

S-13462/22

D-132 37/22



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AG 996537

R no- 15662002879076/22

V.C. 00200.2307/22

Certified that the document is authentic
to registration. The Signature Sheet and
underwriting Sheet Attached to the
document are the part of the document.

Additional District Sub-Registrar
Dum Dum, 24-Pgs. (North)

27 SEP 2022

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 26th day of SEPTEMBER
in the year Two Thousand and Twenty - Two (2022).

BETWEEN

SRI DIPTIMAN GHOSH (AADHAR NO: 5558 2196 4040), (PAN: ADGPG4387H), son of Late Parimal Ghosh, by Nationality Indian, by faith Hindu, by occupation Business and residing at 1/1, New Road, Circus Avenue, P.S. and P.O. Alipore, Kolkata 700027, West Bengal, hereinafter referred to as the **"VENDOR"** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives, successors, nominees and assigns) of the **ONE PART.**

AND

M/S MANAMAA CONSTRUCTION PRIVATE LIMITED (PAN: AAICM4844M), a Private Limited Company registered under Companies Act, 1956, having its registered office at 22, Madan Mohan Talla Street, P.S. Shyampukur, P.O. Hatkhola, Kolkata 700005, represented by its Authorized Signatory **MR. LAXMI KANT TODI** (PAN:ABTPT7710N) (AADHAR NO.5196 9136 3589) son of Late Deoki Nandan Todi by Nationality Indian, by faith Hindu, by occupation Business and resident of 22, Madan Mohan Talla Street, P.S. Shyampukur, P.O. Hatkhola, Kolkata-700005, pursuant to resolution dated 23.09.2022 passed by the Board of Directors, hereinafter referred to as the **"PURCHASER"** (which the context be deemed to mean and include its successors, successors-in-office and assigns) of the **OTHER PART.**

WHEREAS by a Deed of Conveyance dated 23rd day of December 1930 one Kumar Pradumna Krishna Deb Bahadur sold, grant, transferred, convey **ALL THAT** a piece and parcel of land measuring 82 Bighas 11 Cottahs and 9 Chittacks comprised in Mouza – Gupta Brindaban (also known as Sinthee), appertaining to Touji No. 2833, in Division I, Division Sub-Division XV, Holding No. 72, P.S. Cossipore, under the Calcutta Municipal Corporation, District 24 Parganas which was registered in the office of the Sub Registrar at Cossipore, recorded in Book No. I, Volume No. 6, Pages from 3 to 16, being Deed No. 7, for the year 1931 in favour of one Smt. Amiya Bala Debi for valuable consideration mentioned therein and hereinafter referred to as the **"SAID LAND,"**

AND WHEREAS after such purchase, the said Smt. Amiya Bala Debi duly recorded her name in the office of Collectorate, District 24 Parganas on the said land measuring 82 Bighas 11 Cottahs and 9 Chittacks comprised in Mouza – Gupta Brindaban (also known as Sinthee), appertaining to Touji No. 2833, in Division I, Division Sub-Division XV, Holding No. 72, P.S. Cossipore, under the Calcutta Municipal Corporation, District 24 Parganas and paying the rent and taxes regularly also realizing the rent from the tenants enjoying the same free from all encumbrances.

AND WHEREAS one Nitya Lal Mullick and his brother Ratan Lal Mullick were the tenants under the said landlady Smt. Amiya Bala Debi on **ALL THAT** a piece and parcel of land measuring 1 Bigha 13.5 Cottahs comprised in Mouza – Gupta Brindaban (also known as Sinthee), Touji No. 2833, in Division I, Division Sub-Division XV, Holding No. 72, P.S. Cossipore, under the Calcutta Municipal Corporation, Part of Municipal Premises No. 20, Seven Tanks Lane, District 24 Parganas.

AND WHEREAS the said Smt. Amiya Bala Debi filed a suit for ejectment in the year of 1954 on the said tenants namely Nitya Lal Mullick and Ratan Lal Mullick for obtaining khas possession of the said piece and parcel of land measuring 1 Bigha 13.5 Cottahs comprised in Mouza – Gupta Brindaban (also known as Sinthee), Touji No. 2833, in Division I, Division Sub-Division XV, Holding No. 72, P.S. Cossipore, under the Calcutta Municipal Corporation, Part of Municipal Premises No. 20, Seven Tanks Lane, District 24 Parganas in the Ld. Court of the First Munsiff of Sealdah being Suit No. 490 of 1954 and obtained a decree therein on contest on the 15th day of March, 1956.

AND WHEREAS the said tenants viz. Nityalal Mullick and Ratanlal Mullick preferred an Appeal being Appeal Case No. 354 of 1956 in the Court of the District Judge of Alipore against the said decree dated 15th day of March, 1956 passed by the Ld. First Munsiff of Sealdah being Suit No. 490 of 1954 which was subsequently transferred to the Court of the Eight Sub-Judge of Alipore for disposal and the said Court dismissed the said appeal on contest dated on 31st day of August 1957.

AND WHEREAS the said tenants Nityalal Mullick and Ratanlal Mullick preferred a Second Appeal against the said order of dismissal in the Hon'ble High Court of Calcutta being Appeal No. SA 705 of 1958 against the said decree dated 31st day of August 1957 being Appeal case no. 354 of 1956 which was also dismissed on contest dated on 3rd day of December 1963 and the said original Decree in the said Suit No. 490 of 1954 passed by the Ld. Court of the First Munsiff of Sealdah was confirmed.

AND WHEREAS the said Smt. Amiya Bala Debi obtained Khas Possession of the said piece of land measuring piece and parcel of land measuring 1 Bigha 13.5 Cottahs comprised in Mouza – Gupta Brindaban (also known as Sinthee), Touji No. 2833, in Division I, Division Sub-Division XV, Holding No. 72, P.S. Cossipore, under the Calcutta Municipal Corporation, Part of Municipal Premises No.: 20, Seven Tanks Lane, District 24 Parganas through Court dated on 9th day of April 1964 in execution of the said decree dated on 15th March, 1956 by ejecting the said tenants there from in the title execution Case No. 242 of 1957 of the Court of the First Munsiff of Sealdah.

AND WHEREAS by a Registered Deed of Conveyance dated 3rd February, 1965, the said Amiya Bala Debi sold, grant, transferred, conveyed **ALL THAT** a piece and parcel of land measuring 7 Cottahs and 5 Chittacks comprised in Mouza – Gupta Brindaban (also known as Sinthee), appertaining to Touji No. 2833, in Division I, Division Sub-Division XV, Holding No. 72, Municipal Premises No.: 20, Seven Tanks Lane, P.S. Cossipore, under the Calcutta Municipal Corporation, Ward No. 2, District 24 Parganas in favour of one Sri Parimal Ghosh, which was registered in the office of the Sub-Registrar at Cossipore, recorded in Book No.: I, Volume No. 26, Pages from 1 to 9, being Deed No.: 875, for the year 1965 for valuable consideration mentioned therein.

AND WHEREAS after such purchase, the said Parimal Ghosh recorded his name in the office of the Calcutta Municipal Corporation on the said land measuring 7 Cottahs and 5 Chittacks with tiles shed structure comprised in Touji No. 2833, in Division I, Sub-Division XV, in Sinthi, Holding No.72, under the Calcutta Municipal Corporation now

the Kolkata Municipal Corporation, being Municipal Premises No. 20, Seven Tanks Lane, Ward No. 02, P.S. formerly Cossipore now Sinthi, Kolkata 700030, District 24 Parganas (hereinafter referred to as "the said **PREMISES**" and more fully mentioned in the **SCHEDULE** herein written), and was paying the Municipal Taxes regularly enjoying the same free from all encumbrances.

AND WHEREAS the said Parimal Ghosh who was a Hindu Governed by Dayabhaga School of Law died intestate on 14th day of October, 1985 leaving him surviving his wife Smt. Madhuri Ghosh, one son Sri Diptiman Ghosh as his legal heirs and successors each having undivided one half share in the said **PREMISES**.

AND WHEREAS the said Smt. Madhuri Ghosh died intestate on 14th day of September, 2014 leaving her surviving her only son Sri Diptiman Ghosh as her legal heir and successor no other person and persons and after the death of the said Smt. Madhuri Ghosh as per Hindu Succession Act, 1956, the said Sri Diptiman Ghosh is the absolute owner of the said **PREMISES** and paying the Municipal Taxes regularly enjoying the same free from all encumbrances.

AND WHEREAS by a Agreement for Sale dated 30th day of October, 2017, made between the Vendor herein and the Purchaser herein, the Vendor herein agreed to sell and the Purchaser agreed to purchase **ALL THAT** the said **PREMISES** at or for a total consideration of Rs.25,50,000/- (**Rupees Twenty Five Lakhs and Fifty Thousand only**) and on the terms and conditions mentioned therein. The Purchaser had paid an advance of Rs.5,50,000/- to the Vendor herein under the said Agreement.

AND WHEREAS during the subsistence of the said Agreement dated 30th October, 2017, by a Deed of Lease duly registered on 22.06.2020 at the office of A.D.S.R. Cossipore, Dumdum, West Bengal in Book No. I, Volume No. 1506-2020, Page from 159010 to 159035, Being No. 150603272 for the year 2020, made between the said Diptiman Ghosh as the Lessor therein of the One Part and being the Vendor herein and one Shivkhori Housing Pvt. Ltd. as the Lessee therein of the Other Part, the said

Diptiman Ghosh granted a lease for a period of 15 years effective from 15.06.2020 to the said Lessee upon the said **PREMISES**, for the rent reserved and terms and conditions therein mentioned.

AND WHEREAS at or before the execution of these presents, the Vendor has represented to the Purchaser as follows:

1. That the Vendor is the absolute owner of the Said Premises free from all encumbrances but never has been in possession of the same since the year,1979 since it has been occupied by Himalay Paper and Board Mills (P) Limited but is in symbolical possession due the said the said Himalay Paper and Board Mills (P) Limited and the said Lessee.
2. That the Vendor has a clear and marketable title upon the said **PREMISES**.
3. That the Vendor is having symbolical possession of the said **PREMISES**.
4. That the Vendor has not received any notice for acquisition or requisition of the said **PREMISES** or any part or portion thereof under any of laws for the time being in force.
5. Save and except the said Agreement with the Purchaser and the registered Lease with the said Lessee, the Vendor has not entered into any other contract of any nature for transfer of the said **PREMISES** or any part or portion thereof in favour of anyone.
6. That the Vendor is not aware of any impediment affecting the said **PREMISES** whereby is in any way barred from entering into this Deed of Conveyance.
7. That the Vendor is fully and sufficiently entitled to deal with and/or dispose of the said **PREMISES** subject to possession of the said Himalay Paper and Board Mills (P) Limited and the rights of the said Lessee.

AND WHEREAS replying upon the aforesaid representations of the Vendor to be true and correct and acting on good faith and pursuant to completion of the terms and conditions mentioned in the said Agreement dated 30.10.2017, the Purchaser has agreed to complete the purchase of the said **PREMISES** from the Vendor and the Vendor has

agreed to sell and transfer the said PREMISES to the Purchaser as part of his obligation under the said Agreement dated 30.10.2017 and subject to the terms and conditions mentioned herein and subject to possession of the said Himalay Paper and Board Mills (P) Limited and rights of the said Lessee, hence this Conveyance.

NOW THIS DEED WITNESSETH that in pursuance of the said Agreement 30.10.2017 and in consideration of the sum of Rs.25,50,000/- (Rupees Twenty Five Lakhs and Fifty Thousand only), paid by the Purchaser to the Vendor the total consideration money of the said premises (the receipt whereof the Vendor do hereby as well as by the receipt and memo of consideration hereunder written admit and acknowledge), the Vendor do hereby grant, transfer, sell, convey, release, assign, assure and confirm unto and to the use of the Purchaser **ALL THAT** demarcated piece and parcel of land measuring 7 Cottahs and 5 Chittacks more or less with structure comprised in Municipal Premises No.20, Seven Tanks Lane, P.S. Sinthee, Kolkata-700 030 under Ward No.2 of the Kolkata Municipal Corporation, District: North 24-Parganas and hereinafter referred to as "the Said Premises" and described in the **SCHEDULE** hereunder written, **OR HOWSOEVER OTHERWISE** the said Premises now are or is or at any time heretofore were or was situated butted, bounded, called, known, numbered, described or distinguished **TOGETHER WITH** all walls, yards, buildings, sheds, house, court-yards area, sewers, drains ditches, path passages, shrubs, trees, water-watercourses, lights, liberties, easements privileges, appendages and appurtenances whatsoever to the said property or any part hereof belonging or in any wise appertaining to or what the same or any part thereof usually held used occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the Reversion and Reversions, Remainder and Remainders and the rents issues and profits thereof and of every part thereof **AND** all the estate, right, title, interest, property, claims and demands whatsoever at law and equity of the Vendor in the said Premises or every part thereof **TOGETHER WITH** all the monuments deeds pattahs documents writings and other evidences of title exclusively relating to the said property which is or are in the custody/possession and control of the Vendor or his successor or successors, assigns, nominees or any person from whom they

can or may procure the same without action or suit at law or in equity **TOGETHER WITH** full powers and authorities to the Purchaser in respect of the said Premises with power to act for and on behalf of and in the name of the Vendor irrevocably to appear before any officer/concerned person of the Kolkata Municipal Corporation, Registering Authority and/or any other Competent Authority concerning the said Premises from time to time for the purpose of plan sanction, mutation, rectification of deed in their records as well as of other Government Departments including electricity and other concerned departments in general, of the name of the Purchaser and for obtaining direct supply of any services, utilities and/or amenities directly in the name of the Purchaser and for all or any of such purposes to sign, execute, register, issue, receive, acknowledge, serve all correspondences, notices and letters and/or to sign, affirm, deliver, file and submit any application, affidavit, declaration, deeds or any other writing or instrument whatsoever, interalia, for giving consent to such mutation and to appear and represent the Vendor in all or any of such matters as may be necessary as fully and effectually as the Vendor could do and for all or any of the purposes aforesaid **TO HAVE AND TO HOLD** the said Premises hereby sold, granted, transferred, conveyed, assigned and assured or expressed or intended so to be unto the Purchaser absolutely and forever, free from all encumbrances, mortgages, charges, liens, lispendens, attachments, acquisitions, requisitions and liabilities whatsoever subject to possession of the said Himalay Paper and Board Mills (P) Limited and rights of the said Lessee.

I. THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER as follows:-

- i. **THAT** notwithstanding any act, deed matter or thing whatsoever by the Vendor done or executed or knowingly suffered to the contrary, the Vendor is now lawfully and rightfully seized and possessed of and/or otherwise well and sufficiently entitled to the Said Premises, hereby granted, sold, conveyed, transferred assigned and assured unto and to the Purchaser in the manner aforesaid subject to possession of the said Himalay Paper and Board Mills (P) Limited and rights of the said Lessee;

- ii. **AND THAT** notwithstanding any act, deed, matter or thing done as aforesaid, the Vendor now hath good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Premises, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, in the manner aforesaid, according to the true intent and meaning of these presents;
- iii. **AND THAT** the Said Premises hereby granted, sold conveyed transferred assigned and assured or expressed or intended so to be, is now free from all encumbrances demands, claims, charges, debutters or trusts made or suffered by the Vendor or any person or persons having or lawfully claiming any estate or interest in the Said Premises from under or in trust for the Vendor subject to possession of the said Himalay Paper and Board Mills (P) Limited and rights of the said Lessee.
- iv. **AND THAT** the Purchaser shall and may, from time to time and at all times hereafter, peacefully and quietly, enter into, hold, possess use and enjoy the Said Premises and every part thereof subject to the said leasehold right of the said Lessee and receive the rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid and every part thereof without any lawful hindrance, eviction, interruption, disturbance claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust for the Vendor;
- v. **AND THAT** the Purchaser shall hold the Said Premises free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharge or otherwise by and at the costs and expenses of the Vendor, well and sufficiently saved and indemnified of from and against all charges liens debts attachments and encumbrances whatsoever suffered or created by the Vendor or

any person lawfully or equitably claiming as aforesaid subject to possession of the said Himalay Paper and Board Mills (P) Limited and rights of the said Lessee;

- vi. **AND THAT** the Vendor shall indemnify and keep the Purchaser absolutely discharged, saved, harmless and kept indemnified against all encumbrances, liens, attachments, lispendens, uses, debutters, trusts, liabilities, claims and demands whatsoever created occasioned or made by the Vendor or any person lawfully or equitably or rightfully claiming as aforesaid in respect of the Said Premises or any part thereof;
- vii. **AND THAT** the Vendor and all persons having or lawfully, rightfully or equitably claiming any estate or interest in the Said Premises or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter, at the request and costs of the Purchaser, do and execute and cause to be done and executed all such acts, deeds, matters or things whatsoever for further better or more perfectly assuring the Said Premises and every part thereof and other benefits and rights, hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid, as shall or may be reasonably required;
- viii. **AND THAT** the Vendor has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the Said Premises, hereby granted, sold, conveyed transferred, assigned and assured or expressed or intended so to be or any part thereof can or may be impeached, encumbered or affected in title;
- ix. **AND THAT** the Vendor has good right full power and absolute authority to sell the Said Premises in the manner aforesaid and if for any reasons due to defect in title of the Vendor if the Purchaser is dispossessed or deprived of full enjoyment of the Said Premises or any part thereof, then in that event the Vendor hereby agree to indemnify and keep the Purchaser fully indemnified

against all losses, damages, costs, charges, claims and demands occasioned or arising out of the Said Premises hereby sold to the Purchaser.

- x. **AND THAT** the Vendor shall attorn the leasehold right in favour of the Purchaser herein in respect of the Said Premises by issuing an attornment letter in favour of the Purchaser and the Purchaser shall henceforth be entitled to collect the lease rent from the said Lessee.
- xi. **AND THAT** Vendor hereby declares that the said Deed of Conveyance dated 3rd February, 1965 being Deed No.:875 registered in the office of the Sub-Registrar at Cossipore being the Original Title Deed relating to the Said Premises and by which the Vendor derives title upon the Said Premises appears to have been misplaced and the Vendor states that it is not aware of any pledge, deposit or delivery thereof as security or otherwise and shall keep the Purchaser indemnified against any loss, damage or cost suffered by the Purchaser in such regard and a Newspaper Publication was done by the Vendor herein on 18th August, 2017 in Aajkal Newspaper along with a General Diary being No.1213 dated 17.09.2022 at the Alipore Police Station, against which the Vendor didn't receive any claim or objection from any third party. The Vendor assures the Purchaser that the Original Deed is the property of the Purchaser and he shall hand over the same to the Purchaser if the same is found or traced in future.
- xii. **AND THAT** the Purchaser shall be entitled to get the Said Premises mutated in its name from the Kolkata Municipal Corporation.

II. THE VENDOR DOTH HEREBY AGREES DECLARES AND ASSURES THE PURCHASER as follows:

- i. That the Said Premises hereby sold, conveyed and transferred is not affected by any attachment including attachment under any Certificate Case or any proceedings against the Vendor started at the instance of the Income Tax

Authorities or other Government authorities under the Public Demands Recovery Act or any other Act or otherwise whatsoever and there is no certificate case or proceeding against the Vendor for realization of the arrears of Income Tax or other taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force.

- ii. The Vendor shall be liable to pay and satisfy all municipal and other rates taxes impositions levies and outgoings and all interest, penalty etc. if any thereon accruing due till the date of execution of these presents in respect of the Said Premises hereby sold, conveyed and transferred and shall indemnify and keep saved harmless and indemnified the Purchaser in respect thereof and from all losses damages costs claims demands and proceedings that may be suffered by the Purchaser because of non-payment or delay in payment thereof.

THE SCHEDULE ABOVE REFERRED TO
(Subject Matter of Sale - the said PREMISES)

ALL THAT pieces and parcels of Bastu Land having an area of 7 Cottah and 5 Chittack more or less together with pucca structure being residential quarter and toilet having a total area of 561.45 square feet more or less and tin-shed structure thereon having an area of 1442.55 square feet more or less situated and lying at Municipal Premises No.20, Seven Tanks Lane, Kolkata- 700 030, P.S. Sinthee (formerly Cossipore), under Ward No.2 of the Kolkata Municipal Corporation, District: North 24-Parganas and comprised in Touji No. 2833, in Division I, Sub-Division XV, Holding No.72. (Plan attached)

The said premises is butted and bounded as follows:-

ON THE NORTH : Premises No. 122/1D/2, 122/1F AND 10/H/1, Seven Tanks Lane.

ON THE SOUTH : Land of Madahb Mullick and others.

ON THE EAST : Premises No. 21/D, Seven Tanks Lane and Land of Madahb Mullick and others.

ON THE WEST : By Seven Tanks Lane.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day month and year first above written.

SIGNED AND DELIVERED

by the **VENDOR** at Kolkata
in the presence of:

Diptiman Ghosh
(DIPTIMAN GHOSH)

1. *Kapil Lath, Advocate*
6A, K.S. Roy Road
Kolkata - 700001
2. *Nansen Lath, Advocate*
64, K.S. Roy Road
K-1-1

SIGNED AND DELIVERED

by the **PURCHASER** at Kolkata
in the presence of:

MANAMAA CONSTRUCTION PVT. LTD.,

Laxmi Kant Todt
AUTHORISED SIGNATORY

(MANAMAA CONSTRUCTION PRIVATE LIMITED)

Represented by its Authorized Signatory

LAXMI KANT TODI

1. *Kapil Lath, Advocate*
2. *Nansen Lath, Advocate*

Drafted by:

Kapil Lath, Advocate
KAPIL LATH, ADVOCATE
(Enrollment No. - F/517-01)
S. K. LATH & CO., ADVOCATES
6A, K.S. ROY ROAD, 2nd FLOOR
KOLKATA 700 001

RECEIVED from the within named Purchaser the within mentioned sum of Rs.25,50,000/- (Rupees Twenty Five Lakhs and Fifty Thousand only) payable at or before the execution of these presents as per memo below.

RECEIPT AND MEMO OF CONSIDERATION

SL. NO.	CHEQUE NUMBER/PAY ORDER	DATE	BANK (BRANCH)	AMOUNT (IN RS.)
1.	125594	30.10.2017	HDFC Bank, C.R.Avenue	5,50,000/-
2.	000529	20.09.2022	HDFC Bank, Sovabazaar	20,00,000/-
	TOTAL			25,50,000/-
In words (Rupees Twenty Five Lakhs and Fifty Thousand only)				

I Received

Deepti Ghosh

WITNESSES:

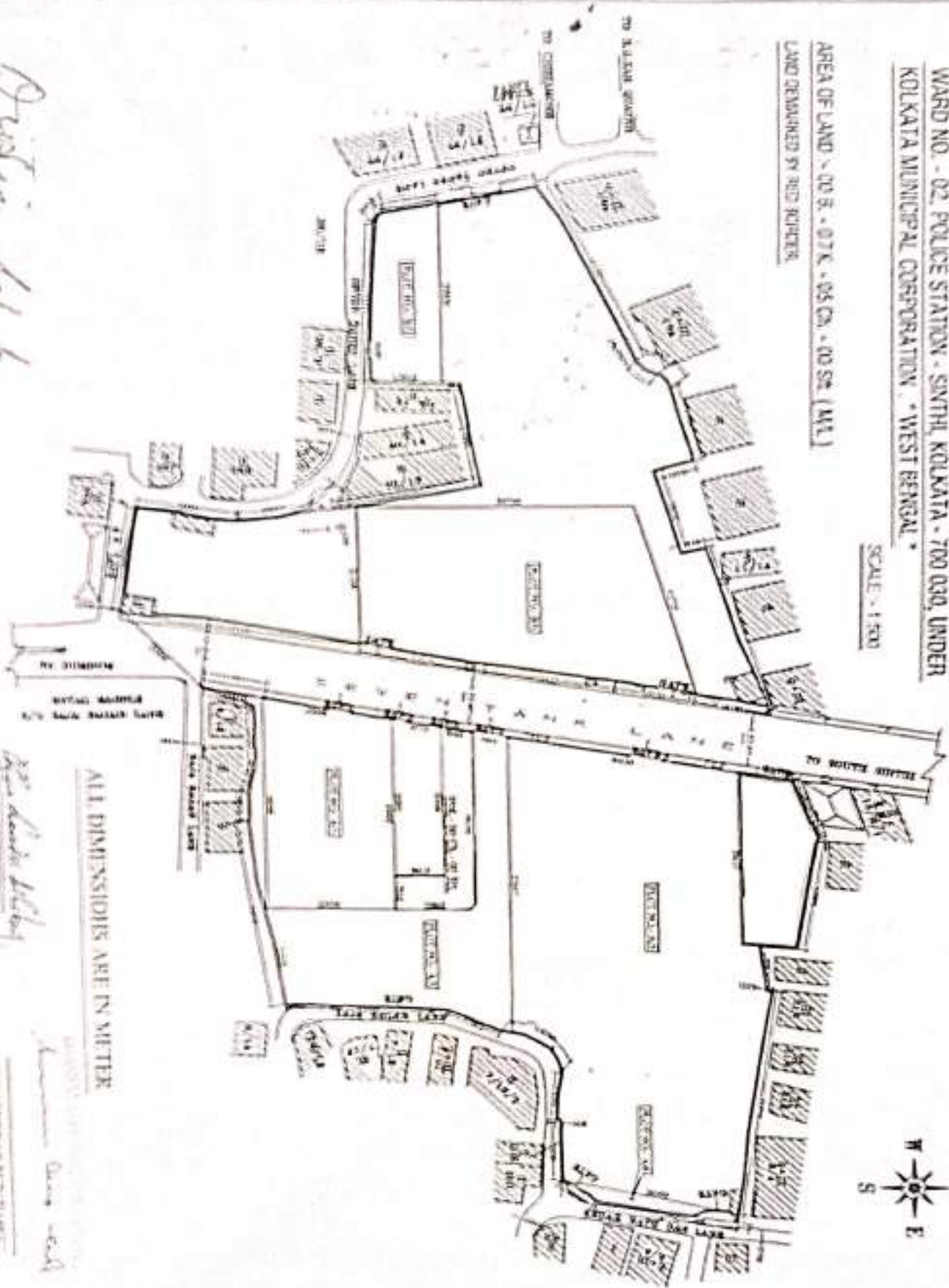
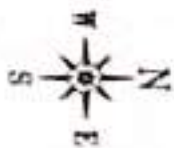
1. *Kapil Kumar, Advocate*

2. *Naren Lath, Advocate*

SITE PLAN OF PREMISES NO. 20, SEVEN TANK LANE,
WARD NO. - 02, POLICE STATION - SOUTH, KOLKATA - 700 030, UNDER
KOLKATA MUNICIPAL CORPORATION, WEST BENGAL.

SCALE - 1:500

AREA OF LAND - 00 B. - 07 K. - 05 CH. - 00 SQ. (MT.)
LAND DEMAND NO. 11 AND 11/1



ALL DIMENSIONS ARE IN METERS

Signature
SIGNATURE OF ARCHITECT

Signature
SIGNATURE OF PURCHASER

Signature
SIGNATURE OF DEVELOPER

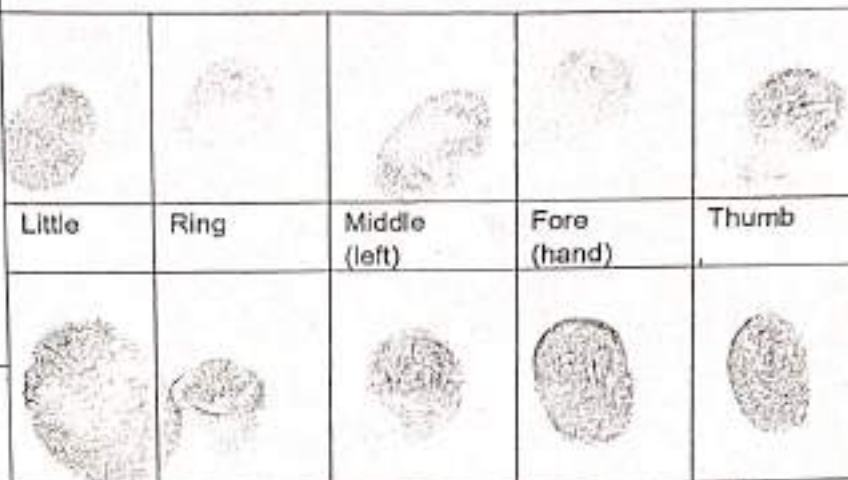
ECIMEN FORM FOR TEN FINGERPRINTS

Signatures of the
executants

Presentants



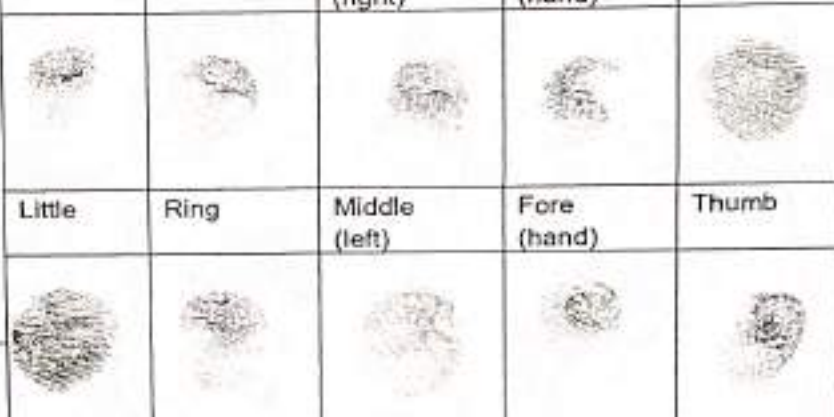
Diptiman Ghosh
DIPTIMAN GHOSH



Little Ring Middle (left) Fore (hand) Thumb
Thumb Fore Middle (right) Ring (hand) Little



Laxmi Kant Todi
LAXMI KANT TODI



Little Ring Middle (left) Fore (hand) Thumb
Thumb Fore Middle (right) Ring (hand) Little



Little Ring Middle (left) Fore (hand) Thumb



Thumb Fore Middle (right) Ring hand Little

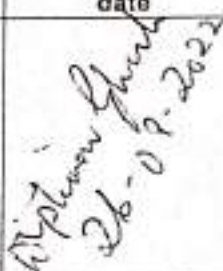
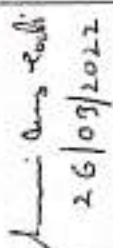
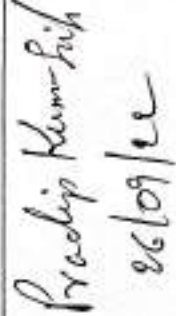


Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15062002879076/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Diptiman Ghosh 1/1, New Road Circus Avenue, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	Seller			 26-09-2022
2	Mr Laxmi Kant Todi Madan Mohantaia street, City:- , P.O:- Hathkhola, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700005	Representative of Buyer [Manamaa Constructi on Private Limited]			 26/09/2022
Sl No.	Name and Address of identifier	Identific. of	Photo	Finger Print	Signature with date
1	Mr Pradip Kumar Singh Son of Mr B N Singh 6a, K S Roy Road, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001	Mr Diptiman Ghosh, Mr Laxmi Kant Todi			 26/09/22

(Kauslava Dey)
ADDITIONAL DISTRICT
SUB-REGISTRAR

Adm. District Sub-Registrar
26/09/2022



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

GRN Details

GRN:	192022230128539141	Payment Mode:	Online Payment
GRN Date:	26/09/2022 00:41:33	Bank/Gateway:	Bank of Baroda
BRN :	1304014805	BRN Date:	26/09/2022 00:46:05
Payment Status:	Successful	Payment Ref. No:	2002879076/2/2022
			[Query No*/Query Year]

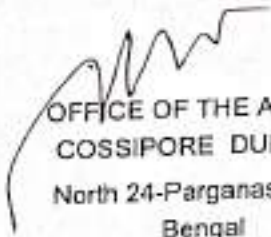
Depositor Details

Depositor's Name:	Manamaa Construction Private Limited
Address:	22, Madan Mohantala street KOLKATA - 700005
Mobile:	9830062959
Depositor Status:	Buyer/Claimants
Query No:	2002879076
Applicant's Name:	Ms S K LATH AND CO
Identification No:	2002879076/2/2022
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002879076/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	1191794
2	2002879076/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	238379
Total				1430173

IN WORDS: FOURTEEN LAKH THIRTY THOUSAND ONE HUNDRED SEVENTY THREE ONLY.



OFFICE OF THE A.D.S.R.
COSSIPORE DUMDUM
North 24-Parganas, West
Bengal

Major Information of the Deed

Deed No :	I-1506-13297/2022	Date of Registration	27/09/2022
Query No / Year	1506-2002879076/2022	Office where deed is registered	
Query Date	24/09/2022 5:57:21 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	S K LATH AND CO 6A, KIRAN SHANKAR ROY ROAD,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9062852396, Status :Solicitor firm		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 25,50,000/-		Rs. 2,38,36,486/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 11,91,894/- (Article:23)		Rs. 2,38,379/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Sinthi, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Seven Tanks Lane, , Premises No: 20, , Ward No: 002 Pin Code : 700030

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	7 Katha 5 Chatak	23,50,000/-	2,32,32,423/-	Property is on Road Encumbered by Tenant,
Grand Total :				12.0656Dec	23,50,000 /-	232,32,423 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	561.45 Sq Ft.	1,00,000/-	2,97,733/-	Structure Type: Structure Tenanted,
Gr. Floor, Area of floor : 561.45 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	1442.55 Sq Ft.	1,00,000/-	3,06,330/-	Structure Type: Structure Tenanted,
Gr. Floor, Area of floor : 1442.55 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		2004 sq ft	2,00,000 /-	6,04,063 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Diptiman Ghosh Son of Late Parimal Ghosh 1/1, New Road Circus Avenue, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: adxxxxxx7h, Aadhaar No: 55xxxxxxxx4040, Status :Individual, Executed by: Self, Date of Execution: 26/09/2022 , Admitted by: Self, Date of Admission: 26/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/09/2022 , Admitted by: Self, Date of Admission: 26/09/2022 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Manamaa Construction Private Limited 22, Madan Mohantala street, City:- , P.O:- Hathkhola, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700005 , PAN No.: aaxxxxxx4m,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Laxmi Kant Todi (Presentant) Son of Late Deoki Nandan Todi Madan Mohantala street, City:- , P.O:- Hathkhola, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: abxxxxxx0n, Aadhaar No: 51xxxxxxxx3589 Status : Representative, Representative of : Manamaa Construction Private Limited (as Authorized signatory)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Pradip Kumar Singh Son of Mr B N Singh 6a, K S Roy Road, City:- Kolkata, P.O:- GPO, P.S :-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			

Identifier Of Mr Diptiman Ghosh, Mr Laxmi Kant Todi

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Diptiman Ghosh	Manamaa Construction Private Limited-12.0656 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Diptiman Ghosh	Manamaa Construction Private Limited-561.45000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Mr Diptiman Ghosh	Manamaa Construction Private Limited-1442.55000000 Sq Ft

Endorsement For Deed Number : I - 150613297 / 2022

On 26-09-2022

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)
Presented for registration at 18:45 hrs on 26-09-2022, at the Private residence by Mr Laxmi Kant Todl ,

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

2,38,36,486/-

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

Execution is admitted on 26/09/2022 by Mr Diptiman Ghosh, Son of Late Parimal Ghosh, 1/1, New Road Circus Avenue, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Business

Indetified by Mr Pradip Kumar Singh, . . Son of Mr B N Singh, 6a, K S Roy Road, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 26-09-2022 by Mr Laxmi Kant Todl, Authorized signatory, Manamaa Construction Private Limited (Private Limited Company), 22, Madan Mohantala street, City:- , P.O:- Hathkhola, P.S:-Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700005

Indetified by Mr Pradip Kumar Singh, . . Son of Mr B N Singh, 6a, K S Roy Road, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

Kaustava Dey

Kaustava Dey

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM**

North 24-Parganas, West Bengal

On 27-09-2022

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 2,38,379.00/- (A(1) = Rs 2,38,365.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 2,38,379/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/09/2022 12:46AM with Govt. Ref. No: 192022230128539141 on 26-09-2022, Amount Rs: 2,38,379/-,
Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 1304014805 on 26-09-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 11,91,844/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 11,91,794/-

Description of Stamp

1. Stamp. Type: Impressed, Serial no 289, Amount: Rs.100.00/-, Date of Purchase: 01/08/2022, Vendor name: A Rahaman

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/09/2022 12:46AM with Govt. Ref. No: 192022230128539141 on 26-09-2022, Amount Rs: 11,91,794/-,

Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 1304014805 on 26-09-2022, Head of Account 0030-02-103-003-02

Kaustava Dey

Kaustava Dey

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM**

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2022, Page from 463971 to 463996
being No 150613297 for the year 2022.



Digitally signed by KAUSTAVA DEY
Date: 2022.10.12 14:25:24 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 2022/10/12 02:25:24 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)