

0502-12804/25

T-12305/25



पश्चिम बंगाल WEST BENGAL

AV 595950

Certified that the document is
admitted to registration. The
Signature Sheet and endorsement
Sheet which are attached to this
document are the part of this
document

A.D.R. Howrah

18 NOV 2025

DEED OF SALE

PROPERTY VALUED AT RS. RS. 14,00,00,000.00 (RUPEES FOURTEEN
CRORE) ONLY

Police Station Bally, District Howrah

THIS DEED OF SALE made on this the 17th DAY OF NOVEMBER, TWO
THOUSAND TWENTY-FIVE

BETWEEN

(Containing Total Pages 33)

333M

12/11/25

SL. NO. DATE

VALUE RUPEES PAISE

NAME

ADDRESS

S. Lohar

[Signature]

STAMP VENDOR - SOUMYA BANERJEE
CIVIL COURT, HOWRAH

[Large signature]



4111
302

Stamp Vendor - Soumya Banerjee
Civil Court, Howrah
12/11/25

Panade Ghosh



4111
303



[Signature]



4111
304

S. 200



Additional District Sub-Registrar
Howrah

17 NOV 2025

(1) **SRI RAGHUPATI GHOSH**, (having Permanent Account Number **ADLPG9886G**) (Aadhaar No. **7221 5837 2511**), son of Late Gajendra Nath Ghosh, by occupation- Business, residing at 7, Chakraborty para Lane, P.O. and P.S. Bally, in the District of Howrah, Pin Code No. 711201, (2) **SMT. RUNU MITRA**, (having Permanent Account Number **BFPPM2575B**) (Aadhaar No. **4036 6748 1580**), daughter of Late Dilip Kumar Ghosh, by occupation- Household duties, residing at 7, Chakraborty Para Lane, P.O. and P.S. Bally, in the District of Howrah, Pin Code No. 711201, (3) **SMT. JHUNU SEN**, (having Permanent Account Number **MHIPS9199D**) (Aadhaar No. **4750 3189 7916**), daughter of Late Dilip Kumar Ghosh, by occupation- House hold duties, residing at A- 154 Bagha Jatin Colony, Patuli, Naktala, District- Kolkata, Pin Code No. 700047, (4) **SMT. MALATI GHOSH**, (having Permanent Account Number **AVLPG6722F**) (Aadhaar No. **6049 4627 9879**), wife of Late Bapai Ghosh, by occupation House hold duties, residing at 7, Chakraborty Para Lane, P.O. and P.S. Bally, in the District of Howrah, Pin Code No. 711201, (5) **SMT. SRABANI SAHA**, (having Permanent Account Number **DZOPS4058E**) (Aadhaar No. **5410 5646 7584**), daughter of Late Bapai Ghosh, by occupation House hold duties, residing at 13/1/2/A, M.L.B. Road, P.O. and P.S. Bally, in the District of Howrah, Pin Code No. 711201, (6) **SMT. PRANATI GHOSH**, (having Permanent Account Number **AVKPG3993R**) (Aadhaar No. **3933**

2042 9062), wife of Late Dipan Kumar Ghosh, by occupation- Household duties, residing at 7, Chakraborty para Lane, P.O. & P.S. Bally, in the District of Howrah, Pin Code No. 711201, (7) **SRI ARUP RAY**, (having Permanent Account Number ATSPR4020), (Aadhaar No. 7291 1310 7921), son of Late Rekha Roy, by occupation- Business, residing at 5/1/2, Kali Banerjee Lane, P.O and P.S-Howrah, in the District of Howrah, Pin Code No. 711101, hereinafter referred to as the "**VENDORS/ OWNERS**" (which expression shall unless excluded by or repugnant to the context be deemed to include their legal heirs, executors, administrators, legal representatives, assigns, etc.) of the "**FIRST PART**";

-AND-

MEGAMIX DEALERS PRIVATE LIMITED, (having Permanent Account Number AAGCM5000P), a private limited company, having its registered office at 2A, Ganesh Chandra Avenue, 8th Floor, Room No.5, Kolkata-700013, being represented by its Authorized signatory viz. **AJAY KUMAR CHAUDHARY**, (having Permanent Account Number ASJPC9984A), (Aadhaar No. 6335 4210 8706), son of Ram Parikshan Chaudhari, by faith Hindu, by occupation Business, resident at Village Yadupati, Yadupati Bazar, VTC Jadupati urf Semra, P.O. Choraut, Sub District Charaut, District Sitamarhi, Bihar-843319, hereinafter referred to as the "**PURCHASER**" (which expression shall unless excluded by or

repugnant to the context be deemed to include its respective executors, administrators, legal representatives, assigns, etc.) of the "SECOND PART";

-AND-

M/S DEEP REALTORS, (having Permanent Account Number AALFD9357N), a Partnership Firm, having its office at 93/1/C, Dharmatala Road, P.O. Belurmah, P.S. Bally, Howrah-711202, represented by both of its partners viz. (1) SRI PRADIP KUMAR BHADRA, (having Permanent Account Number ACZPB2270N) (Aadhaar No. 7187 2410 3212), son of Late Chittranjan Bhadra and (2) SMT. BHASWATI BHADRA, (having Permanent Account Number ADSPB4850G) (Aadhaar No. 6838 2208 2272), wife of Pradip Kumar Bhadra, both by faith Hindu, both by nationality Indian, both by occupation business, both resident of 93/1/C, Dharmatala Road, P.O. Belurmah, P.S. Bally, Howrah-711202, hereinafter referred to as the "CONFIRMING PARTY" (which expression shall unless excluded by or repugnant to the context be deemed to include its respective legal heirs, partners, executors, administrators, legal representatives, assigns, etc.) of the "THIRD PART";

SUBJECT MATTER OF THIS DEED FOR SALE:

All That piece and parcel of Bastu Land measuring about 04 (Four) Bigha 09 (Nine) Cottahs 14 (Fourteen) Chittacks 00 (Zero) Sq.ft.



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



131120252033905430

GRIPS Payment Detail

GRIPS Payment ID:	131120252033905430	Payment Init. Date:	13/11/2025 15:20:25
Total Amount:	12928296	No of GRN:	1
Bank/Gateway:	State Bank of India	Payment Mode:	Counter Payment
BRN:	90098409	BRN Date:	13/11/2025 00:00:00
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name:	Ms MEGAMIX DEALERS PVT LTD
Mobile:	9163142965

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192025260339054312	Directorate of Registration & Stamp Revenue	12928296
Total			12928296

IN WORDS: ONE CRORE TWENTY NINE LAKH TWENTY EIGHT THOUSAND TWO HUNDRED NINETY SIX 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



192025260339054312

GRN Details

GRN:	192025260339054312	Payment Mode:	Counter Payment
GRN Date:	13/11/2025 15:20:25	Bank/Gateway:	State Bank of India
BRN :	90098409	BRN Date:	13/11/2025 00:00:00
GRIPS Payment ID:	131120252033905430	Payment Init. Date:	13/11/2025 15:20:25
Payment Status:	Successful	Payment Ref. No:	2003018028/4/2025
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Ms MEGAMIX DEALERS PVT LTD
Address:	2A, GANESH CHANDRA AVENUE, 8TH FLOOR, ROOM NO 5, KOLKATA-700013
Mobile:	9163142965
Period From (dd/mm/yyyy):	13/11/2025
Period To (dd/mm/yyyy):	13/11/2025
Payment Ref ID:	2003018028/4/2025
Dept Ref ID/DRN:	2003018028/4/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003018028/4/2025	Property Registration- Stamp duty	0030-02-103-003-02	10699495
2	2003018028/4/2025	Property Registration- Registration Fees	0030-03-104-001-16	2228501
3	2003018028/4/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300

Total 12928296

IN WORDS: ONE CRORE TWENTY NINE LAKH TWENTY EIGHT THOUSAND TWO
HUNDRED NINETY SIX ONLY.



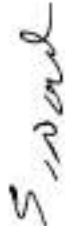
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. HOWRAH, District Name :Howrah

Signature / LTI Sheet of Query No/Year 05022003018028/2025

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Raghupati Ghosh 7 Chakraborty Para Lane, City:- , P.O:- Bally, P.S:- Bally, District:-Howrah, West Bengal, India, PIN:- 711201	Seller			
2	Mrs Pranati Ghosh 7 Chakraborty Para Lane, City:- , P.O:- Bally, P.S:- Bally, District:-Howrah, West Bengal, India, PIN:- 711201	Seller			
SI No.	Name and Address of identifier	Identified by	Photo	Finger Print	Signature with date
1	Mr SANDIP NANDY Son of Mr S NANDI HOWRAH, City:- Howrah, P.O:- Howrah, P.S:- Howrah, District:- Howrah, West Bengal, India, PIN:- 711101	Mr Raghupati Ghosh, Mrs Runu Mitra, Mrs Jhunu Sen, Mrs Malati Ghosh, Mrs Srabani Saha, Mrs Pranati Ghosh, Mr Arup Ray, Mr Pradip Kumar Bhadra, Mrs Bhaswati Bhadra, Mr AJAY KUMAR CHAUDHARY			

(Provash Achikary)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 HOWRAH
 Howrah, West Bengal

appertaining to L.R. Dag No. 36454, 36422, 36443 (P), 36444, 36445, 36448 under L.R. Khatian No. 70302, 70303, 70305, 70306, 70307, 70308, 73677, of J.L. No. 14, Mouza- Bally, along with Tank/Swimming Pool measuring about 01 (Bigha) 17 (Seventeen) Cottahs appertaining to L.R. Dag Nos. 36447 and 36450 under L.R. Khatian Nos. 70302, 70303, 70305, 70306, 70307, 70308, 73677, of J.L. No. 14, Mouza- Bally, [altogether, 06 (Six) Bigha 06 (Six) Cottahs 14 (Fourteen) Chittacks] corresponding to Bally Municipality Holding No. 5/1, Fakir Chand Pathak Lane, Bally Municipality Ward No. 10, within P.S. Bally, in the District of Howrah, morefully described in the **SCHEDULE** hereinbelow hereunder written, since been shown in the **PLAN** annexed herewith by **RED** colour border line, and for the sake of brevity and convenience hereinafter referred to as the **"SAID PROPERTY"**.

TITLE OF THE SCHEDULE MENTIONED PROPERTY INVOLVED IN THIS DEED OF SALE:

- A) The properties described in the Schedule under this Deed of Sale together form a composite estate that has evolved through successive transfers spanning several decades. The ownership history of the Schedule mentioned property and its subsequent consolidation under various owners is detailed below to establish a clear chain of title.

- B) Originally, a part of the entire Schedule mentioned property i.e. **ALL THAT piece and parcel of Bagan Land measuring about 01 (One) Bigha 02 (Two) Cottahs 14 (Fourteen) Chittaks appertaining Holding No. 5/1, Fakir Chand Pathak Lane, under Bally Municipality Ward No.10, within P.S. Bally, in the District of Howrah,** was owned by Sri Hemanta Kumar Mukhopadhaya, Sri Jatindra Nath Chandra, and Sri Ramkrishna Niyogi, who transferred their respective interests in favour of Sri Gajendra Nath Ghosh and Sri Bijay Chand Sarkar by a registered Deed of Sale dated 9th June, 1941, recorded in Office of Sadar Joint Sub Registrar, Howrah, incorporated in Book No. I, volume No. 16, pages from 280 to 288, being Deed No. 954 of 1941. It is needless to mention in this connection that the holding number as mentioned in the said deed has subsequently been renumbered as Holding No. 5/1, Fakir Chand Pathak Lane, under Bally Municipality Ward No.10, within P.S. Bally, in the District of Howrah.
- C) Similarly, **ALL THAT piece and parcel of a Danga/Bastu Land measuring about 02 (Two) Bigha 16 (Sixteen) Cottahs 10 (Ten) Chittaks appertaining Holding No. 5/1, Fakir Chand Pathak Lane, under Bally Municipality Ward No.10, within P.S. Bally, in the District of Howrah,** previously held by Sri Kunja Bihari Choudhury,

was also conveyed to the same purchasers, Sri Gajendra Nath Ghosh and Sri Bijay Chand Sarkar, by a registered Sale Deed dated 18th June, 1941, registered in the Office of Sadar Joint Sub-Registrar, Howrah, incorporated in Book No. I, Volume No. 20, Pages from 40 to 44, being Deed No. 990 of 1941. It is needless to mention in this connection that the holding number as mentioned in the said deed has subsequently been renumbered as Holding No. 5/1, Fakir Chand Pathak Lane, under Bally Municipality Ward No.10, within P.S. Bally, in the District of Howrah.

- D) Later, Sri Banamali Patra, the erstwhile owner **ALL THAT** piece and parcel of a Bastu Land measuring about 07 (Seven) Cottahs 08 (Eight) Chittaks 23 (Twenty-three) Sq. Ft. appertaining Holding No. 5/1, Fakir Chand Pathak Lane, under Bally Municipality Ward No.10, within P.S. Bally, in the District of Howrah and **ALL THAT** piece and parcel of a Bastu Land measuring about 19 (Nineteen) Cottahs 05 (Five) Chittaks 23 (Twenty-three) Sq. Ft. appertaining Holding No. 5/1, Fakir Chand Pathak Lane, under Bally Municipality Ward No.10, within P.S. Bally, in the District of Howrah, transferred his ownership rights in favour of the said Gajendra Nath Ghosh and Bijay Chand Sarkar by two separate registered Sale deeds — the first dated 27th June, 1956, registered in

the Office of the Sub-Registrar, Howrah, incorporated in Book No. I, Volume No. 54, pages from 77 to 80, being Deed No. 3273 of 1956 and the second dated 12th March, 1958, registered in the Office of the Sadar Joint Sub-Registrar, Howrah, incorporated in Book No. I, Volume No. 22, pages from 223 to 227, being Deed No. 941 of 1958. It is needless to mention in this connection that the holding number as mentioned in the said deed has subsequently been renumbered as Holding No. 5/1, Fakir Chand Pathak Lane, under Bally Municipality Ward No.10, within P.S. Bally, in the District of Howrah.

- E) Subsequently, Sri Kanai Lal Mondal, the erstwhile owner, **ALL THAT piece and parcel of a Makorari Mourshi Bastu Land measuring about 07 (Seven) Cottahs 13 (Thirteen) Chittaks 38 (Thirty-eight) Sq. Ft. appertaining Holding No. 5/1, Fakir Chand Pathak Lane, under Bally Municipality Ward No.10, within P.S. Bally, in the District of Howrah** who transferred his ownership rights in favour of the said Gajendra Nath Ghosh and Bijay Chand Sarkar through a registered Deed of Sale dated 9th March, 1959, since been registered in the office of District Registrar, Howrah, incorporated in Book No. I, Volume No. 14, pages from 287 to 291 being Deed No. 1124 for the year 1959. It is needless to mention in this connection that the holding number as mentioned in the said deed has subsequently been

renumbered as Holding No. 5/1, Fakir Chand Pathak Lane, under Bally Municipality Ward No.10, within P.S. Bally, in the District of Howrah.

- F) In continuation of this pattern of acquisition, Sri Patit Paban Pathak, the former owner of the property i.e. **ALL THAT piece and parcel of a Bastu Bagan Land measuring about 04 (Four) Cottahs 13 (Thirteen) Chittaks 05 (Five) Sq. Ft. and 03 (Three) Cottahs 13 (Thirteen) Chittaks 15 Sq. Ft. Bastu, Bagan and Danga Land appertaining Holding No. 5/1, Fakir Chand Pathak Lane, under Bally Municipality Ward No.10, within P.S. Bally, in the District of Howrah**, transferred his share exclusively to Sri Gajendra Nath Ghosh through a registered deed dated 24th December, 1962 since been registered in the office of District Sub-Registrar Howrah, being incorporated in Book No. I, Volume No. 80, pages from 153 to 157, being Deed No. 4612 for the year 1962. It is needless to mention in this connection that the holding number as mentioned in the said deed has subsequently been renumbered as Holding No. 5/1, Fakir Chand Pathak Lane, under Bally Municipality Ward No.10, within P.S. Bally, in the District of Howrah.
- G) Subsequently, Sri Brajo Gopal Mukhopadhyay, erstwhile owner who transferred his share i.e. **ALL THAT piece and parcel of a Pukur**

Land measuring about 12 (Twelve) Cottahs 05 (Five) Chittaks 08 (Eight) Sq. Ft. appertaining Holding No. 5/3, Fakir Chand Pathak Lane (since been renumbered as Holding No. 5/3/A, Fakir Chand Pathak Lane), under Bally Municipality Ward No.10, within P.S. Bally, in the District of Howrah in favour of M/s Orient Supply Syndicate, represented by its partners Sri Dilip Kumar Ghosh and Sri Raghupati Ghosh. This conveyance was affected through a registered Deed of Sale dated 25th November, 1974 since been registered in the office of District Sub-Registrar of Howrah, incorporated in Book No. I, Volume No. 86, pages from 98 to 102 being Deed No. 3871 for the year 1974.

- H) As a result of these acquisitions, Sri Gajendra Nath Ghosh and Sri Bijay Chand Sarkar jointly became the owners and occupiers of part of the properties as mentioned heretofore whereas some of the properties exclusively belonged to Sri Gajendra Nath Ghosh and the property appertaining to Holding No. 5/3/A, Fakir Chand Pathak Lane, was exclusively owned by M/s Orient Supply Syndicate.
- I) It is also pertinent to mention that over time, Sri Gajendra Nath Ghosh, Sri Binay Bhusan Roy, Sri Dilip Kumar Ghosh, and Sri Raghupati Ghosh, in association with Sri Bijay Chand Sarkar, formed a partnership firm under the name **M/s Orient Supply Syndicate** on

1st July, 1971, having its principal place of business at 6, Narendra Nath Mukherjee Road, Bally, Howrah.

- J)** The firm was later continued by Sri Dilip Kumar Ghosh and Sri Raghupati Ghosh, who inducted Sri Arup Kumar Roy as a partner with a 25% share in the firm. Thus, the partnership then consisted of Sri Arup Kumar Roy, Sri Dilip Kumar Ghosh, and Sri Raghupati Ghosh.
- K)** After some years, Sri Dilip Kumar Ghosh passed away, leaving behind his legal heirs — Sri Dipan Ghosh (son), Sri Bapai Ghosh (predeceased son), Smt. Malati Ghosh (daughter in law), Smt. Srabani Ghosh (grand-daughter), and two daughters, Smt. Runa Mitra and Smt. Jhunu Sen.
- L)** Upon the demise of one of the original partners of the erstwhile partnership firm, the surviving partners, together with the legal heirs of the deceased partner, expressed their unanimous desire to continue the business of the said firm without dissolution, in order to preserve its continuity, goodwill, and accumulated assets.
- M)** The said legal heirs, having consented to step into the shoes of the deceased partner, signified their intention to continue and represent their respective interest in the said partnership business. In pursuance of the said mutual understanding and agreement among all concerned, a **Deed of Partnership** was duly executed on the **1st**

day of April, 2019, whereby the surviving partners and the said legal heirs were admitted and recorded as partners of the reconstituted firm.

- N) Under the said Deed of Partnership, it was specifically agreed and declared that all immovable properties belonging to or held by the partners in connection with the business of the firm, including the premises comprised in **Holding No. 5/1, Fakir Chand Pathak Lane**, and **Holding No. 5/3/A, Fakir Chand Pathak Lane**, both situated within the jurisdiction of the Bally Municipality, District – Howrah, would be brought into the **common hotchpot of the partnership** and treated as assets of the firm for all intents and purposes.
- O) In furtherance of the aforesaid arrangement and for ensuring proper management, identification, and utilization of the partnership's immovable assets, the said two holdings, namely **Holding Nos. 5/1 and 5/3/A, Fakir Chand Pathak Lane**, were duly **amalgamated** into one composite property by and between all the partners and legal heirs, thereby consolidating the said premises as a single and indivisible unit forming part of the partnership firm's capital asset by obtaining an **Amalgamation Certificate** from the concerned department of Bally Municipality.

P) It is also pertinent to mention in this connection that though the physical measurement of the property was more but following the L.R. R.O.R. as well as record of Bally Municipality a composite holding has been created.

Q) It is also pertinent to mention that said Deed of Partnership dated 1st April, 2019, duly recorded and defined the respective shares, rights, and interests of each partner in the reconstituted firm as follows:

- ❖ **Sri Raghupati Ghosh** - 37.50% share
- ❖ **Sri Arup Kumar Ray** - 25.00% share
- ❖ **Sri Dipan Kumar Ghosh** - 9.375% share
- ❖ **Smt. Runu Mitra** - 9.375% share
- ❖ **Smt. Jhunu Sen** - 9.375% share
- ❖ **Smt. Malati Ghosh** - 4.688% share
- ❖ **Smt. Srabani Saha** - 4.687% share

R) Since the execution of the said Deed of Partnership, the aforesaid partners have been jointly carrying on the partnership business under the reconstituted firm in accordance with the covenants and stipulations embodied therein, and the ownership, possession, and control of the said amalgamated premises have continued to vest in the partnership firm as part of its lawful and common property.

- S) In the following year, due to mutual understanding and to prevent any possible future disputes, the partners amicably decided to dissolve the firm. The **Deed of Dissolution of Partnership** was accordingly executed on **1st April, 2020** and the partners thereto thus became the joint owners in respect.
- T) Subsequently, recognizing their advancing age and the practical difficulty in managing and maintaining the ancestral properties, the erstwhile partners executed a **Registered General Power of Attorney dated 24th March, 2021**, in favour of **M/S Deep Realtors**, empowering them to manage, control, and supervise the said properties. This Power of Attorney was duly registered in the Office of the A.D.S.R., Howrah (Book No. 4, Volume 0502-2021, Pages 179987-180030, being Deed No: 050204847 of 2021).
- U) Following this authorization, M/s Deep Realtors applied for and duly obtained a sanctioned plan for the construction and development of the said properties. However, during this period, Sri Dipan Kumar Ghosh passed away on 02.11.2023, leaving behind his widow Smt. Pranati Ghosh as his sole legal heir and successor to his interest in the property.
- V) Thereafter, the present vendors and owners, being the rightful successors and legal representatives of the previous owners, decided

to proceed with the development of the said properties. Owing to their inability to undertake the construction personally, they executed a **Development Agreement** along with a **General Power of Attorney** in favour of M/s Deep Realtors, appointing them as the Developer. This document was duly registered in the Office of the A.D.S.R., Howrah (Book No. I, Volume 0502-2024, Pages 111982-112029, being Deed No. 050203740 of 2024).

- W) Through these successive transfers, inheritances, and authorizations, the title of the properties has remained clear, continuous, and lawfully vested, ultimately empowering M/s Deep Realtors to undertake and execute development over the said scheduled properties in accordance with the terms of the Development Agreement and the sanctioned plan.
- X) That for the purpose of obtaining necessary sanction plans from the appropriate municipal authority and for the convenient and beneficial enjoyment of the "Said Property," M/s. Deep Realtors, being the duly constituted attorney of the present Owners/Vendors, had gifted a specific portion of land measuring 02 (Two) Cottahs, 02 (Two) Chittacks, and 41 (Forty-one) Square Feet in favour of the *Bally Municipality* by virtue of a Deed of Gift dated 11th April, 2025, which has since been duly registered before the Office of the *Additional District Sub-Registrar, Howrah*, and recorded in Book No. I, Volume

No. 0502-2025, Pages 124330 to 124348, being Deed No. 050203757 of the year 2025.

- Y) That as a matter of fact, though the aforesaid 02 (Two) Cottahs, 02 (Two) Chittacks, and 41 (Forty-one) Square Feet of land has been deducted from the original holding by way of the said gift in favour of *Bally Municipality*, the sanction plan has nevertheless been granted and approved in respect of the entire holding, treating the whole of the property as one composite premises for the purpose of development and construction.
- Z) Consequent upon such gift, the *Owners/Vendors* have become and remain the joint and lawful owners of **All That piece and parcel of Bastu Land measuring about 04.(Four) Bigha 09 (Nine) Cottahs 14 (Fourteen) Chittacks 00 (Zero) Sq.ft. appertaining to L.R. Dag No. 36454, 36422, 36443(P), 36444, 36445, 36448 under L.R. Khatian No. 70302, 70303, 70305, 70306, 70307, 70308, 73677, of J.L. No. 14, Mouza- Bally, along with Tank/Swimming Pool measuring about 01 (Bigha) 17 (Seventeen) Cottahs appertaining to L.R. Dag Nos. 36447 and 36450 under L.R. Khatian Nos. 70302, 70303, 70305, 70306, 70307, 70308, 73677, of J.L. No. 14, Mouza- Bally, [altogether, 06 (Six) Bigha 06 (Six) Cottahs 14 (Fourteen) Chittacks] corresponding to Bally Municipality Holding No. 5/1,**

Fakir Chand Pathak Lane, Bally Municipality Ward No. 10, within P.S. Bally, in the District of Howrah, morefully described in the Schedule hereunder written and for the sake of brevity and convenience hereinafter referred to as the "Said property".

AA) That it is deemed appropriate to state and record herein that the **present Owners/Vendors**, through their duly **Constituted Attorney Holder**, *M/s Deep Realtors*, proceeded to transfer and convey a specific portion of the schedule-mentioned property to **Mrs. Sujata Banerjee** and **Mr. Sudip Bhattacharya**. The said portion comprises **ALL THAT piece and parcel of land measuring about 18 (Eighteen) Cottahs, 03 (Three) Chittaks, and 13 (Thirteen) Square Feet**, together with all easementary rights, privileges, and appurtenances attached thereto. Such transfer was effected in accordance with the terms mutually agreed upon between the parties and duly reflected in the registered instrument executed for the said purpose i.e. Deed of Sale dated 29.04.2024, since been registered before the office of the Additional District Sub-Registrar, Howrah, and incorporated in Book No. I, Volume No. 0502-2024, Pages from 152670 to 152708, being No. 050205022 for the year 2024.

BB) That subsequent to the execution and registration of the aforesaid Deed in favour of **Mrs. Sujata Banerjee** and **Mr. Sudip Bhattacharya**,

the said purchasers became the **absolute owners and lawful occupiers** of the property so conveyed, having full right, title, and interest therein. However, it later came to light that, due to an inadvertent mistake committed at the time of drafting and registration, a portion of the land was **erroneously included** and **wrongly conveyed** under the said Deed. That such error was purely unintentional and occurred without any mala fide intention on the part of either the Vendors or the Purchasers. Upon discovery of this mistake, both parties, in good faith and by mutual consent, have expressed their willingness to rectify the said error. Accordingly, they have agreed to execute a **Deed of Exchange** to **regularize, correct, and realign the title, ownership, and possession** of the respective portions of land so that the records may accurately reflect the true intent and understanding of both parties at the time of the original transaction and accordingly they execute a Deed of Exchange dated 06.11.2025 with plan annexed thereto, since been registered before the Additional District Sub-Registrar, Howrah and incorporated in Book No. I, Volume No. 0502-2025, Pages from 359789 to 359820, being Deed No. 050211826 for the year 2025.

CC) That subsequently, said M/S Deep Realtors duly submitted a plan before the Bally Municipality and a plan was sanctioned by Bally

Municipality being No. SWS-OBPAS/1903/2025/0180 dated 07.11.2025 but due to severe paucity of working resources, said M/S Deep Realtors have become unable to proceed with or implement the said project within a reasonable time thereafter.

DD) That in view of such situation, and upon mutual discussions, the parties have amicably agreed to cancel and terminate the said **Development Agreement** and to revoke the said **Development Power of Attorney** as well as **General Power of Attorney**, being Nos. I-050212304 and Y 050200580 and Y 050200579, which has been duly registered before the Office of the Additional District Sub-Registrar, Howrah, thereby bringing to an end all the rights, powers, and authorities heretofore conferred upon the said M/S Deep Realtors.

EE) That as part of the said mutual settlement, it has been further agreed that the said M/S Deep Realtors shall be entitled to receive a portion of the sale consideration directly from the vendors which has been paid towards caution money and/or earnest deposit money along with all cost accruing upon thereto, in recognition of their partial involvement and previous interest in the project. Accordingly, the said M/S Deep Realtors have received a sum of **Rs.3,00,00,000.00 (Rupees Three Crore) only** directly from the Purchasers towards

their refund of caution money and/or earnest deposit money along with allied expenditure incurred in the "said property", while the balance sum of **Rs.7,00,00,000.00 (Rupees Seven Crore) only** has been received by the Owners.

FF) That further the purchaser hereby paid a sum of **Rs.4,00,00,000.00 (Rupees Four Crore) only** to the confirming party for the maintenance and developmental work done by the confirming party on the property directly as per the advice of the Owners.

GG) That by virtue of such receipt and full and final settlement, the said M/S Deep Realtors have unequivocally and irrevocably relinquished, released, and surrendered all their rights, title, interest, claim, and demand of whatsoever nature in respect of the said property and the proposed project, and have further consented to the execution of these presents by the Owners in favour of the Purchasers.

HH) That in consequence thereof, and in order to signify their consent, acknowledgment, and confirmation of the transaction embodied herein, the said M/S Deep Realtors has been made a **Confirming Party** to these presents, thereby confirming and ratifying that they have no objection whatsoever to the present conveyance, and that they, their successors, legal representatives, or assigns shall not at any time hereafter raise any dispute, claim, or demand in respect of the said property or the transaction covered under this Deed.

OFFER, ACCEPTANCE AND CONSIDERATION

While being the true, lawful and absolute owners of the immovable property more fully and particularly described in the *Schedule* hereunder written (hereinafter referred to as the "*said property*"), the Owners, being in peaceful possession and enjoyment thereof, having clear, valid, and marketable title free from all encumbrances, liens, charges, claims or demands, and having duly paid and discharged all rents, rates, taxes, and other statutory dues payable in respect thereof to the concerned authorities, out of their own free will and volition expressed their intention to sell, transfer and convey the said property. The Purchaser, upon coming to know of such intention and having inspected the said property, verified the relevant title deeds, and satisfied itself as to the ownership, possession and marketability of title of the Owners, offered to purchase the same at a total consideration of **Rs.14,00,00,000.00 (Rupees Fourteen Crore only)**, being the prevailing fair and market value agreed mutually between the parties. The Owners and the Confirming Party, upon due deliberation and negotiation, accepted the said offer of the Purchaser and agreed to sell, transfer and convey unto and in favour of the Purchaser the said property, absolutely and forever, free from all encumbrances, for the said total consideration amount. Accordingly, the parties have mutually agreed that the said consideration shall be paid by the Purchaser out of its own funds to the Owners as well as to the Confirming Party in the manner more particularly set forth in the

Memo of Consideration appearing hereinafter separately, and upon full payment thereof, the Owners as well as the Confirming Party shall convey, assign and assure the said property unto and in favour of the Purchaser together with all rights, easements and appurtenances attached thereto.

NOW THIS INDENTURE WITNESSES AS FOLLOWS:

In pursuance of the aforesaid agreement and in consideration of the sum of **Rs.14,00,00,000.00 (Rupees Fourteen Crore only)** paid by the Purchaser to the Owners and Confirming Party, the receipt whereof the Owners and Confirming Party do hereby acknowledge and admit via separate Memorandum of Consideration, the Owners do hereby grant, sell, transfer, convey, assign and assure unto and in favour of the Purchaser, all that the said property, together with all structures, fixtures, rights, liberties, easements, passages, drains, ways, waters, lights, privileges, advantages, hereditaments and appurtenances whatsoever belonging or in any way appertaining thereto or reputed to appertain thereto, to have and to hold the same absolutely and forever, free from all encumbrances, liens, claims or demands. The Owners further declare and covenant that the Purchaser shall henceforth hold, possess, use, occupy and enjoy the said property as its absolute and indefeasible owner, with full rights of ownership, possession, use, enjoyment, transfer, lease, mortgage, development or alienation, and shall have quiet, peaceful and undisturbed possession

thereof without any interference, interruption, objection or claim from the Owners or any person claiming through or under them. The Owners do hereby covenant with the Purchaser as follows—

1. That they are the sole, absolute and lawful owners of the said property and are fully competent to sell and convey the same.
2. That the said property is free from all encumbrances, mortgages, charges, liens, attachments, leases, litigations, acquisitions or other adverse claims of any kind whatsoever.
3. That they have not done or knowingly suffered or been party to any act, deed or thing whereby or by means whereof the said property or any part thereof may be impeached, encumbered, affected or charged in title or otherwise.
4. That the Purchaser, by virtue of these presents, shall be entitled to enter into and take possession of the said property and to hold and enjoy the same henceforth absolutely and forever.
5. That the Owners shall at all times hereafter, upon request and at the cost of the Purchaser, execute and do all such further acts, deeds, writings and assurances as may be reasonably required for further and more perfectly assuring the said property unto the Purchaser.

INDEMNITY CLAUSE

The Owners and the Confirming Party hereby jointly and severally covenant, undertake and agree with the Purchaser, its successors, legal representatives and assigns, that in the event of any defect in or want of title on the part of the Owners or the Confirming Party, or in the event of any claim, demand, charge, lien, encumbrance, dispute, litigation or proceeding being made, preferred or initiated by any person or authority whatsoever in respect of the said property or any part thereof, whether in whole or in part, the Owners and the Confirming Party shall, upon written demand of the Purchaser, fully indemnify and keep indemnified the Purchaser against all losses, damages, costs, expenses and liabilities, including legal expenses, that the Purchaser may suffer, incur or be put to by reason thereof.

Such indemnity shall include, without limitation:

- (a) any loss or diminution in value of the said property arising from any defect in title or possession;
- (b) any costs or expenses incurred in defending or settling any such claim or proceeding;
- (c) any amounts payable under any decree, award or settlement arising therefrom; and
- (d) any consequential loss suffered by the Purchaser as a result of disturbance or deprivation of possession or enjoyment.

The Owners and the Confirming Party further agree that the aforesaid indemnity shall be continuing in nature and shall survive the execution, registration and completion of this Deed, and shall be enforceable at any time without limitation.

POSSESSION AND DELIVERY OF DOCUMENTS

The Owners have this day delivered peaceful, vacant and physical possession of the said property to the Purchaser, who has accepted the same and shall hereafter hold, possess and enjoy the said property as absolute owner thereof. The Owners have also handed over to the Purchaser all original title deeds, documents of ownership, sanctioned plans, mutation records, tax receipts, and all other relevant papers relating to the said property, to enable the Purchaser to have perfect title thereto.

SANCTION OF BUILDING PLAN AND RIGHT OF PURCHASER TO

CONSTRUCT: That the *Vendors* state and declare that the building plan in respect of the "Said Property" has already been duly sanctioned and approved by the Bally Municipality, and/or that such plan may, if necessary, be further modified, amended, or revised as may hereafter be duly sanctioned or approved by the said Municipality or any other competent authority. It is further declared that, although construction over

the "Said Property" has not yet commenced, the same may, as and when undertaken, be carried out in accordance with the said sanctioned plan or any such modified or revised plan that may subsequently be approved, and always in conformity with the applicable building rules, regulations, and bye-laws. The *Vendors* hereby expressly state that they have no objection whatsoever if the *Purchaser* commences and undertakes construction over the "Said Property" on the basis of the said sanctioned plan, or on any such modified or revised plan as may be duly approved hereafter by the competent authority. The *Purchaser* shall have absolute and unfettered right, liberty, and authority to commence, undertake, and complete such construction at his own cost and responsibility, in accordance with the sanctioned plan and in compliance with all municipal and statutory requirements. The *Vendors* further declare that the said sanction has been duly obtained only for facilitating lawful development of the property, and that the *Purchaser's* right to construct as aforesaid shall not be questioned or interfered with by the *Vendors* or any person claiming through or under them.

SCHEDULE

All That piece and parcel of Bastu Land measuring about 04 (Four) Bigha 09 (Nine) Cottahs 14 (Fourteen) Chittacks 00 (Zero) Sq.ft. appertaining to L.R. Dag No. 36454, 36422, 36443(P), 36444, 36445, 36448 under L.R. Khatian No. 70302, 70303, 70305, 70306, 70307, 70308, 73677, of J.L. No. 14, Mouza- Bally with 2000 (Two Thousand) Sq.ft. residential cemented flooring R.T. Shed structure standing thereon, along with Tank/Swimming Pool measuring about 01 (Bigha) 17 (Seventeen) Cottahs appertaining to L.R. Dag Nos. 36447 and 36450 under L.R. Khatian Nos. 70302, 70303, 70305, 70306, 70307, 70308, 73677, of J.L. No. 14, Mouza- Bally, [altogether, 06 (Six) Bigha 06 (Six) Cottahs 14 (Fourteen) Chittacks] corresponding to Bally Municipality Holding No. 5/1, Fakir Chand Pathak Lane, Bally Municipality Ward No. 10, within P.S. Bally, in the District of Howrah, since been depicted and delineated in the **PLAN** annexed herewith by **RED** colour border line, being butted and bounded as follows:

On the North:	Holding No. 5, Fakir Chandra Pathak Lane and Property of Bally Municipality;
On the South:	Holding No. 12, 7/1, 8,7, Hazra Para Lane;
On the East :	Holding No. 4 and 5/4 Narendra Nath Mukherjee Lane and property of 18, 18/1, 18/3 Hazra Para Lane;
On the West :	Fakir Chandra Pathak Lane.

MEMO OF CONSIDERATION PAID TO OWNERS

Received a sum of Rs.7,00,00,000.00 (Rupees Seven Crore) only for transferring the Schedule mentioned property from the PURCHASER of the OTHER PART, in the following manner:

Date	Drawn on	D.D No. and R.T.G.S	Paid to	Amount	TDS
26.10.2025	Indian Bank	R.T.G.S.	Raghupati Ghosh	Rs.74,25,000.00	Rs. 75,000.00
11.11.2025	Indian Bank	D.D. No. 496062	Raghupati Ghosh	Rs.60,00,000.00	Rs.4,98,188.00
11.11.2025	Indian Bank	D.D. No. 496063	Raghupati Ghosh	Rs.61,51,812.00	-
11.11.2025	Indian Bank	D.D. No. 496064	Raghupati Ghosh	Rs.61,00,000.00	-
26.10.2025	Indian bank	R.T.G.S	Arup Ray	Rs.49,50,000.00	Rs.50,000.00
11.11.2025	Indian bank	D.D. No. 496070	Arup Ray	Rs. 56,67,875.00	Rs.3,32,125.00
11.11.2025	Indian bank	D.D. No. 496071	Arup Ray	Rs. 65,00,000.00	-
26.10.2025	Indian Bank	R.T.G.S.	RunuMitra	Rs.18,56,250.00	Rs.18,750.00
11.11.2025	Indian Bank	D.D. No. 496069	Runu Mitra	Rs.45,62,953.00	Rs.1,24,547.00
26.10.2025	Indian Bank	R.T.G.S.	Jhunu Sen	Rs.18,56,250.00	Rs.18,750.00
11.11.2025	Indian Bank	D.D. No. 496068	Jhunu Sen	Rs.45,62,953.00	Rs.1,24,547.00
26.10.2025	Indian Bank	R.T.G.S.	Pranati Ghosh	Rs.18,56,250.00	Rs.18,750.00
11.11.2025	Indian Bank	D.D. No. 496067	Pranati Ghosh	Rs.45,62,953.00	Rs.1,24,547.00
26.10.2025	Indian Bank	R.T.G.S.	Malati Ghosh	Rs.9,28,125.00	Rs.9,375.00

11.11.2025	Indian Bank	D.D.No. 496066	Malati Ghosh	Rs.22,81,477.00	Rs.62,273.00
26.10.2025	Indian Bank	R.T.G.S.	Srabani Saha	Rs.9,28,125.00	Rs.9,375.00
11.11.2025	Indian Bank	D.D.No. 496065	Srabani Saha	Rs.22,81,477.00	Rs.62,273.00
			TOTAL	Rs.6,84,71,500.00	Rs.15,28,500.00

TOTAL TO BE PAID by the PURCAHSERS Rs.7,00,00,000.00

(Rupees Seven Crore)only

1. *Rupak*

2. *Kanu Mitra*

3. *Thun sen*

4. *Malati Ghosh*

5. *Srabani Saha*

6. *Benati Ghosh*

7. *Arun Roy*

**Signature of the OWNERS / VENDORS
of the FIRST PART**

MEMO OF CONSIDERATION NO. 1 PAID TO CONFIRMING PARTY

Received a sum of Rs.3,00,00,000.00 (Rupees Three Crore) only from the PURCHASER of the OTHER PART, in the following manner:

Cheque/N.E.F.T / Draft / R.T.G.S.	Date	Bank	Amount
DD No. 496078	12.11.2025	Indian Bank	Rs. 79,00,000.00
DD No. 496079	12.11.2025	Indian Bank	Rs.86,00,000.00
DD No. 496076	12.11.2025	Indian Bank	Rs.85,00,000.00
RTGS	14.10.2025	Indian Bank	Rs. 50,00,000.00

For DEEP REALTORS
Pradeep Kumar Sharma
Partner

For DEEP REALTORS
Bhanwati Bhadva
Partner

Signature of the CONFIRMING PARTY
of the THIRD PART

MEMO OF CONSIDERATION NO. II PAID TO CONFIRMING PARTY

Received a sum of **Rs.4,00,00,000.00 (Rupees Four Crore)** only from the PURCHASER of the OTHER PART, in the following manner:

Cheque/N.E.F.T / Draft / R.T.G.S.	Date	Bank	Amount
DD No. 496080	12.11.2025	Indian Bank	Rs. 87,00,000.00
DD No. 496075	12.11.2025	Indian Bank	Rs.88,00,000.00
DD No. 496077	12.11.2025	Indian Bank	Rs.80,00,000.00
DD No. 496081	12.11.2025	Indian Bank	Rs. 75,00,000.00
DD No. 496082	12.11.2025	Indian Bank	Rs.70,00,000.00

For DEEP REALTORS

[Signature]
Partner

For DEEP REALTORS

Bhaskar Bhadva
Partner

Signature of the CONFIRMING PARTY
of the THIRD PART

IN WITNESSES WHEREOF the VENDORS through their Power of Attorney Holder and for themselves and the PURCHASER herein put their respective hands, seals on this Deed of Sale on this the day, month and year first above written out of their free will and volition of mind upon understanding the contents of the same.

WITNESSES:

1. S. Sud
W

2. Prabab Dutta
Hench Cant

1. R. M. M. M.

2. Renu Mitoza.

3. Jhunu sen

4. Malati Ghosh

5. Srabani Saha.

6. Pranamati Ghosh

7. Arup Ray.

Signature of the OWNERS / VENDORS
of the FIRST PART

For MEGAMIX DEALERS PVT. LTD.

Abay Kumar
Director/Authorised Signatory

**Signature of the PURCHASER
of the OTHER PART**

For DEEP REALTORS

Pradip Kumar Bhattacharya
Partner

For DEEP REALTORS

Bhargwati Bhattacharya
Partner

**Signature of the CONFIRMING PARTY
of the THIRD PART**

**Drafted, Prepared and
Computerized by me**

Sudeshna Laha

(SUDESHNA LAHA)

ADVOCATE

Enrollment No. F/2202/2097/2022

FORM FOR TEN FINGER IMPRESSION

	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature *[Signature]*

	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature *Renu Mitra*

	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature *Jhunu sen*

FORM FOR TEN FINGER IMPRESSION

	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature Malati Ghosh

	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature Srabani Saha

	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature Prasanti Ghosh

FORM FOR TEN FINGER IMPRESSION

	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature Arup Roy

	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature Pradyumn Kumar

	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature Bhanwati Bhadra

FORM FOR TEN FINGER IMPRESSION

	Left Hand	Little	Ring	Middle	Fore	Thumb
	    					
	Right Hand	Thumb	Fore	Middle	Ring	Little
	    					

Signature Asw Kumar

Photo	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature _____

Photo	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature _____

Major Information of the Deed

Deed No :	I-0502-12305/2025	Date of Registration	18/11/2025
Query No / Year	0502-2003018028/2025	Office where deed is registered	
Query Date	08/11/2025 3:52:21 PM	A.D.S.R. HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	S LAHA Thana : Howrah, District : Howrah, WEST BENGAL, PIN - 711002, Mobile No. : 9073539247, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 7,00,00,000/-]	
Set Forth value		Market Value	
Rs. 14,00,00,000/-		Rs. 15,28,50,057/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,06,99,595/- (Article:23)		Rs. 22,28,901/- (Article:A(1), E.)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

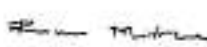
District: Howrah, P.S:- Bally, Corporation: BALLY, Road: Fakir Chand Pathak Lane, , Premises No: 5/1, , Ward No: 010
Pin Code : 711201

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Bigha 9 Katha 14 Chatak	10,00,00,000/-	10,78,50,040/-	Property is on Road
L2	(RS :-)		Swiming Pull	1 Bigha 17 Katha	4,00,00,000/-	4,44,00,017/-	Property is on Road
		TOTAL :		209.3438Dec	1400,00,000/-	1522,50,057/-	
	Grand Total :			209.3438Dec	1400,00,000/-	1522,50,057/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	0/-	6,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	2000 sq ft	0/-	6,00,000/-	

Seller Details :

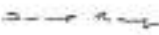
Sl No	Name,Address,Photo,Finger print and Signature			
1	Mr Raghupati Ghosh Son of Late Gajendra Nath Ghosh 7 Chakraborty Para Lane, City:- , P.O:- Bally, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711201 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: adxxxxxx0g, Aadhaar No: 72xxxxxxxx2511, Status :Individual, Executed by: Self, Date of Execution: 17/11/2025 , Admitted by: Self, Date of Admission: 17/11/2025 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/11/2025 , Admitted by: Self, Date of Admission: 17/11/2025 ,Place : Pvt. Residence			
2	Name Mrs Runu Mitra Daughter of Late Dilip Kumar Ghosh Executed by: Self, Date of Execution: 17/11/2025 , Admitted by: Self, Date of Admission: 17/11/2025 ,Place : Office	Photo  17/11/2025	Finger Print  Captured LTI 17/11/2025	Signature  17/11/2025
	7 Chakraborty Para Lane, City:- , P.O:- Bally, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711201 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: bfxxxxxx5b, Aadhaar No: 40xxxxxxxx1580, Status :Individual, Executed by: Self, Date of Execution: 17/11/2025 , Admitted by: Self, Date of Admission: 17/11/2025 ,Place : Office			
3	Name Mrs Jhunu Sen Daughter of Late Dilip Kumar Ghosh Executed by: Self, Date of Execution: 17/11/2025 , Admitted by: Self, Date of Admission: 17/11/2025 ,Place : Office	Photo  17/11/2025	Finger Print  Captured LTI 17/11/2025	Signature  17/11/2025
	A154 Baghajatin Colony Naktala, City:- , P.O:- Naktala, P.S:-Narkeldanga, District:-Kolkata, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.: MHxxxxxx9D, Aadhaar No: 47xxxxxxxx7916, Status :Individual, Executed by: Self, Date of Execution: 17/11/2025 , Admitted by: Self, Date of Admission: 17/11/2025 ,Place : Office			
4	Name Mrs Malati Ghosh Wife of Late Bapati Ghosh Executed by: Self, Date of Execution: 17/11/2025 , Admitted by: Self, Date of Admission: 17/11/2025 ,Place : Office	Photo  17/11/2025	Finger Print  Captured LTI 17/11/2025	Signature  17/11/2025

7 Chakraborty Para Lane, City:- , P.O:- Bally, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711201 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.: avxxxxxx2f, Aadhaar No: 60xxxxxxx9879, Status :Individual, Executed by: Self, Date of Execution: 17/11/2025
Admitted by: Self, Date of Admission: 17/11/2025 ,Place : Office

Name	Photo	Finger Print	Signature
Mrs Srabani Saha Daughter of Late: Bapai Ghosh Executed by: Self, Date of Execution: 17/11/2025 Admitted by: Self, Date of Admission: 17/11/2025 ,Place : Office		 Captured	
17/11/2025	17/11/2025	17/11/2025	

13/1/2/a M1 B Road, City:- , P.O:- Bally, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711201 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: dzxxxxxx8c, Aadhaar No: 60xxxxxxx9879, Status :Individual, Executed by: Self, Date of Execution: 17/11/2025
Admitted by: Self, Date of Admission: 17/11/2025 ,Place : Office

6. **Mrs Pranati Ghosh**
Wife of Late: Dipan Kumar Ghosh 7 Chakraborty Para Lane, City:- , P.O:- Bally, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711201 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.: avxxxxxx3r, Aadhaar No: 39xxxxxxx9062, Status :Individual, Executed by: Self, Date of Execution: 17/11/2025
Admitted by: Self, Date of Admission: 17/11/2025 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/11/2025
Admitted by: Self, Date of Admission: 17/11/2025 ,Place : Pvt. Residence

Name	Photo	Finger Print	Signature
Mr Arup Ray (Presentant) Son of Late: BINAY RAY Executed by: Self, Date of Execution: 17/11/2025 Admitted by: Self, Date of Admission: 17/11/2025 ,Place : Office		 Captured	
17/11/2025	17/11/2025	17/11/2025	

7 Chakraborty Para Lane, City:- , P.O:- Bally, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711201 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: abxxxxxx0j, Aadhaar No: 72xxxxxxx7921, Status :Individual, Executed by: Self, Date of Execution: 17/11/2025
Admitted by: Self, Date of Admission: 17/11/2025 ,Place : Office

- 8 **Deep Realtors**
93/1/c Dharmatala Road, City:- , P.O:- Belurmath, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711202 Date of Incorporation:XX-XX-2XX5 , PAN No.: aaxxxxxx7n,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MEGAMIX DEALERS PRIVATE LIMITED 2A GANESH CHANDRA AVENUE, 8TH FLOOR ROOM NO., City:- Kolkata, P.O:- KOLKATA, P.S:-Girish Park, District:-Kolkata, West Bengal, India, PIN:- 700013 Date of Incorporation:XX-XX-2XX0 , PAN No.: AAxxxxxx0P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative 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 Pradip Kumar Bhadra Son of Late Chitranjan Bhadra Date of Execution - 17/11/2025, , Admitted by: Self, Date of Admission: 17/11/2025, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>Nov 17 2025 12:26PM</td> <td>LTI 17/11/2025</td> <td>17/11/2025</td> <td></td> </tr> </tbody> </table> 95/1/c Dharmatala Road, City:- , P.O:- Bally, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711201, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.: ACxxxxxx0N, Aadhaar No: 71xxxxxxxx3212 Status : Representative, Representative of : Deep Realtors	Name	Photo	Finger Print	Signature	Mr Pradip Kumar Bhadra Son of Late Chitranjan Bhadra Date of Execution - 17/11/2025, , Admitted by: Self, Date of Admission: 17/11/2025, Place of Admission of Execution: Office		 Captured		Nov 17 2025 12:26PM	LTI 17/11/2025	17/11/2025	
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Nov 17 2025 12:26PM	LTI 17/11/2025	17/11/2025											
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mrs Bhaswati Bhadra Wife of Mr Pradip Kumar Bhadra Date of Execution - 17/11/2025, , Admitted by: Self, Date of Admission: 17/11/2025, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>Nov 17 2025 12:22PM</td> <td>LTI 17/11/2025</td> <td>17/11/2025</td> <td></td> </tr> </tbody> </table> 93/1/c Dharmatala Road, City:- , P.O:- Belurmath, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711202, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.: ADxxxxxx0G, Aadhaar No: 68xxxxxxxx2272 Status : Representative, Representative of : Deep Realtors	Name	Photo	Finger Print	Signature	Mrs Bhaswati Bhadra Wife of Mr Pradip Kumar Bhadra Date of Execution - 17/11/2025, , Admitted by: Self, Date of Admission: 17/11/2025, Place of Admission of Execution: Office		 Captured		Nov 17 2025 12:22PM	LTI 17/11/2025	17/11/2025	
Name	Photo	Finger Print	Signature										
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3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr AJAY KUMAR CHAUDHARY Son of RAM PARIKSHAN CHAUDHARY Date of Execution - 17/11/2025, , Admitted by: Self, Date of Admission: 17/11/2025, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>Nov 17 2025 11:46AM</td> <td>LTI 17/11/2025</td> <td>17/11/2025</td> <td></td> </tr> </tbody> </table> VILLAGE YADUPATI, YADUPATI BAZAR VTC YADUPATI URF SEMRA, City:- , P.O:- CHORAUT, P.S:-SITAMARHI, District:-Sitamarhi, Bihar, India, PIN:- 700101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.: ASxxxxxx4A, Aadhaar No: 63xxxxxxxx8706 Status : Representative, Representative of : MEGAMIX DEALERS PRIVATE LIMITED (as Authorised signatory)	Name	Photo	Finger Print	Signature	Mr AJAY KUMAR CHAUDHARY Son of RAM PARIKSHAN CHAUDHARY Date of Execution - 17/11/2025, , Admitted by: Self, Date of Admission: 17/11/2025, Place of Admission of Execution: Office		 Captured		Nov 17 2025 11:46AM	LTI 17/11/2025	17/11/2025	
Name	Photo	Finger Print	Signature										
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Nov 17 2025 11:46AM	LTI 17/11/2025	17/11/2025											

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SANDIP NANDY Son of Mr. S NANDI HOWRAH City - Howrah, P.O. - Howrah, P.S. - Howrah, District-Howrah, West Bengal India, PIN- 711101		 Captured	
	17/11/2025	17/11/2025	17/11/2025

Identifier Of Mr Raghupati Ghosh, Mrs Runu Mitra, Mrs Jhunu Sen, Mrs Malati Ghosh, Mrs Srabani Saha, Mrs Pranati Ghosh, Mr Anup Ray, Mr Pradip Kumar Bhadra, Mrs Bhaswari Bhadra, Mr AJAY KUMAR CHAUDHARY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Raghupati Ghosh	MEGAMIX DEALERS PRIVATE LIMITED-21.1848 Dec
2	Mrs Runu Mitra	MEGAMIX DEALERS PRIVATE LIMITED-21.1848 Dec
3	Mrs Jhunu Sen	MEGAMIX DEALERS PRIVATE LIMITED-21.1848 Dec
4	Mrs Malati Ghosh	MEGAMIX DEALERS PRIVATE LIMITED-21.1848 Dec
5	Mrs Srabani Saha	MEGAMIX DEALERS PRIVATE LIMITED-21.1848 Dec
6	Mrs Pranati Ghosh	MEGAMIX DEALERS PRIVATE LIMITED-21.1848 Dec
7	Mr Anup Ray	MEGAMIX DEALERS PRIVATE LIMITED-21.1848 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Raghupati Ghosh	MEGAMIX DEALERS PRIVATE LIMITED-8.72143 Dec
2	Mrs Runu Mitra	MEGAMIX DEALERS PRIVATE LIMITED-8.72143 Dec
3	Mrs Jhunu Sen	MEGAMIX DEALERS PRIVATE LIMITED-8.72143 Dec
4	Mrs Malati Ghosh	MEGAMIX DEALERS PRIVATE LIMITED-8.72143 Dec
5	Mrs Srabani Saha	MEGAMIX DEALERS PRIVATE LIMITED-8.72143 Dec
6	Mrs Pranati Ghosh	MEGAMIX DEALERS PRIVATE LIMITED-8.72143 Dec
7	Mr Anup Ray	MEGAMIX DEALERS PRIVATE LIMITED-8.72143 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Raghupati Ghosh	MEGAMIX DEALERS PRIVATE LIMITED-285.71428600 Sq Ft
2	Mrs Runu Mitra	MEGAMIX DEALERS PRIVATE LIMITED-285.71428600 Sq Ft
3	Mrs Jhunu Sen	MEGAMIX DEALERS PRIVATE LIMITED-285.71428600 Sq Ft
4	Mrs Malati Ghosh	MEGAMIX DEALERS PRIVATE LIMITED-285.71428600 Sq Ft
5	Mrs Srabani Saha	MEGAMIX DEALERS PRIVATE LIMITED-285.71428600 Sq Ft
6	Mrs Pranati Ghosh	MEGAMIX DEALERS PRIVATE LIMITED-285.71428600 Sq Ft
7	Mr Anup Ray	MEGAMIX DEALERS PRIVATE LIMITED-285.71428600 Sq Ft

On 17-11-2025

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 11.27 hrs on 17-11-2025, at the Office of the A.D.S.R. HOWRAH by Mr Arup Ray , one of the Executants.

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 15,28,50,057/-

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

Execution is admitted on 17/11/2025 by 1. Mrs Runu Mitra, Daughter of Late Dilip Kumar Ghosh, 7 Chakraborty Para Lane, P.O: Bally, Thana: Bally, Howrah, WEST BENGAL, India, PIN - 711201, by caste Hindu, by Profession House wife, 2. Mrs Jhuna Sen, Daughter of Late Dilip Kumar Ghosh, A154 Baghajatin Colony Naktala, P.O: Naktala, Thana: Narkeldanga, Kolkata, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business, 3. Mrs Malati Ghosh, Wife of Late Bapali Ghosh, 7 Chakraborty Para Lane, P.O: Bally, Thana: Bally, Howrah, WEST BENGAL, India, PIN - 711201, by caste Hindu, by Profession House wife, 4. Mrs Srabani Saha, Daughter of Late Bapali Ghosh, 13/1/2/a M L B Road, P.O: Bally, Thana: Bally, Howrah, WEST BENGAL, India, PIN - 711201, by caste Hindu, by Profession House wife, 5. Mr Arup Ray, Son of Late BINAY RAY, 7 Chakraborty Para Lane, P.O: Bally, Thana: Bally, Howrah, WEST BENGAL, India, PIN - 711201, by caste Hindu, by Profession Business

Identified by Mr SANDIP NANDY, , Son of Mr S NANDI, HOWRAH, P.O: Howrah, Thana: Howrah, City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 17-11-2025 by Mr Pradip Kumar Bhadra, partners, Deep Realtors (Partnership Firm), 93/1/c Dharmatala Road, City:-, P.O:- Belurmath, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711202

Identified by Mr SANDIP NANDY, , Son of Mr S NANDI, HOWRAH, P.O: Howrah, Thana: Howrah, City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 17-11-2025 by Mrs Bhaswati Bhadra, partners, Deep Realtors (Partnership Firm), 93/1/c Dharmatala Road, City:-, P.O:- Belurmath, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711202

Identified by Mr SANDIP NANDY, , Son of Mr S NANDI, HOWRAH, P.O: Howrah, Thana: Howrah, City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 17-11-2025 by Mr AJAY KUMAR CHAUDHARY, Authorised signatory, MEGAMIX DEALERS PRIVATE LIMITED (Private Limited Company), 2A GANESH CHANDRA AVENUE, 8TH FLOOR ROOM NO., City:- Kolkata, P.O:- KOLKATA, P.S:-Girish Park, District:-Kolkata, West Bengal, India, PIN:- 700013

Identified by Mr SANDIP NANDY, , Son of Mr S NANDI, HOWRAH, P.O: Howrah, Thana: Howrah, City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Endorsement by Commissioner after execution of Visit Commission Case No:-000170 of 2025

1. Having visited the residence of Mr Raghupati Ghosh, , Son of Late Gajendra Nath Ghosh, 7 Chakraborty Para Lane, P.O: Bally, Thana: Bally, Howrah, WEST BENGAL, India, PIN - 711201, by caste Hindu, by profession Business I have this day examined the said Mr Raghupati Ghosh who has been identified to my satisfaction by Mr SANDIP NANDY, , Son of Mr S NANDI, HOWRAH, P.O: Howrah, Thana: Howrah, City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk AND the said Mr Raghupati Ghosh has admitted the execution of this document

2. Having visited the residence of Mrs Pranati Ghosh, , Wife of Late Dipan Kumar Ghosh, 7 Chakraborty Para Lane, P.O: Bally, Thana: Bally, Howrah, WEST BENGAL, India, PIN - 711201, by caste Hindu, by profession House wife I have this day examined the said Mrs Pranati Ghosh who has been identified to my satisfaction by Mr SANDIP NANDY, , Son of Mr S NANDI, HOWRAH, P.O: Howrah, Thana: Howrah, City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk AND the said Mrs Pranati Ghosh has admitted the execution of this document

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 22,28,901.00/- (A(1) = Rs 15,28,501.00/- ,B = Rs 7,00,000.00/- ,E = Rs 400.00/-) and Registration Fees paid by by online = Rs 22,28,501/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/11/2025 12:00AM with Govt. Ref. No: 192025260339054312 on 13-11-2025, Amount Rs: 22,28,501/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90098409 on 13-11-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,06,99,525/- and Stamp Duty paid by *try* online = Rs 1,06,99,495/-.

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/11/2025 12:00AM with Govt. Ref. No: 192025260339054312 on 13-11-2025, Amount Rs 1,06,99,495/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90098409 on 13-11-2025, Head of Account 0030-02-103-003-02


Provash Adhikary
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
Howrah, West Bengal

On 18-11-2025

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 22,28,901.00/- (A(1) = Rs 15,28,501.00/- ,B = Rs 7,00,000.00/- ,E = Rs 400.00/-) and Registration Fees paid by , by Cash Rs 400.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,06,99,525/- and Stamp Duty paid by , by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3339, Amount: Rs.100.00/-, Date of Purchase: 12/11/2025, Vendor name: SOUMYA BANERJEE


Provash Adhikary
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0502-2025, Page from 381531 to 381583
being No 050212305 for the year 2025.



Digitally signed by PROVASH ADHIKARY
Date: 2025.11.19 14:01:06 +05:30
Reason: Digital Signing of Deed.

(Provash Adhikary) 19/11/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
West Bengal.