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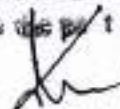


পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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certified that the document is genuine
registerd. The signature of the
the owner of the document is attached with the
document and the part of the document


District Sub-Registrar
Alipore, South 24-pargana

16-08-24

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 16th day of August,
2024 [Two Thousand and Twenty Four] of the Christian era.

BETWEEN

(1) **SRI AVI DAS** (PAN- **BAEPD5072Q**, & Aadhaar No. 7539 0931 5948], son of Sri Ardhendu Das, by faith- Hindu, by nationality- Indian, by occupation- Business, (2) **SRI ARGHA DAS** (PAN- **BMJPD8432M**, & Aadhaar No. 3892 9483 5617], son of Sri Ardhendu Das, by faith- Hindu, by nationality- Indian, by occupation- Business, and (3) **SRI SIBA DAS** (PAN- **CEUPD4590L**, & Aadhaar No. 6726 8717 6240], son of Sri Ashis Das, by faith- Hindu, by nationality- Indian, by occupation- Business, all are residing at 35/1, Chandī Ghosh Road, P.O. & P.S. – Regent Park, Kolkata- 700040, District: South 24-Parganas, West Bengal, hereinafter jointly called and referred to as the "**VENDORS**" (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their heirs, executors, administrators, legal representatives and/or assigns) of the **ONE PART:**

- **A N D** -


M.B.R.K. DEVELOPERS, (PAN- **ABAFM7163R**) a Partnership Firm, having its Trade License, vide Assessee No. 41-123-14-0084-2, vide C.E. No. 0007 9711 2436, of the Kolkata Municipal Corporation, having its office at 72B, Narsingha Dutta Road, P.O. Barisha, P.S.- Thakurpukur, now Haridevpur, Kolkata-700008, District: South 24-Parganas, represented by its Partners (1) **SRI SUBIR MUKHERJEE** (PAN- **AIWPM7782K**, & Aadhaar No. 8098 7462 4888], son of Late Narendra Nath Mukherjee, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at 54/3, Kalipada Mukherjee Road, P.O. Barisha, P.S. - Thakurpukur now Haridevpur, Kolkata- 700008, District: South 24-Parganas, (2) **SRI GORA BOSE** (PAN- **ANJPB2355D**, & Aadhaar No. 9981 1922 8382), son of Late Prafulla Kumar Bose, by faith- Hindu, by nationality-

Indian, by occupation- Business, residing at 62/1, Santosh Roy Road, P.O. Barisha, P.S.- Thakurpukur, now Haridevpur, Kolkata- 700008, District: South 24-Parganas, (3) **SRI UPANANDA ROY** (PAN- **AJCPR4585Q**, & Aadhaar No. 5615 0262 4697), son of Sri Birendra Nath Roy, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at 46/A, Ramchandra Pally, P.O. Barisha, P.S.- Thakurpukur, now Haridevpur, Kolkata- 700008, District: South 24-Parganas, and (4) **SRI BALAI KARMAKAR** (PAN- **AFNPK3831R**, & Aadhaar No. 4930 2365 2462), son of Late Badal Chandra Karmakar, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at 142G, Bhuban Mohan Roy Road, P.O. Barisha, P.S.- Thakurpukur, now Haridevpur, Kolkata- 700008, District: South 24-Parganas, West Bengal, hereinafter called and referred to as the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its successors-in-office, executors, administrator, legal representatives and/or assigns) of the **OTHER PART**:

WHEREAS ALL THAT piece and parcel of total Bastu land, measuring **6 (Six) Cottahs 4 (Four) Chittaks 0 (Zero) Sq. ft.** more or less, together with one Storied Building measuring **800 Sq. ft.** standing thereon, lying and situated in **Mouza- Purba Barisha**, J.L. No. 23, Touji No. 1-6, 8-10, 12-16, Pargana- Khaspur, R.S. No. 43, comprised in **R.S. & L.R. Dag No. 1006/1301**, appertaining to R.S. Khatian No. 2952, corresponding to C.S. Dag No. 1006, appertaining to C.S. Khatian No. 1616, under L.R. Khatian No. 552, now within the limits of the Kolkata Municipal Corporation, Ward No. 123, **Assessee No. 41-123-09-0040-5**, being known and numbered as **K.M.C. Premises No. 40, Kailash Ghosh Road**, within P.S. Thakurpukur, now Haridevpur, Kolkata-

700008, A.D.S.R.O. Behala, D.S.R.O. Alipore, in the District of South 24-Parganas, together with all user and easement rights on attached paths and passages and/or Road and all other rights, benefits, facilities and appurtenances etc. attached therein and thereto, which is more particularly described in the **Schedule** hereunder written and more specifically delineated in the sketch map or plan depicted in **RED** border lines attached hereto, the subject matter of these presents. The said property which is hereby sold, conveyed and transferred by the Vendors in favour of the Purchaser herein.

AND WHEREAS originally one Sri Nagendra Nath Roy (Gupta) and another Sri Bhupendra Nath Roy (Gupta) were the absolute rightful recorded joint owners, occupiers, seized and possessed of and otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land, measuring **23 Decimals** more or less, lying and situated in Mouza- Purba Barisha, J.L. No. 23, Touji No. 1-6, 8-10, 12-16, Pargana-Khashpur, R.S. No. 43, comprised C.S. Dag No. 1006, appertaining to C.S. Khatian No. 1616, within P.S. Behala, in the District of 24-Parganas, now South 24-Parganas, together with all user and easement rights and all other rights, benefits and facilities etc. attached therein and thereto, each having $\frac{1}{2}$ share thereto and for their respective convenience, use and enjoyment the said Sri Nagendra Nath Roy (Gupta) and another Sri Bhupendra Nath Roy (Gupta) mutually and amicably divided, demarcated and partitioned the said land measuring more or less 23 Decimals of **11½ Decimals** each.



AND WHEREAS thereafter by virtue of an Indenture of Gift, dated 27/04/1951, the aforesaid Sri Bhupendra Nath Roy (Gupta), resident of Baldyapara, Barisha P.S. Behala, as the **DONOR** therein, out of extreme love and affection gifted, granted, transferred and conveyed **ALL THAT** piece and parcel of Bastu land, measuring more or less **11½ Decimals** more or less, being the demarcated ½ share out of total Bastu land measuring 23 Decimals more or less, lying and situated in Mouza- Purba Barisha, J.L. No. 23, Touji No. 1-6, 8-10, 12-16, Pargana- Khashpur, R.S. No. 43, comprised in R.S. Dag No. 1006/1301, appertaining to R.S. Khatian No. 2952, corresponding to C.S. Dag No. 1006, appertaining to C.S. Khatian No. 1616, A.D.S.R.O. Behala, D.S.R.O. Alipore, within P.S. Behala, in the District of 24-Parganas, now South 24-Parganas, together with all user and easement rights on the adjacent paths and passages and all other rights, benefits and facilities etc. attached therein and thereto, unto and in favour of SRI ABES GUPTA alias ABEK KUMAR GUPTA son of Late Anil Kumar Gupta, therein mentioned as the DONEE, and delivered peaceful possession thereof. And the said Indenture of Gift was duly registered in the office of the Joint Sub-Registrar of Alipore at Behala, and recorded in Book No. I, Volume No. 15, Pages 205 to 207, Being No. 727, for the year 1951.

AND WHEREAS by way of said gift, the aforesaid Sri Abes Gupta alias Abek Kumar Gupta thus became the sole and absolute rightful owner of the aforesaid land measuring **11½ Decimals** more or less, and while he had been enjoying the said property he got the mutated and/or recorded the same in his name in the Revisional Settlement records comprised in R.S. Dag No. 1006/1301, appertaining to

R.S. Khatian No. 2952, land measuring 11 Decimals and finally his published in the Record of Rights (R.O.R.) and subsequently he obtained a sanctioned Building plan, vide Sanction Plan No. 4769 dated 04.08.1952 from the then South Suburban Municipality and he had erected a pucca one storied Building thereon in accordance to the said sanctioned Building plan, for his dwelling purpose, and he had been enjoying, possessing and occupying the said property by paying rates and taxes to the appropriate authority or authorities concerned.

AND WHEREAS thereafter the said Sri Abes Gupta alias Abek Kumar Gupta while thus was absolutely seized and possessed of and in peaceful enjoyment of the said landed property, he decided to make proper survey for actual and physical measurement of the aforesaid property and thereby he appointed a skillful surveyor and after taking physical measurement, it is found that actual and physical measurement of the aforesaid land came to an area measuring more or less **6 (Six) Cottahs 4 (Four) Chittaks 0 (Zero) Sq. ft.** together with one Storied Building, measuring 800 Sq. ft. more or less, standing thereon, and he got the said property mutated and/or recorded in assessment Register of the Kolkata Municipal corporation in his name and the same became known and numbered as being **K.M.C. Premises No. 40, Kailash Ghosh Road**, within P.S. Thakurpukur, now Haridevpur, Kolkata- 700008, vide Assessee No. 41-123-09-0040-5, within the limits of the Kolkata Municipal Corporation, Ward No. 123, in the District of 24-Parganas (South), together with all user and easement rights on all connecting paths and passages and all other rights, benefits, privileges, facilities etc. attached therein and thereto, and had been

enjoying the same peacefully and uninterruptedly, free from all encumbrances, liens, lispendens, charges, attachments, claims or demand whatsoever from any corner.

AND WHEREAS thereafter for legal necessity of money, aforesaid Sri Abes Gupta alias Abek Kumar Gupta, by virtue of an Indenture of Sale dated 09/03/2009 sold, transferred and conveyed **ALL THAT** piece and parcel of Bastu land, measuring more or less **6 (Six) Cottahs 4 (Four) Chittaks 0 (Zero) Sq. ft.** together with one Storied Building measuring 800 Sq. ft. more or less, standing thereon, lying and situated in Mouza- Purba Barisha, J.L. No. 23, Touji No. 1-6, 8-10, 12-16, Pargana- Khashpur, R.S. No. 43, comprised in R.S. Dag No. 1006/1301, appertaining to R.S. Khatian No. 2952, corresponding to C.S. Dag No. 1006, appertaining to C.S. Khatian No. 1616, now within the limits of the Kolkata Municipal Corporation, Ward No. 123, Assessee No. 41-123-09-0040-5, being known and numbered as **K.M.C. Premises No. 40, Kailash Ghosh Road**, within P.S. Thakurpukur, now Haridevpur, Kolkata-700008, A.D.S.R.O. Behala, D.S.R.O. Alipore, in the District of South 24-Parganas, together with all user and easement rights on the adjacent common paths and passages and all other rights, benefits and facilities etc. attached therein and thereto, unto and in favour of **(1) Sri Avi Das, (2) Sri Argha Das, and (3) Sri Siba Das** (the **Vendors** herein), therein mentioned as the Purchasers, and delivered peaceful possession thereof, and the said Indenture of Sale was duly registered in the office of the District Sub Registrar, Alipore, and recorded in Book No. I, CD Volume No. 1, Pages 2456 to 2471, **Being No. 00371, for the year 2009. AND WHEREAS** since after the said purchase, aforesaid

(1) Sri Avi Das, (2) Sri Argha Das, and (3) Sri Siba Das (the **Vendors** herein), have become absolute rightful joint owners of the aforesaid property, and they got the said property mutated and/or recorded in their names in the Assessment Records of the Kolkata Municipal Corporation and the same also became known and numbered as being **K.M.C. Premises No. 40, Kailash Ghosh Road**, within P.S. Thakurpukur, now Haridevpur, Kolkata- 700008, vide Assessee No. 41-123-09-0040-5, within the limits of the Kolkata Municipal Corporation, Ward No. 123, in the District of 24-Parganas (South).

AND WHEREAS it is to be mentioned here that while the aforesaid (1) Sri Avi Das, (2) Sri Argha Das, and (3) Sri Siba Das (the **Vendors** herein) while purchased the aforesaid landed property by the above mentioned Deed, out of them the said Sri Avi Das (the Vendor No. 1 herein) was major one but the aforesaid Sri Argha Das, and Sri Siba Das (the Vendor No. 2 & 3 herein) were minors and for which they were represented by their natural guardian Sri Ardhendu Das in the said Deed of Sale, Being No. 00371, for the year 2009.

AND WHEREAS subsequently both the said Sri Argha Das, and Sri Siba Das (the Vendor No. 2 & 3 herein) now have attained the majority, as per Indian majority Act, 1875, and thereby the aforesaid (1) Sri Avi Das, (2) Sri Argha Das, and (3) Sri Siba Das (the **Vendors** herein) have been enjoying, possessing and occupying the aforesaid **ALL THAT** piece and parcel of total Bastu land, measuring **6 (Six) Cottahs 4 (Four) Chittaks 0 (Zero) Sq. ft.** together with one Storied Building measuring **800 Sq. ft.** more or less, standing thereon, lying and situated at **K.M.C. Premises No. 40,**

Kailash Ghosh Road, within P.S. Thakurpukur, now Haridevpur, Kolkata- 700008, being **Assessee No. 41-123-09-0040-5**, within the limits of the Kolkata Municipal Corporation, Ward No. 123, in the District of 24-Parganas (South), as more fully and particularly described in the **SCHEDULE** hereunder written, together with all user and easement rights on all connecting paths and passages and all other rights, benefits, privileges, facilities etc. attached therein and thereto, and exercising all rights, title and interest therein and thereto, including the right, power, authority and liberty to sell the aforesaid property, free from all encumbrances, liens, lispendens, charges, attachments, claims or demands whatsoever from any corner. And it is to be mentioned here that the aforesaid (1) Sri Avi Das, (2) Sri Argha Das, and (3) Sri Siba Das (the **Vendors** herein) have yet not got mutated and/or recorded the aforesaid land in their names in the L.R. Settlement Record with the B.L. & L.O.R. authority concerned, as such the aforesaid property has still lying found recorded in the name of the predecessor-in-title Sri Abes Gupta alias Abek Kumar Gupta, comprised in L.R. Dag No. 1006/1301, under L.R. Khatian No. 552.

AND WHEREAS for urgent need of money the **Vendors** herein expressed their desire and intention to sell the aforesaid landed property i.e. **ALL THAT** piece and parcel of total Bastu land, measuring **6 (Six) Cottahs 4 (Four) Chittaks 0 (Zero) Sq. ft.** be the same or a little more or less, together with one Storied Building measuring **800 Sq. ft.** more or less, standing thereon, lying and situated in **Mouza- Purba Barisha**, J.L. No. 23, Touji No. 1-6, 8-10, 12-16, Pargana- Khaspur, R.S. No. 43, comprised in **R.S. & L.R. Dag No. 1006/1301**, appertaining to R.S. Khatian No. 2952, corresponding to C.S.

Dag No. 1006, appertaining to C.S. Khatian No. 1616, under L.R. Khatian No. 552, now within the limits of the Kolkata Municipal Corporation, Ward No. 123, **Assessee No. 41-123-09-0040-5**, being known and numbered as **K.M.C. Premises No. 40, Kailash Ghosh Road**, within P.S. Thakurpukur, now Haridevpur, Kolkata-700008, A.D.S.R.O. Behala, D.S.R.O. Alipore, in the District of South 24-Parganas, together with all user and easement rights on the common paths, passages and/or Road attached therein and all other rights, benefits, facilities and appurtenances etc. attached therein and thereto, as more fully and particularly described in the **Schedule** below, unto and in favour of any intending Purchaser or Purchasers at and for the lump sum price or consideration of **Rs.75,00,000/-** (Rupees Seventy Five Lakh) only and having come to know such desire and intention of the Vendors, the Purchaser herein approached the Vendors and offered to purchase the said plot of Bastu land with structure at and for the said price or consideration of **Rs.75,00,000/-** (Rupees Seventy Five Lakh) only and the Vendors also accepted the said offer and agreed to sell the same at and for the said price or consideration unto and in favour of the Purchaser herein, free from all encumbrances.

NOW THIS INDENTURE WITNESSETH that In pursuance of the said Agreement and in consideration of the said sum of **Rs.75,00,000/-** (Rupees Seventy Five Lakh) only being the full and final price or consideration of the said Bastu land with structure, truly paid by the Purchaser to the Vendors on or before execution of these presents (the receipt whereof the Vendors do hereby as well as by the receipt of the same hereunder written admit and acknowledge as per memo. of consideration hereunder mentioned and of and from the same and every part thereof the

Vendors do hereby release, acquit, exonerate and discharge the Purchaser as well as the said Bastu Land with structure), the **Vendors** do hereby convey, grant, sell, transfer, assign and assure unto and in favour of the **Purchaser** herein for ever and for good **ALL THAT** piece and parcel of total Bastu land, measuring **6 (Six) Cottahs 4 (Four) Chittaks 0 (Zero) Sq. ft.** be the same or a little more or less, together with one Storied Building measuring **800 Sq. ft.** more or less, standing thereon, lying and situated in **Mouza- Purba Barisha**, J.L. No. 23, Touji No. 1-6, 8-10, 12-16, Pargana- Khaspur, R.S. No. 43, comprised in **R.S. & L.R. Dag No. 1006/1301**, appertaining to R.S. Khatian No. 2952, corresponding to C.S. Dag No. 1006, appertaining to C.S. Khatian No. 1616, under L.R. Khatian No. 552, now within the limits of the Kolkata Municipal Corporation, Ward No. 123, **Assessee No. 41-123-09-0040-5**, being known and numbered as **K.M.C. Premises No. 40, Kailash Ghosh Road**, within P.S. Thakurpukur, now Haridevpur, Kolkata-700008, A.D.S.R.O. Behala, D.S.R.O. Alipore, in the District of South 24-Parganas, together with all user and easement rights on the attached common paths, Passages and/or Road and all other rights, benefits, facilities and appurtenances etc, attached therein and thereto, as more fully and particularly mentioned and described in the **Schedule** hereunder written and more specifically delineated in the sketch map or plan, depicted in **RED** border lines attached hereto, hereinafter for sake of brevity referred to as the '**said property**' OR **HOWSOEVER OTHERWISE** the said property and every part thereof now are or is or at any time or times heretofore were or was situated, butted, bounded called known numbered described or distinguished **TOGETHER WITH** all areas, paths and passages, water, water courses, ways and all manners of former or privileges

appendages and appurtenances and all that easement and quasi easement right over the said property or any part thereof now is or are or at any time or times heretofore were or was held used, occupied, enjoyed or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders and the rents, issues distinguished **AND** all profits, benefits, estate, right title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendors into or upon the said land with structure and every part thereof **TOGETHER WITH** all estate, right, title, inheritance, deeds, pattahs, muniments, writings and evidences of title which in any way related to the said property or any part thereof which is now or hereafter shall or may be in the custody, power or possession of the Vendors or any person or persons from whom Purchaser can or may procure the same without any lawful action or suit at law or in equity **TO HAVE AND TO HOLD** own, possess and absolutely enjoy the said Plot of Bastu land with structure, hereditaments and premises and every part thereof hereby granted, sold, conveyed and transferred or expressed or intended so to be **TOGETHER WITH** all other rights, manner and appurtenances belonging thereto respectively unto and in favour of and to the use and enjoyment of the Purchaser absolutely, forever and for good, free from all encumbrances, liens, mortgage, charges, lispendens, liabilities whatsoever **AND** the Vendors hereby for themselves and their heirs, executors, administrators, legal representatives, covenant with the Purchaser that **NOTWITHSTANDING** any act, deed or thing whatsoever by the Vendors or any of their predecessors-in-title, done or executed or knowingly suffered to the contrary the Vendors now have good right, full power, absolute authority and indefeasible

title to grant, sell, convey, transfer, assign and assure the said property hereby granted sold conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid. **AND FURTHER** that the Vendors shall from time to time and at all times hereafter save harmless and keep indemnified the Purchaser for the amount of consideration hereunder written, from and against all actions, losses, damages, expenses, claims and demands whatsoever in respect of the said property hereby granted, conveyed, transferred by these presents, unto and in favour of the Purchaser and henceforth the Purchaser shall have every right, power and authority to take possession of the said property and to enjoy the same peaceably, quietly, free and clear, freely and clearly, without any lawful eviction or interruption, from any corner and also to use and enjoy the said property and every part thereof along with its successors-in-office, executors, administrator, legal representatives and/or assigns, as per their desire and discretion without any interruption or obstruction from the part of the Vendors or any person or persons related to them or in trust for the Vendors, as the Purchaser reasonably required.

AND FURTHER the Vendors further do hereby declare and covenant with the Purchaser that the said property is free from all encumbrances and they have good right, full power, absolute authority and indefeasible title to grant, convey and transfer the said property hereby granted, sold, conveyed and transferred, assigned and assured or expressed or intended so to be unto and to the use and enjoyment of the Purchaser along with its successors-in-office, executors, administrator, legal representatives and/or assigns, in the manner aforesaid free from encumbrances,

charges or liabilities whatsoever **AND THAT** the Vendors have made over peaceful vacant possession of the said property to the Purchaser and the Purchaser has received and accepted the same **AND THAT** all rates & taxes and other impositions and/or outgoings including khazanas, Land Revenue (tax) and other outgoing payable in respect of the said land up to the date of execution of this Indenture shall be paid, borne and discharged by the Vendors **AND THAT** the said property or any part or portion thereof is not affected or vested under West Bengal Lands Reforms Act, 1955 **AND THAT** the said Land has not been acquired by the Govt. under the provisions of Land Acquisition Act, 1894 or under any other law or Acts and/or Rules made or framed there under **AND THAT** no suit and/or proceedings is pending in any court of law affecting the said land and/or any part or portion thereof nor the same has been lying attached under any warrant or attachment of any Court or Revenue Authority **AND THAT** the Purchaser shall and may at all times hereafter at his own costs, charges and expenses peaceably and quietly enter into, hold possess and enjoy the said property and receive and take the rents, issues and profits thereof and shall use, occupy and enjoy the entire property without any lawful eviction, interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust of the Vendors.

AND FURTHER the Vendors do hereby further covenant with the Purchaser that the Purchaser hereafter shall have every right, power and authority to get its name mutated and/or recorded with the B.L. & L.R.O. concerned, Kolkata Municipal Corporation or before any other appropriate authority or authorities concerned

and to that effect, if necessary, the Vendors shall co-operate with the Purchaser in all respect, and also the Vendors shall personally appear before the B.L. & L.R.O. concerned with require original documents **AND FURTHER** if hereafter any omission or mistake in recital of the Deed transpires the Vendors shall and will from time and at all times hereafter at the costs and request of the Purchaser shall do or cause to be done or executed all such acts, deeds, matters and things whatsoever for further perfectly, effectually or satisfactorily granting, transferring and assuring the said property and every part thereof, which is hereby granted, sold, conveyed and transferred unto and in favour of the Purchaser herein for the absolute use and enjoyment of the Purchaser along with its successors-in-office, executors, administrator, legal representatives and/or assigns, for ever and for good as the Purchaser reasonably required.

AND FURTHER the Vendors further covenant with the Purchaser that the Purchaser has/shall have every right, authority and liberty to Let out, Sell, Gift, Lease, Mortgage or any other kind of transfer of the said property to any person or persons at any time hereafter at its absolute desire and discretion along with its legal heirs, successors, legal representatives etc. without any lawful eviction, obstruction, claim, permission whatsoever from the Vendors or any other person or persons related to them or in trust of the Vendors.

SCHEDULE OF THE PROPERTY AS REFERRED TO ABOVE

ALL THAT piece and parcel of Bastu land, measuring **6 (Six) Cottahs 4 (Four) Chittaks** **0 (Zero) Sq. ft.** be the same or a little more or less, together with one Storied Building

having **800 Sq. ft.** more or less covered structural area standing thereon, lying and situated in **Mouza- Purba Barisha**, J.L. No. 23, Touji No. 1-6, 8-10, 12-16, Pargana-Khaspur, R.S. No. 43, comprised in **R.S. & L.R. Dag No. 1006/1301**, appertaining to R.S. Khatian No. 2952, corresponding to C.S. Dag No. 1006, appertaining to C.S. Khatian No. 1616, under L.R. Khatian No. 552, now within the limits of the Kolkata Municipal Corporation, **Ward No. 123**, vide **Assessee No. 41-123-09-0040-5**, being known and numbered as **K.M.C. Premises No. 40, Kailash Ghosh Road**, within P.S. Thakurpukur, now Haridevpur, Kolkata-700008, A.D.S.R.O. Behala, D.S.R.O. Allpore, in the District of South 24-Parganas, together with all user and easement rights on the paths, passages and/or Road and all other rights, benefits, facilities and appurtenances etc. attached therein and thereto, including the right to take telephone line, electric lines and connection, water pipe lines, drainage and sewerage lines and connection upon, over and through the said common Passage/Road. The said property is more specifically delineated in the sketch map or plan depicted in **RED** border lines attached hereto, being the part of these presents, which is butted and bounded as follows: -

ON THE NORTH : 19' Ft. - 6" inches wide K.M.C. Road.

ON THE SOUTH : 17' Ft. - 0" inches wide K.M.C. Road and temple.

ON THE EAST : Land & House of Prahlad Chandra Das and others.

ON THE WEST : Land & House of Tinkari Paul and others.

IN WITNESS WHEREOF the Vendors and Purchaser hereto have set and subscribed their respective hands, seal and signatures this the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

In Presence of:

WITNESSES:-

1. *Ari Das -*
27/8C Chandi Ghosh
Road. Kolkata-700040.

Ari Das.
Anghe Das.
Siban Das.

SIGNATURE OF THE VENDORS

2. *Aloke Biswas*
Advocate
Alipore police court
Kolkata-700027.

M.B.R.K. DEVELOPERS

Subir Mukherjee
Partner

Gourab
Partner

Upendra Kumar
Partner

Balaji Karmakar
Partner

SIGNATURE OF THE PURCHASER

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

Aloke Biswas

Advocate

Alipore Police Court, Kolkata-700027.
Enrolment No. WB- 135/2003.

MEMO. OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned sum of **Rs.75,00,000/- (Rupees Seventy Five Lakh) only** being the full and final price or consideration of this Indenture, in the manner as per memo. below: -

Sl. No.	Cheque/ Demand Draft No.	Date	Bank	Amount
1.	Cheque No. 355724	02/07/2024	State Bank of India	Rs. 1,00,000/-
2.	Cheque No. 355725	02/07/2024	State Bank of India	Rs. 1,00,000/-
3.	Cheque No. 355726	02/07/2024	State Bank of India	Rs. 1,00,000/-
4.	Demand draft No. 000648	09/08/2024	HDFC Bank	Rs. 24,00,000/-
5.	Demand draft No. 000649	09/08/2024	HDFC Bank	Rs. 24,00,000/-
6.	Demand draft No. 000647	09/08/2024	- HDFC Bank	Rs. 24,00,000/-
Total =				Rs. 75,00,000/-
(Rupees Seventy Five Lakh) only.				

Avi Das.
Angha Das.
Siba Das.

SIGNATURE OF THE VENDORS

In Presence of :

WITNESSES :-

1. *John Das.*
27/8 C Chanaki Ghosh Rd.
Kolkata - 700040.
2. *Aloke Paiswas*
Advocate
Alipore police court
Kolkata - 700027.

THE PLAN OF A LAND WITH ONE STORIED BUILDING AT PRE. NO.-40, KAILASH GHOSH ROAD,
 UNDER K.M.C. WARD NO.-123, BR. NO.-XIV. MOUZA - PURBA BARISHA, J.L. NO. - 23, R.S. NO.- 43, C.S.
 DAG NO.- 1006, C.S. KHATIAN NO.- 1616, R.S. DAG NO.- 1006 / 1301, R.S. KHATIAN NO.- 2952, P.S. -
 HARIDEVPUR, DIST. SOUTH 24 PARGANAS, KOLKATA - 700008. L.R. DAG NO. 1006/1301

LR KHATIAN NO. 552

NAME OF PURCHASER: - M.B.R.K. DEVELOPERS

AREA OF LAND - 6K. 4CH. 0 SFT. (APPX.)

AREA OF BUILDING - 800 SFT.

(LAND SHOWN IN RED BOUNDARY)














Ari Das.
 Angha Das.
 Siba Das.

M.B.R.K. DEVELOPERS Balai Karmakar
 Subir Mukherjee Partner
 Goro Banerjee Partner
 Udayan Das Partner












SIGNATURE OF VENDORS.

SIGNATURE OF PURCHASERS

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












Name :- AVI DAS

Signature Avi Das

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












Name :- ARGHA DAS

Signature Argha Das

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












Name :- SIBA DAS

Signature Siba Das

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












Name :- SUBIR MUKHERJEE

Signature Subir Mukherjee

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

Name :- GORA BOSE

Signature Gora Bose

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

Name :- UPANANDA ROY

Signature Upananda Roy



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

Name :- BALAI KARMAKAR

Signature.....*Balai Karmakar*.....

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

Name :-

Signature.....

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

Name :-

Signature.....



Certificate of Enlistment e-Receipt
Licence Department, Kolkata Municipal Corporation
Certificate of Enlistment

Printed On: 29/09/2020

RECEIPT INFORMATION

Financial Year : 2020-2021

Receipt No :
E/05/2020/581673

Receipt Date : 29/09/2020 15:07:03

Transaction Id : 0520200000158059
C.E. No : 0007 9711 2436
Demand Type : Renewal
Demand Nature : PRIMARY(0)
Assessee No : 411231400842
M/S : MBRK DEVELOPERS,
Name of CE Holder : SUBIR MUKHERJEE, GORA BOSE, UPANANDA ROY, BALAJI KARMAKAR
Business Address : 72A NRISINGHA DUTTA ROAD MAILING-72B, NRISINGHA DUTTA ROAD, M-9830510175 KOLKATA 700008
Ward No : 123
Nature of Trade : BUILDER & DEVELOPER -

Parameter : Unit Value
AREA : 100
WITH AC : N

Section No	Description (As per KMC Act, 1950)	Amount (Rs)
199	Certificate of Enlistment	500.00
435/435A	Non-Residential Use	600.00
	Processing Fee	50.00

Total Amount Paid(Rs) : 1150.00

Amount in Words : Rupees One Thousand One Hundred Fifty only

Note: This receipt is to be treated as Payment Receipt cum Certificate of Enlistment and valid upto 31/03/2021. Concerned Authorities/Agencies/Institutions can verify the validity of the receipt cum CE from KMC web portal



E. and O.E.

This document being an e-Receipt for Certificate of Enlistment, does not require any signature



IDENTITY CARD

ASIPORE BAR ASSOCIATION

(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)

KOLKATA - 700 027

PHONE: CIVIL - 2478-4334/7332, CRIMINAL - 2478-1477

Card No. VP/1406



Name ALOKE BISWAS Advocate

Father's/Husband's Name ATUL CHANDRA BISWAS

WB Bar Council Enrollment No. WB-1352003

Date

Sudipto Bardoloi
SUDIPTO BARDOLAI
ASSISTANT SECRETARY



Address: 4111, SRINANI, G. ROAD, P.S. HARIDEEPUR,

KOLKATA-700104

Ph. No. 9748887252/98364532

Date of Birth 27.07.1978

Blood Group O+

Major Information of the Deed

Deed No :	I-1603-14179/2024	Date of Registration :	16/08/2024
Query No / Year	1603-2002150273/2024	Office where deed is registered	
Query Date	10/08/2024 9:18:04 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Aloke Biswas Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9748887252, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 75,00,000/-	Rs. 75,00,000/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 4,50,020/- (Article:23)	Rs. 75,046/- (Article:A(1). E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kallash Ghosh Road, Premises No: 40, Ward No: 123 Pin Code : 700008

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	8 Katha 4 Chatak	63,00,000/-	63,00,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :				10.3125Dec	63,00,000 /-	63,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	800 Sq Ft.	12,00,000/-	12,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		800 sq ft	12,00,000 /-	12,00,000 /-	



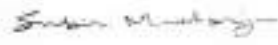






Seller Details :




Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri AVI DAS Son of Shri Ardhendu Das Executed by: Self, Date of Execution: 16/08/2024 , Admitted by: Self, Date of Admission: 16/08/2024 ,Place : Office	Photo  16/08/2024	Finger Print  Captured LTI 16/08/2024	Signature  16/08/2024
35/1, Chandi Ghosh Road, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.: BAxxxxxx2Q, Aadhaar No: 75xxxxxxxx5948, Status :Individual, Executed by: Self, Date of Execution: 16/08/2024 , Admitted by: Self, Date of Admission: 16/08/2024 ,Place : Office				
2	Name Shri ARGHA DAS Son of Shri Ardhendu Das Executed by: Self, Date of Execution: 16/08/2024 , Admitted by: Self, Date of Admission: 16/08/2024 ,Place : Office	Photo  16/08/2024	Finger Print  Captured LTI 16/08/2024	Signature  16/08/2024
35/1, Chandi Ghosh Road, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: BMxxxxxx2M, Aadhaar No: 38xxxxxxxx5617, Status :Individual, Executed by: Self, Date of Execution: 16/08/2024 , Admitted by: Self, Date of Admission: 16/08/2024 ,Place : Office				
3	Name Shri SIBA DAS Son of Shri Ashis Das Executed by: Self, Date of Execution: 16/08/2024 , Admitted by: Self, Date of Admission: 16/08/2024 ,Place : Office	Photo  16/08/2024	Finger Print  Captured LTI 16/08/2024	Signature  16/08/2024
35/1, Chandi Ghosh Road, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.: CExxxxxx0L, Aadhaar No: 67xxxxxxxx6240, Status :Individual, Executed by: Self, Date of Execution: 16/08/2024 , Admitted by: Self, Date of Admission: 16/08/2024 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M.B.R.K. DEVELOPERS 72B, Nrsingha Dutta Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Date of Incorporation:XX-XX-2XX5 , PAN No.: ABxxxxxx3R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative


Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri SUBIR MUKHERJEE Son of Late Narendra Nath Mukherjee Date of Execution - 16/08/2024, , Admitted by: Self, Date of Admission: 16/08/2024, Place of Admission of Execution: Office	 <small>Aug 16 2024 3:32PM</small>	 Captured <small>LTI 16/08/2024</small>	 <small>16/08/2024</small>
54/3, Kalipada Mukherjee Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.: Alxxxxxx2K, Aadhaar No: 80xxxxxxxx4888 Status : Representative, Representative of : M.B.R.K. DEVELOPERS (as Partner)				
2	Shri GORA BOSE Son of Late Prafulla Kumar Bose Date of Execution - 16/08/2024, , Admitted by: Self, Date of Admission: 16/08/2024, Place of Admission of Execution: Office	 <small>Aug 16 2024 3:31PM</small>	 Captured <small>LTI 16/08/2024</small>	 <small>16/08/2024</small>
62/1, Santosh Roy Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.: ANxxxxxx5D, Aadhaar No: 99xxxxxxxx8382 Status : Representative, Representative of : M.B.R.K. DEVELOPERS (as Partner)				
3	Shri UPANANDA ROY Son of Shri Birendra Nath Roy Date of Execution - 16/08/2024, , Admitted by: Self, Date of Admission: 16/08/2024, Place of Admission of Execution: Office	 <small>Aug 16 2024 3:20PM</small>	 Captured <small>LTI 16/08/2024</small>	 <small>16/08/2024</small>
46/A, Ramchandra Pally, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.: AJxxxxxx5Q, Aadhaar No: 56xxxxxxxx4697 Status : Representative, Representative of : M.B.R.K. DEVELOPERS (as Partner)				

Name	Photo	Finger Print	Signature
Shri BALAI KARMAKAR (Presentant) Son of Late Badal Chandra Karmakar Date of Execution - 16/08/2024, , Admitted by: Self, Date of Admission: 16/08/2024, Place of Admission of Execution: Office		 Captured	
Aug 16 2024 3:21PM	LTI 16/08/2024	16/08/2024	

142G, Bhuban Mohan Roy Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.: AFxxxxxx1R, Aadhaar No: 49xxxxxxxx2462 Status : Representative, Representative of : M.B.R.K. DEVELOPERS (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Aloke Biswas Son of Mr. Atul Chandra Biswas Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
16/08/2024	16/08/2024	16/08/2024	

Identifier Of Shri AVI DAS, Shri ARGHA DAS, Shri SIBA DAS, Shri SUBIR MUKHERJEE, Shri GORA BOSE, Shri UPANANDA ROY, Shri BALAI KARMAKAR

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri AVI DAS	M.B.R.K. DEVELOPERS-3.4375 Dec
2	Shri ARGHA DAS	M.B.R.K. DEVELOPERS-3.4375 Dec
3	Shri SIBA DAS	M.B.R.K. DEVELOPERS-3.4375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri AVI DAS	M.B.R.K. DEVELOPERS-266.66666700 Sq Ft
2	Shri ARGHA DAS	M.B.R.K. DEVELOPERS-266.66666700 Sq Ft
3	Shri SIBA DAS	M.B.R.K. DEVELOPERS-266.66666700 Sq Ft