condition.

AND WHEREAS the vendor and the purchaser herein has agreed to execute a deed of conveyance with regard to the aforesaid land and structure thereon, morefully and particularly described in the Schedule hereunder written and delineated in the **RED** borderline Plan



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Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

16 DEC 2022

~~14 DEC 2022~~

or Map annexed herewith is the part and parcel of this deed, free from all encumbrances at and for a highest marketable consideration money amounting to **Rs. 31,50,000/- (Thirty One Lakh Fifty Thousand)** only in favour of the Purchaser herein and the Purchaser herein has agreed to purchase the same with the proposed price of the Vendors.

NOW IT IS HEREBY AGREED, SETTLED, DECLARED AND CONFIRMED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

In pursuance for sale of the aforesaid land and structure thereon, the purchaser herein paid a sum of **Rs. 31,50,000/- (Thirty One Lakh Fifty Thousand)** only towards the total consideration of money is being the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor as stated above on or before execution of these presents and that the full consideration money of the same (the receipt whereof the Vendor does hereby admit and acknowledge the same as per memo of consideration hereunder written) and the same and every part thereof the Vendor does hereby acquit, release and forever discharge the said purchaser as the said land hereby transferred, the Vendor does hereby and hereunder grant convey, sell, transfer, assign and assure unto and to the use of the Purchaser together with the delivery of 'Khas' vacant possession of the said land free from all encumbrances **ALL THAT** piece and parcel of said land more or less measuring about **3 (Three) Cottah 4 (Four) Chittak 19 (Nineteen) Square Feet** be the same little more or less with a 100 Square Feet residential house thereon having Tin shade and Cemented Floor at Mouza- Ramchandrapur, J.L. No. 58, Pargana- Magura, R.S. No. 196, Touzi No. 110 comprising in R.S. Dag No. 1034 corresponding to L.R. Dag No. 1148 under R.S. Khatian No. 107 corresponding to L.R. Khatian No. 3106 within the local limits of the Bonhooghly-I Gram Panchayat, P.S. Sonarpur (now Narendrapur), P.O. Narendrapur, District - South 24 Parganas, Kolkata- 700103, District Sub-Registrar of South 24 Parganas at Alipore and Additional District Sub-Registrar Sonarpur morefully mentioned in the Schedule hereunder written together with all sorts of easement rights over the common passage and all the estate, right, title, interest claim and



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Addl. Dist.-Sub Registrar
Sonarpur

16 DEC 2022
~~14 DEC 2022~~

demand whatsoever of the Vendor into or upon the said property and every part thereof **TO HAVE AND TO HOLD** the said land hereditaments and property together with the right and privileges appurtenant thereto as aforesaid unto and to the use of the said Purchaser absolutely and forever according to the nature and tenure thereof and the said Vendor doth hereby covenant with the said Purchasers that notwithstanding any act, deed, matter or thing whatsoever by the said Vendor being done or executed or knowingly suffered to the contrary the said Vendor now hath in their good, right, full power, absolute authority to grant transfer sale and convey the said property hereditaments and property hereby granted transferred, sold and conveyed or expressed and intended so to be unto and to the use of the Purchaser herein and the Purchaser shall and may at all times hereafter peacefully and quietly enter upon possess and enjoy the said land hereditaments and property and shall be able to receive all rents issues and profits arising out thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the said Vendor or any person or persons lawfully and equitably claiming from under or in trust for the Vendor and that free and clear and/or freely and clearly and absolutely acquitted, exonerated and released the Vendor and/or other and kept harmless and sufficiently indemnifies of from and against all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever created made done occasioned or suffered by the Vendor or by any persons or persons having lawfully or equitably claiming any estate or interest whatsoever in the said land, hereditaments and property or any part thereof from under or in trust for the said Vendor shall and will from time to time and/or at all times hereafter and at the request and costs of the said Purchaser, do and execute or cause to be done and executed all such acts deeds and things of whatsoever manner or nature for further and more perfectly assuring the said land hereditaments and property and every part thereof unto and to the use of the said Purchaser in the manner as shall or may be reasonably required at all period of time and the said Vendor doth hereby further covenant with the said Purchaser that save and except documents which are being handed over to the Purchaser herein at the time of execution of this Deed of Conveyance, shall time to time and at all times hereafter upon and



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Addl. Dist. Sub Registrar
Sonarpur
South 24 Parganas

16 DEC 2022 ~~DEC 2022~~

every reasonable requests and costs of the Purchaser and proving the right title and interest of the Purchaser in respect of the said land hereditaments and property hereby granted transferred sold and conveyed or expressed or intended so to be or any part thereof and the Purchaser shall have liberty to use the adjacent passage/road and enjoy its easement rights fully and shall have right to bring electric, telephone, gas, water, drainage and sewerage connection through the said passage/road.

The Vendor further declares that his is the absolute owner of Said Land and he has not entered into Agreement for Sale with anyone else with respect to Said Land and the same is not subject to any acquisition or requisition or court proceeding in any manner whatsoever and the land does not belong to 'Debottor' property. The vendor further confirms that the Said Land is not mortgaged before any institution(s) or person(s).

SCHEDULE ABOVE REFERRED TO

(Details of Land)

ALL THAT piece of parcel of 'Rayati' 'Bastu' land measuring about an area of **3 (Three) Cottah 4 (Four) Chittak 19 (Nineteen) Square Feet** be the same little more or less with a **100 Square Feet residential house** thereon having **Tin shade** and **Cemented Floor** at **Mouza-Ramchandrapur**, J.L. No. 58, Pargana- Magura, R.S. No. 196, Touzi No. 110 comprising in R.S. Dag No. 1034 corresponding to **L.R. Dag No. 1148** under R.S. Khatian No. 107 corresponding to **L. R. Khatian No. 3106** within the local limits of the **Bonhooghly - I Gram Panchayat**, P.S. Sonarpur (now Narendrapur), P.O. Narendrapur, District - South 24 Parganas, Kolkata- 700103, District Sub-Registrar of South 24 Parganas at Alipore and Additional District Sub-Registrar Sonarpur and together with all sorts of easement rights over the Road/Common Passage and proportionate Rent payable to the Collector, 24-Parganas (South) Govt. of West Bengal and the "**Said Land**" is demarcated with **Red** border line in annexed **Site Plan** which is a part of the Deed of Conveyance and the land is butted and bounded as follows:-

On the North : Partly by 8 Feet wide common passage and partly by **16 Feet 0 Inch wide passage**



Additional District Sub-Registrar
Sonarpur
South 24 Parganas

16 DEC 2022
~~14 DEC 2022~~

On the South : By part of land of R.S. Dag No. 1034

On the East : By 8 Feet wide common passage

On the West : By part of land of R.S. Dag No. 1034

IN WITNESS WHEREOF the parties hereunto set and subscribed their respective hands this day month and year first above written with free consent and sound health confirming and understanding above written the above terms and conditions.

SIGNED SEALED & DELIVERED

In presence of Witnesses.

1. *Ajil-Saukar*

S/o Let. Haren Saukar.

South Laskarpur Natun para
PO, Laskarpur, PS. Narendrapur
Dist - 24 paraganas (S.) PIN: 700 533

Natei Markar

SIGNATURE OF
OWNER/VENDOR

2. *২৪ মার্চ ১৭*

Kate Trigon Haktar

vill - Baruberpur

PO - Chutakpur, PS - Doh

PIN - 72332

RAJ CONSTRUCTION

Rajesh Bose Goutam Sarkar,
Sanjay Bose Partner

Drafted by me :

NIKHILESH PRADHAN



Advocate

High Court

Reg. No. - F-39/652/2005

Computerized by-

Soumily Samanta

SIGNATURE OF

PURCHASER/VENDEE



[Handwritten signature]

Addl. Dist. Sub Registrar
Sonarpur
South 24 Parganas

16 DEC 2022

~~14 DEC 2022~~

MEMO OF MONEYTARY CONSIDERATION

RECEIVED with thanks of and from the within named Purchaser **M/S RAJ CONSTRUCTION** within the mentioned sum of **Rs. 31,50,000/-** (Thirty One Lakh Fifty Thousand) only as total consideration money as per memo below:-

Chq. No./DD/ NEFT Details	Date	Drawn on	Amount (Rs.)
480843	02/10/2020	Indian Bank, Garla Dr.	50,000.00
635657	01.12.2020	Indian Bank, Garla Dr.	5,00,000.00
635658	01.12.2020	Indian Bank, Garla Dr.	5,50,000.00
000050	21/09/2022	Bandhan Bank, Kamatgagi - Dr.	1,00,000.00
077115	26/09/2022	Indian Bank, Garla - Dr.	2,50,000.00
000079	16/12/2022	Bandhan Bank, C	15,00,000.00
Cash	16/12/2022		2,00,000.00
Rupees Thirty One Lakh Fifty Thousand only			
Total :			31,50,000.00

WITNESSES :

1) *Ajit Sarkar*

S/o Late Haren Saha
South Laskarpur, Natunpara
po. Laskarpur ps. Narandrapur
Dist. 26 paraganas (S.) pin-700153

Netai Narkar

OWNER/VENDOR

2) *Arjun Kumar*

S/o Late Farigun Halder
vill - Basubari Pur
po. - Ghatak Bura, ps. - Ushi
pin - 743332



Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

16 DEC 2022

~~14 DEC 2022~~

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name.....

Signature *Natal Nodari*

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

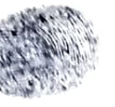
Name..... *SANJOY BOSE*

Signature *Sanjoy Bose*

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name..... *RATESH BOSE*

Signature *Ritesh Bose*

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name..... *GOUTAM SARKAR*

Signature *Goutam Sarkar*



[Handwritten signature]

Addl. Dist-Sub Registrar
Sonarpur
South 24 Parganas

16 DEC 2022
14 DEC 2022

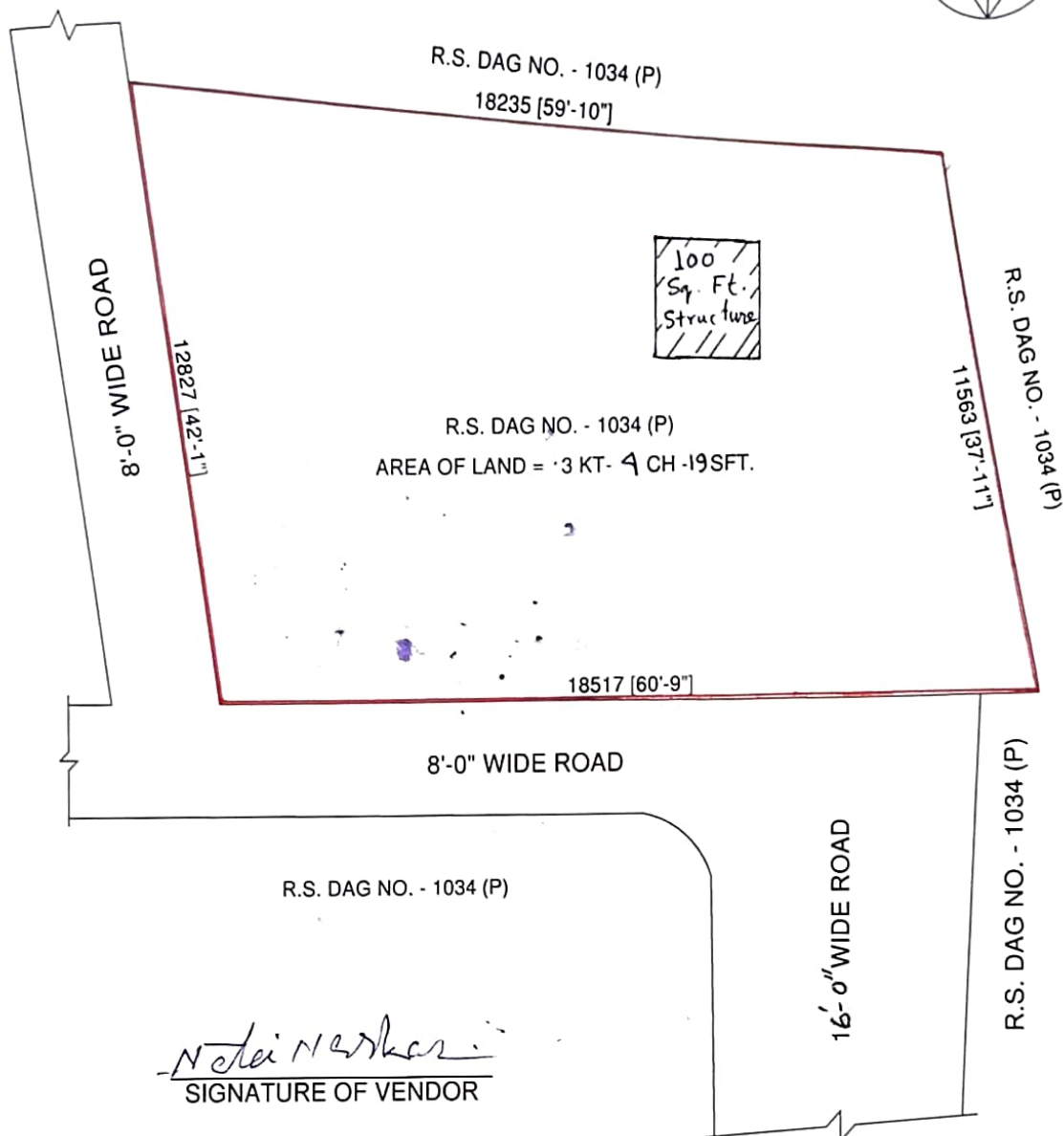
TE PLAN OF R.S. DAG NO. - 1034 (P) , L.R. DAG NO. - 1148, R.S. KHATIAN
O. - 107, L.R. KHATIAN NO. - 3106, AT MOUZA - RAMCHANDRAPUR, J.L.
NO. - 58, P.S. - NARENDRAPUR (NEW), SONARPUR (OLD), DISTRICT -
24 PARAGANAS (S), UNDER, BANHOOGLY - 1 GRAM PANCHAYET.
PIN : 700 103

AREA OF LAND = 3KT - 4 CH - 19 SFT.

SCALE = 1" = 16'-0"

AREA OF LAND SHOWN IN RED BORDER

AREA OF STRUCTURE
= 100 SQ. FT.
[RESIDENTIAL]



N. Chandra
SIGNATURE OF VENDOR

RAJ CONSTRUCTION
Rajesh Bora Goutam Gankar,
Sanjay Bora Partner

SIGNATURE OF PURCHASER

Dipankar Bhowmik

ER DIPANKAR BHOWMIK
B.E., M.I.E., F.I.V.
CHARTERED ENGINEER & VALUER
South 24 Parganas Zilla Parishad Registered
ESE No.-03/LBS-07

SKETCH BY

Certificate of Registration under section 60 and Rule 69,

Registered in Book - I

Volume number 1608-2023, Page from 256 to 282

being No 160810405 for the year 2022.



AZ

Digitally signed by ARINDAM
CHAKRABORTY
Date: 2023.01.02 12:08:29 +05:30
Reason: Digital Signing of Deed.

(Arindam Chakraborty) 2023/01/02 12:08:29 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.

(This document is digitally signed.)