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Registration The Signature Sheet of the
document is attached to the document
are the date...

DEED OF CONVEYANCE

ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA

THIS DEED OF CONVEYANCE is made on this 19th day of April, 2024 (Two Thousand Twenty Four) BETWEEN SRI SOUMEN SARKAR (PAN : MASKED AADHAAR NO. MASKED Mobile No.9123044213), son of Late Sudhir Kumar Sarkar, by religion-Hindu, by occupation-Business, residing at Nabagram Garia, Post Office : Panchpota, Police Station: Sonarpur, Kolkata: 700152,

15208

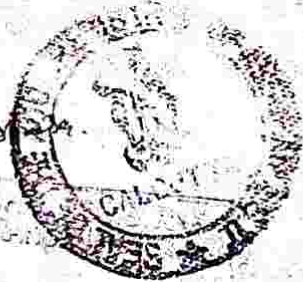
NAME	Sanjay Chatterjee
ADD.	107, Raja B.
Rs.	1000
8 APR 2024	
S	R JEE
L	Jor
2 & 3, K. S. Road, Kol-1	

M. Roy Sarani
Kali-9

18 APR 2024

18 APR 2024

A. B. Datta (Service) S/o late B. P. Datta
At 47, F. K. Vihar
Bilalpur LB Dist- III
P.O. - L. B. Market.
P.S. - Bidhanmarg (3)
Kolkata-700106



18 APR 2024

District : 24 Parganas (South), West Bengal, represented by his constituted attorney **SANMAN REALTECH LLP** (PAN : **MASKED** **LLPIN : ACD-5501**), a Partnership Firm, formed and registered under the Limited Liability Partnership Act and Rules framed there under having its principal place of business situated at 46/1 Raja Rammohan Sarani, Kolkata: 700009, Post Office : Raja Rammohan Sarani, PS : Amherst Street represented by its partner **SRI KOUSHIK BOSE** (PAN : **MASKED**)

MASKED **Mobile No.6290341911**, son of Late Manik Lal Bose, by religion-Hindu, by occupation-Business and residing at 177/6A, Layalka Roypur Road, Kolkata-700092, Post Office - Regent Estate, Police Station-Jadavpur, hereinafter called and referred to as the **"OWNER/VENDOR"** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heirs, successors, executors, administrators, representatives and assigns) of the **FIRST PART.**

AND

SANJOY CHATTERJEE (PAN : **MASKED** **Aadhaar No** **MASKED**)

MASKED son of Late Santosh Lal Chatterjee, aged about 56 years, by religion- Hindu, by nationality - Indian, by occupation - Chartered Accountant, residing at 107, Raja Rammohan Roy Sarani, Post Office - Raja Rammohan Roy Sarani, Police Station -

9



Amherst Street, Kolkata-700009, West Bengal, by a registered power of attorney which is registered on 01.12.2023 at the office of the Additional Registrar of Assurances-II, Kolkata, ARA-II Kolkata, recorded in Book No.I, Volume No.1902-2023, pages from 602266 to 602288 being No.190216756 for the year 2023, hereinafter called and referred to as the **PURCHASER** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heirs, successors, executors, administrators, representatives and assigns) of the **SECOND PART**.

AND

SANMAN REALTECH LLP (PAN : MASKED **LLPIN : ACD-5501**), a Partnership Firm, formed and registered under the Limited Liability Partnership Act and Rules framed there under having its principal place of business situated at 46/1 Raja Rammohan Sarani, Kolkata : 700009, Post Office : Raja Rammohan Sarani, PS : Amherst Street represented by its partners **(1) SRI SANTANU MUKHERJEE** (PAN: MASKED **Mobile No. 9903331600**), son of Late Arun Mukherjee, by religion - Hindu, by occupation -Business, residing at 46/1 Raja Rammohan Sarani, Kolkata-700009, Police Station-Amherst Street, **(2) SMT. MAND IRA DAS** (PAN: MASKED MASKED **Mobile No.9831152849**), daughter of Late Manik Lal Bose

by religion-Hindu, by nationality - Indian, by occupation - Business, residing at 79A, Regent Estate, Kolkata-700092, Post Office - Regent Estate, Police Station - Jadavpur and (3) **SRI KOUSHIK BOSE (PAN : AWKPB6735B, Aadhaar No. MASKED Mobile No.6290341911)**, son of Late Manik Lal Bose, by religion - Hindu, by occupation - Business and residing at 177 /6A, Layalka Roypur Road, Kolkata - 700092, Post Office - Regent Estate, Police Station - Jadavpur, hereinafter called and referred to as the **"DEVELOPER/ CONFIRMING PARTY"** (expression shall unless excluded by or repugnant to the context be deem to mean and include their heirs, executors, administrators, representatives and assigns) of the **OTHER PART.**

WHEREAS by a Bengali Deed of Conveyance bearing dated 08.08.1978 made between Sri Suresh Chandra Deb, son of Late Adhar Chandra Deb described therein as a Vendor of the one part and Smt. Lakshmi Sarkar, wife of Sri Sudhir Kumar Sarkar described therein as Purchaser of the other part which is registered with the office of the Sub Registrar, Sonarpore, District - South 24-Parganas and which is recorded in Book No.I, Volume No.32, pages No.30 to 32 being No.2128 for the year 1978 all that the land measuring about 2(two) cottah 4(four) chittak Sali land situated at

Mouza-Kamrabad R.S. No.2, J.L. No.41 Touji No.109, Khatian No.716 and L.R. Khatian No.23306 Dag No.110 unto and in favour of the Smt. Lakshmi Sarkar at a valuable consideration mentioned therein.

AND WHEREAS by an another Bengali deed of conveyance bearing dated 14.03.1980 made between (1) Sri Bimal Bihari Mandal, son of Late Kunja Behari Mandal (2) Sri Sushil Kumar Mandal, son of Late Binod Behari Mandal (3) Sri Ratan Chandra Mandal (4) Sri Bipin Chandra Mandal, son of Late Natu Behari Mandal described therein as the vendors of the one part and Smt. Lakshmi Rani Sarkar Alias Lakshmi Sarkar, wife of Sri Sudhir Kumar Sarkar described therein is purchaser of the other part and registered virtue of office of the Sub-Registrar Sonarpur South 24-Parganas which is recorded in Book No.I, Volume No.21, pages No.56 to 58 being No.1079 for the year 1980 the said (1) Sri Bimal Bihari Mandal, son of Late Kunja Behari Mandal (2) Sri Sushil Kumar Mandal, son of Late Binod Behari Mandal (3) Sri Ratan Chandra Mandal (4) Sri Bipin Chandra Mandal, son of Late Natu Behari Mandal sold transferred, assigned and conveyed all that the land measuring about 2(two) cottah 8 (eight) chittak 0 (zero) sq.ft. Sali land situated at Mouza - Kamrabad R.S. No.2, J.L. No.41, Touji No.109, Khatian No.506 L.R. Dag

No.109, District - South 24-Parganas unto and in favour of the Smt Lakshmi Sarkar at a valuable consideration mentioned therein.

AND WHEREAS by virtue of the aforesaid two separate deed of conveyance dated 8th August, 1978 and 14th March, 1980 the said two deed of conveyance the purchaser herein became the sole and absolute owner of all that the Sali land measuring about 4 (four) cottah 12 (twelve) chittak lying and situated at Mouza-Kamrabad R.S. No.2, J.L. No.41, Touji No.109, Khatian No.506 L.R. Dag No.109, District - South 24-Parganas.

AND WHEREAS after the aforesaid purchase the said Lakshmi Sarkar the absolute owner of the said Sali Land.

AND WHEREAS thereafter by virtue of a deed of gift bearing dated 25th day of April, 2018 made between Smt. Lakshmi Sarkar, wife of Late Sudhir Kumar Sarkar Described therein as Donor of the one part and Sri Soumen Sarkar, son of Late Sudhir Kumar Sarkar described therein as Donee of the other part which is registered with the office of the Additional District Sub-Registrar Garia at South 24-Parganas which is recorded in Book No.I, Volume No.1629-2018 page No.61972 to 61993 being No.162901967 for the year 2018. The said Smt. Lakshmi Sarkar gift transferred, assigned and

conveyed all the messuage Sali lane lying and situated at Mouza - Kamrabad R.S. No.2, J.L. No.41, Touji No.109, Khatian No.506 L.R. Dag No.109, District - South 24-Parganas unto in favour of her son Sri Soumen Sarkar that in consideration of natural love and affection mentioned therein.

AND WHEREAS that the aforesaid gift Sri Soumen Sarkar mutation and land conversion his name in the office of the Block Land and Land Reforms Office Sonarpur, South 24- Parganas under Government of West Bengal being application dated 28.04.2022 schedule of land for which conversion is allowed vide case No.CN/2022/ 1815/2117 with effect from 16.09.2022 Mouza- Kamrabad Khatian No. (L.R.) 23306 and L.R. Plot No.109 area of land (In acres) 0.0400 classification as per ROR Sali Land for which permission recorded to Bastu Land.

AND WHEREAS after the mutation and sanction mutation his name in the office of the Rajpur Sonarpur Municipality Post Office - Harinavi, South 24-Parganas, Kolkata - 700148 after mutation recorded his name in the records of Rajpur Sonarpur Municipality being Assessment No.1104302075994 Old No.39631, being holding No.482 under Ward No.4, Locality/Street Name Nabagram Panchpota.

AND WHEREAS after the aforesaid gift Sri Soumen Sarkar, son of Late Sudhir Kumar Sarkar as then it was as absolute Owner of Land Mouza-Kamrabad J.L. No.41, R.S. No.2 Touji No.109, R.S. No.716 and 506 No. Khatian L.R. Jorip 7115 Khatian R.S. and L.R. Dag No.110 Land area 1(one) cottah 11 (eleven) chittak bastu land R.S. and L.R. Dag No.109 Land area 2(two) cottah 7(seven) chittak within total 4(four) cottah 2(two) chittak bastu land within the limit of District-South 24-Parganas, Police Station-Sonarpur, Sub-Registrar Office-Sonarpur and District Registrar office-Alipore, Pargana Medanmollah Holding No.482, Nabagram Panchpota within the limit of Rajpur Sonarpur Municipality under Ward No.4 being assessment No.1104302075994.

AND WHEREAS that Soumen Sarkar after the absolute owner of holding No.482, Nabagram Panchpota Police Station - Sonarpur, District - South 24-Parganas being adjacent two land the owner herein decided to construct a G+4 multi Storied building on the amalgamated land of aforesaid holding.

AND WHEREAS due to lack of knowledge and short of fund the owner herein approached **SANMAN REALTECH LLP** the developer herein for the purpose of carrying out of job of construction of multi storied building on the said Bastu land of G+3 storied building

(which is morefully and particularly described in the first schedule written below).

AND WHEREAS pursuant to the said approached of the Owner, the Developer confirming party herein entered into a registered Joint Development Agreement registered on 1st day of December, 2023 at Additional Registrar of Assurances-II, Kolkata Registered Book No.I, Volume No.1902-2023, page from 602056 to 602098, being No.190216748 for the year 2023 on the terms and conditions mentioned in the said agreement.

AND WHEREAS the Owner herein also executed a Development Power of Attorneys in favour of the Developer confirming party registered on 01.12.2023 registered at Additional Registrar of Assurances - II, Kolkata, registered in Book No.I Volume No.1902-2023, pages 602266 to 602288 being No.190516756 for the year 2023 for the purpose of carrying out the job of construction and also for various other purpose including for selling out the Developer's allotted portion to any prospective Purchaser or Purchasers to be selected by the Developer confirming party and to receive entire sale proceed of the Developer's allotted portion.

AND WHEREAS subsequently the Developer confirming party herein applied for a sanction plan for the purpose of carrying out construction building of the land of holding No.482, ward No.4, under Rajpur - Sonarpur Municipality, Mouza - Kamrabad, R.S. Khatian No.716 7 506 L.R. Khatian No.7115, R.S./L.R. Dag Nos. 1 lo, 109, JL No.41, Touzi No.109, Police Station - Sonarpur, District - South 24-Parganas before the Rajpur Sonarpur Municipality and duly obtain a sanction plan and started construction of the building in terms of the said plan in terms of the said Joint Development Agreement dated 01.12.2023.

AND WHEREAS in terms of the said agreement dated 01.12.2023 the Developer confirming party herein started construction of the building as per the sanction plan sanctioned by Rajpur Sonarpur Municipality.

AND WHEREAS the Purchaser hereinafter examining all papers including the Joint Development Agreement dated 1st December, 2023 and the Power of Attorney executed by the Owner in favour of the partnership firm of the Developer Company and after completing necessary searches and being satisfied with the said documents and the title of the **VENDOR** in respect of said Premises and the said Garage and the sanctioned plan and also being satisfied with

construction of the said building and all other papers relating thereto and being fully satisfied that there shall be no question in respect of the title of the **VENDOR** and construction of the said multi-storied building agreed to purchase the said Garage on the Ground Floor of newly constructed G+3 storied building along with undivided proportionate share and/ or interest in the land (which is more fully and particularly described in the **SECOND SCHEDULE** written below and hereinafter referred to as the said Garage on the said unit and more fully and particularly shown in the plan annexed herewith).

AND WHEREAS the Purchaser herein thus being interested to purchase and/ or to acquire one Garage of Developer's share in the Ground Floor measuring about 135 Sq.ft. super built up area approach the Developer for the same and the Owner and Developer agreed to sell the said Garage at and for a consideration of Rs.2,00,000/- (Rupees two lakh) only.

AND WHEREAS pursuant to the approach made by the Purchaser the Developer agreed to sale the said Garage to the Purchaser at and for a total consideration of Rs.2,00,000/- (Rupees two lakh) only and Purchaser has agreed to purchase the said Garage at the aforesaid consideration.

AND WHEREAS in terms of the said agreement the Developer has completed the construction of the said Garage on the ground floor at holding No.482, ward No.4, under Rajpur - Sonarpur Municipality, Mouza - Kamrabad, R.S. Khatian No.716 7 506 L.R. Khatian No.7115, R.S./L.R. Dag Nos.1 to, 109, JL No.41, Touzi No.109, Police Station - Sonarpur, District - South 24-Parganas before the Rajpur Sonarpur Municipality and the said Garage is at present perfectly habitable condition and the Purchaser have made inspection of the said garage and totally satisfied about the construction of the said garage.

AND WHEREAS the Purchaser herein have requested the Owner and Developer confirming party to make proper deed of conveyance in favour of the Purchaser in respect of the said Garage.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid agreement and in consideration of total sum of Rs.2,00,000/- (Rupees two lakh) only paid by the Purchaser to the Developer (which the Owner accepts and confirm) herein towards the cost of the said Garage on the Ground Floor of holding No.482, ward No.4, under Rajpur Sonarpur Municipality, Mouza- Kamrabad, R.S. Khatian No.716 7 506 L.R. Khatian No.7115, R.S./L.R. Dag

Nos.1 lo, 109, JL No .41, Touzi No. 109, Police Station - Sonarpur, District-South 24-Parganas before the Rajpur Sonarpur Municipality along with undivided proportionate share and/or interest in the land of the said premises the receipt thereof the Developer herein do here by acknowledge admit and confirm and of and from the same and every part thereof quit release and discharge the Purchaser his heirs, executors, administrators, representatives and assigns and every one of them the said Garage along with proportionate variable share and/or interest in the land, the Vendor as Owner do by these presents indivisible **GRANT SELL CONVEY TRANSFER ASSIGN AND ASSURE UNTO THE PURCHASER** his heirs, executors, administrators, representatives and assigns **ALL THAT** the said Garage measuring about 135 Sq.ft. including super built-up area on the Ground Floor at holding No.482, ward No.4, under Rajpur-Sonarpur Municipality, Mouza - Kamrabad, R.S. Khatian No.716 7 506 L.R. Khatian No.7115, R.S./L.R. Dag Nos.1 lo, 109, JL No.41, Touzi No.109, Police Station - Sonarpur, District - South 24-Parganas before the Rajpur Sonarpur Municipality (which is more fully and particularly described in the **SECOND SCHEDULE - PART-I** below and hereinafter referred to as the said Garage and more fully and particularly shown in the plan annexed herewith and

marked with Colour **RED**) along with undivided proportionate share and/ or interest in the land of the premises (which is more fully and particularly written in the **SECOND SCHEDULE**, Part -II below) together with undivided interest and right to use common area and facilities (which is more fully and described in the Third Schedule written below) subject to payment of common expenses to be made by the Purchaser along with the other allottee and/ or Purchaser of the other Garage (which is more fully and particularly described in the Fourth Schedule written hereunder) together with common use of sewerage, drains, way, passage, benefits and advantages and other rights liberties easements, quasi-easement to the said property or any part or portion thereof **TO HAVE AND TO HOLD** the same unto and the use of the Purchaser absolutely and forever and the **VENDOR** do hereby covenant with the Purchaser and that **NOTWITHSTANDING** any act deed matter or thing whatsoever by the **VENDOR** made done committed or knowingly suffered to the contrary the **VENDOR** now have good right full power lawful and absolute authority and indefeasible title to grant convey sell transfer and assure the said Garage and undivided proportionate share and/ or interest in the land hereby granted sold convey transferred or intended so to be to use of the Purchaser **AND THAT** the Purchaser

shall and may at all time hereafter peaceable hold possess the said Garage and undivided proportionate share of the land and will receive rent issue profits thereof without any interruption claim demand whatsoever from or by the **VENDOR** or any other person or persons claiming through or in the trust of the **VENDOR AND FURTHER THAT** the **VENDOR** and other person or persons having or claiming any estate right title interest upon or out of the said property shall and will from time to time and at all time hereafter at the request and costs of the Purchaser make do execute perfect or cause to be made done executed and perfected all as such further and other assurance acts deeds and things whatsoever for further better and more perfectly assuring or confirming the title of the said Garage and undivided proportionate share of land **UNTO AND TO THE USE** of the Purchaser **ABSOLUTELY AND FOR EVER** in the manner aforesaid. as the Purchaser may reasonably require **AND THE VENDOR** undertake and declare that if the Purchaser suffers any loss due to any charges and/ or litigation or due to the defect in title of the said property the Vendor will make good all losses so suffered by the Purchaser and simultaneously to the execution of this Indenture the Vendor and Developer do hereby handing over possession of the said Garage to Purchaser herein.

I. FURTHERMORE THE VENDOR DECLARE AND COVENANTS as follows:

1. The **VENDOR** will not at any time hereafter interfere with the occupation and possession of the said Garage of the Purchaser and the Purchaser will enjoy the said Garage as its absolute owner with right to use common area and facilities advantages.
2. The **VENDOR** will have no right, title and interest in the said Garage of the Purchaser.
3. The **VENDOR** will all time hereafter assist the Purchaser at upon every reasonable request and at the cost of the Purchaser made do execute acknowledge cause to be done executed acknowledge all such further acts deeds and things for further or more particularly assuring the title of the said Garage and undivided proportionate share of the land thereof.
4. The Purchaser shall from time to time and all time hereafter peaceably and quietly possess and enjoy the said Garage with common area and facilities.

5. The VENDOR undertakes to sign at necessary papers required for making mutation in the name of individual Purchaser and also render necessary helps for formation of Co-operative Society and/ or owner's Association and registration and mutation of the same.

II. THE PURCHASER FURTHER COVENANTS as follows :

- A. The Purchaser covenants with the Vendor and Developer other lawful occupiers of other Garage that the Purchaser shall at all times hereafter pay all common area and/or expenses required for the maintenance of the said Garage.
- B. The Purchaser undertakes to use the said Garage and will not use or allow to use the said Garage to any other person or persons for business or commercial purpose.
- C. The Purchaser will -
- i) Use the said Garage and will not let out to any other person or persons.
 - ii) Keep the said Garage hereby transferred always in good habitable and water tight condition and in particular so as to support shelter and protect the other part.

- iii) Contribute and pay proportionate the costs, expenses and out-goings regularly as mentioned in the Fourth Schedule below.
- iv) So long the said Garage of the Purchaser is separately assessed for municipal rates and taxes, to pay the municipal rates and taxes in respect of the said Garage.
- v) Make good defects decay and repair the said Garage or portion thereof or for which the notice in writing shall be given by the Developer, Vendor or lawful occupiers of the other Garage or on behalf of the Society to be formed by the Owner of the different Garage of the said Premises and for which the Purchaser shall be liable hereunder to do such repair.

E. From the date of possession of the said Garage the Purchaser will observe and fulfil the terms and conditions mentioned below:-

- a) To bear common expenses as assessed by Developer (so long the Developer in charge of maintenance of the said Garage).

- b) The Purchaser will regularly pay municipal rates and taxes.
- c) To pay the electricity and other utilities consumed relating to the said Garage and common portion.
- d) Not to throw dirt, rubbish or other refuses or permit the same to be thrown or accumulated in the said Garage.
- e) Not to store or bring and allow to be stored and brought in the said Garage any goods of hazardous or combustible nature or which are so heavy as to effect the construction and/ or the structures of the building or any portion of it in any manner.
- f) Not to hang from or attach to the beams or walls or any portion of the Garage any machinery which are heavy or likely to effect or endanger or damage the construction of the building or any part thereof.
- g) Not to interfere with the right to use of common area and facilities by the Vendor, Developer and other Owner of the Garage or lawful occupier.

- h) Not to obstruct Vendor and other Owner or lawful occupiers of the other Garage to use their respective Garage in peaceful way.
- i) Not to carry out any illegal or offensive activities inside the Garage.
- j) To help the Developer for maintenance of common area and proper maintenance and supply of common amenities and advantages.

THE FIRST SCHEDULE ABOVE REFERRED TO

(THE PREMISES)

ALL THAT piece and parcel of land measuring about 4 (Four) cottahs 2 (two) chittaks 0 (Zero) sq.ft. (Mouza-Kamrabad, Touzi No.109, J.L. No.41, R.S. No.2, Holding No.482, land measuring about 2 cottahs 7 chittaks 0 sq.ft. Bastu Land under Khatian No.716 and 506 under L.R. Khatian No.23306 under the revisional settlement measurement which was under Mouza - Kamrabad, L.R. Khatian No.7115, R.S. and L.R. Dag No.110 total land area 1 cottah 11 chittaks 0 sq.ft. Bastu Land in total land measuring about 4 cottahs 2 chittaks 0 sq.ft. on which pucca wall, tile shed 100 sq.ft. structure) within the limit of Rajpur Sonarpur Municipality under

Ward No.4, Mouza-Kamrabad, within the jurisdiction of Sub-Registrar Office of Sonarpur, District Registry Office Alipore, Holding No.482, premises Nabagram Garia, No.2, Middle Block, Kolkata - 700152, District - South 24-Parganas, Police Station - Sonarpur, which is butted and bounded as follows :

ON THE NORTH : R.S. Dag No. 108
ON THE SOUTH : Sixteen feet wide common passage
ON THE EAST : House of Sri Dilip Ghosh
ON THE WEST : House of Smt Dipti Chakraborty

OR HOWSOEVER otherwise the said land hereditaments and premises now are or m or heretofore were or was situated butted, bounded called known numbered described and distinguished.

THE SECOND SCHEDULE ABOVE REFERRED TO

PART- I

(THE GARAGE)

ALL THAT a self-contained Garage on the Ground Floor measuring about 135 sq.ft. super built up area of the new constructed G+ III storied building morefully and particularly shown in the plan annexed herewith and marked with the colour RED boarder along with undivided proportionate share and/ or interest in the land of

the premises lying and situated at Holding No.482, Nabagram Panchpota Garia No.2 Middla Block, Kolkata - 700152, within the limit of Rajpur Sonarpur Municipality under Ward No.4, Mouza - Kamrabad, under Khatian No.716 and 506 under L.R. Khatian No.23306 and L.R. Khatian No.7115 R.S./L.R. Dag Nos.110, 109, J.L. No.41 Touzi No.109, P.S. Sonarpur, District - South 24-Parganas.

PART - II

ALL THAT the undivided proportionate share of land of the said premises.

THE THIRD SCHEDULE ABOVE REFERRED TO

(THE COMMON AREA AND FACILITIES)

1. All Paths, Passages Driveway and Main entrances to the premises and the Building.
2. Durwans living area (if any).
3. Boundary walls and Main gates.
4. Drainage and sewerage and all pipes and other installations for the same (except only those as are installed within the exclusive area of any unit and/ or exclusively for the use).

THE FOURTH SCHEDULE ABOVE REFERRED TO
(COMMON EXPENSES)

1. All cost of maintenance, operating, replacing, white washing, painting, rebuilding, reconstructing, decorating, redecorating and lighting the common portions including the outer walls of the building and boundary wall.
2. The salaries and other expenses of all persons employed for the common purposes, insurance premium, if any, of the said premises.
3. Expenses and deposits for supplies of common utilities to the co-owners.
4. Municipal and other rates taxes and levies and all other outgoing save those separately assessed or incurred in respect of any Unit.
5. Litigation expenses incurred of the common purposes.
6. Office expenses incurred for maintaining the office for common purposes.

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

EXECUTED AND DELIVERED by
the OWNER/VENDOR at
Kolkata in the presence of:

1. Prasanta Samanta
Khanjadapur, Mugkalyan
Baghan, Howrah-711312

2. Anindita Dutta
K/11-8 Aswinagar Bagmati
Kolkata - 700159

Koushik Bose
Signature of the Owner/Vendor
represented by his constituted
Attorney

EXECUTED AND DELIVERED by
the PURCHASER at Kolkata in
the presence of :

1. Prasanta Samanta

2. Anindita Dutta

Sanjoy Chatterjee
Signature of the Purchaser
For SANMAN REALTECH LLP

EXECUTED AND DELIVERED by
the DEVELOPER/ CONFIRMING
PARTY at Kolkata in the
presence of :

1. Prasanta Samanta

2. Anindita Dutta

1. Santanu Mukherjee
2. Macias.
3. Koushik Bose

Partner
Signature of the
Developer/Confirming Party

Drafted by:
Rupchand Chakrabarti
Advocate
High Court, Calcutta.
Enrolment No. WB/79/1974

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser a sum of Rs.2,00,000/- (Rupees Two Lakh) only being the total sale consideration of the said garage as per memo below:

Rs.2,00,000/-

MEMO

By Cheque No. 000147 dated 15.04.2024, HDFC Bank Ltd. Manicktolla Branch in favour of Sanman Realtech LLP.

Rs.2,00,000/-

Rs.2,00,000/-

(Rupees Two Lakh) only.

WITNESSES:

1. *Prasanta Samanta*
Khanjadyus, Mugkalyan
Bagnan, Howrah - 711312

2. *Anindita Dutta*
K/H-8 Aswininagar
Bagniali
Kol- 700159

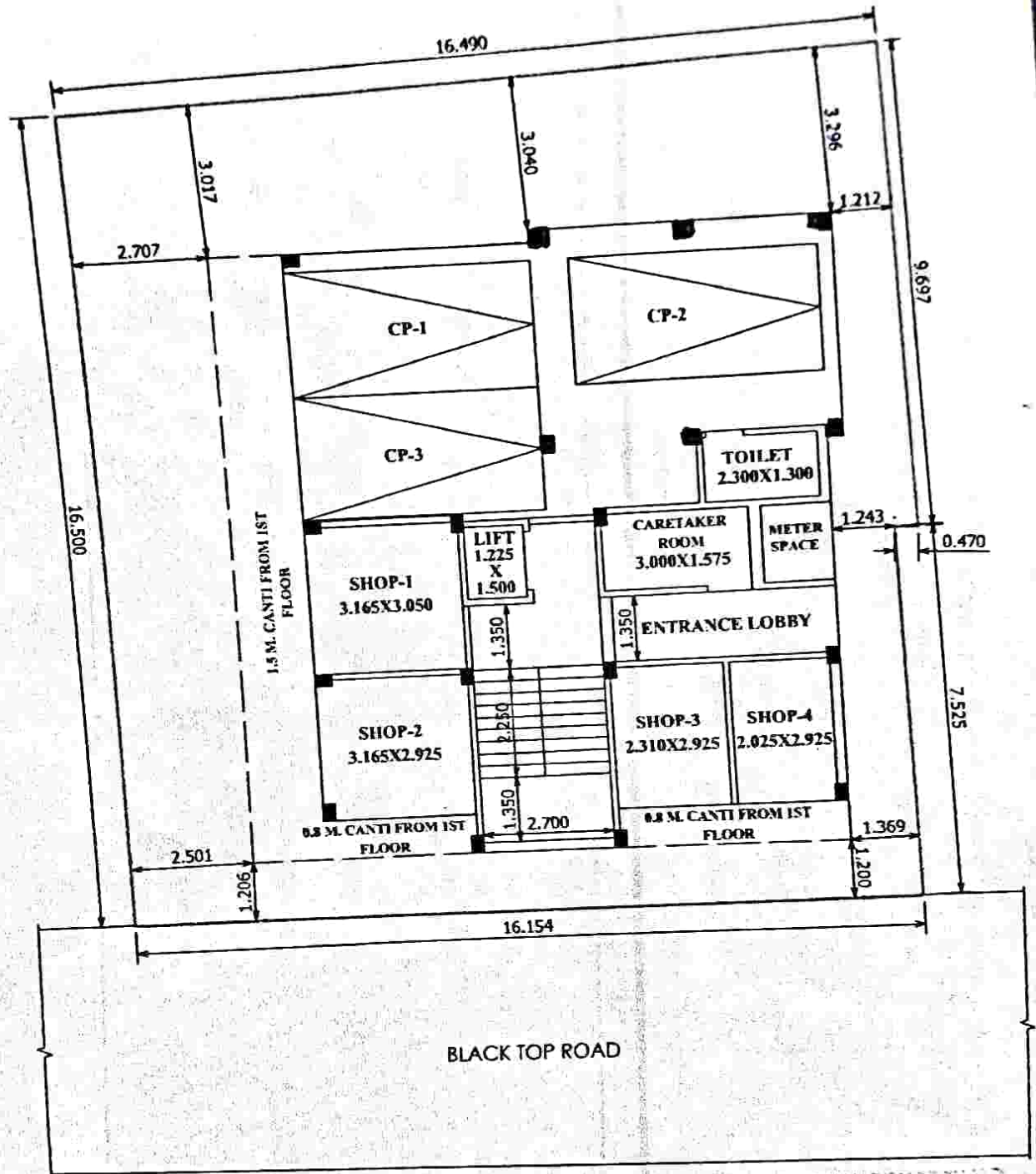
Koushik Boral

**SIGNATURE OF THE
OWNER/VENDOR
REPRESENTED BY HIS
CONSTITUTED ATTORNEY**
For SANMAN REALTECH LLP

1. *Santanu Mukherjee*
2. *Moumita*
3. *Koushik Boral*

**SIGNATURE OF THE
DEVELOPER/ CONFIRMING
PARTY**

Sanman Realtech LLP (Deed of Contribution) Single Charge - Car Parking 15.04.2024



Koushik Bose
 as Constituted Attorney
 Sanjoy Chatterjee - Vendor
 Purchaser

For SANMAN REALTY LLP
 Murali
 Santanu Mukherjee
 Koushik Bose
 Partner

SPECIMEN FORM FOR TEN FINGER PRINTS

		Left Hand Impression				
		Little	Ring	Middle	Fore	Thumb
	Rohit Kumar	MASKED				
	Sanjay Chandra	MASKED				
	Sanjay Kumar	MASKED				
	Meenakshi	MASKED				

SPECIMEN FORM FOR TEN FINGER PRINTS



Left Hand Impression				
Little	Ring	Middle	Fore	Thumb
MASKED				

Left Hand Impression				
Little	Ring	Middle	Fore	Thumb

Right Hand Impression				
Thumb	Fore	Middle	Ring	Little

Left Hand Impression				
Little	Ring	Middle	Fore	Thumb

Right Hand Impression				
Thumb	Fore	Middle	Ring	Little

Left Hand Impression				
Little	Ring	Middle	Fore	Thumb

Right Hand Impression				
Thumb	Fore	Middle	Ring	Little



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



160420242001735412

GRIPS Payment Detail

GRIPS Payment ID:	160420242001735412	Payment Init. Date:	16/04/2024 18:29:31
Total Amount:	11275	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	1766897875135	BRN Date:	16/04/2024 18:29:55
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr SANJOY CHATTERJEE
Mobile: 9830264072

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250017354138	Directorate of Registration & Stamp Revenue	11275
Total			11275

IN WORDS: ELEVEN THOUSAND TWO HUNDRED SEVENTY FIVE 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



192024250017354138

GRN Details

GRN: 192024250017354138 Payment Mode: SBI Epay
GRN Date: 16/04/2024 18:29:31 Bank/Gateway: SBIEpay Payment Gateway
BRN: 1766897875135 BRN Date: 16/04/2024 18:29:55
Gateway Ref ID: 241075201652 Method: HDFC Retail Bank NB
GRIPS Payment ID: 160420242001735412 Payment Init. Date: 16/04/2024 18:29:31
Payment Status: Successful Payment Ref. No: 2000952317/1/2024
[Query No.*Query Year]

Depositor Details

Depositor's Name: Mr SANJOY CHATTERJEE
Address: 107, RAJA RAMMOHAN RAY SARANI, AMHERST STREET, KOLKATA - 700009
Mobile: 9830264072
Email: sanjay_c_ca@yahoo.co.in
Period From (dd/mm/yyyy): 16/04/2024
Period To (dd/mm/yyyy): 16/04/2024
Payment Ref ID: 2000952317/1/2024
Dept Ref ID/DRN: 2000952317/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000952317/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	8813
2	2000952317/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	2462

Total 11275

IN WORDS: ELEVEN THOUSAND TWO HUNDRED SEVENTY FIVE ONLY.

Major Information of the Deed

Deed No :	I-1902-05047/2024	Date of Registration	19/04/2024
Query No / Year	1902-2000952317/2024	Office where deed is registered	
Query Date	16/04/2024 2:16:25 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	A B DHARA FLAT NO. A-47, JV, BLOCK-LB, SECTOR-III, Thana : South Bidhannagar, District : North 24-Parganas, WEST BENGAL, PIN - 700106, Mobile No. : 9830092906, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2,00,000/-	Rs. 2,44,823/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 9,813/- (Article:23)	Rs. 2,546/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Apartment Details :

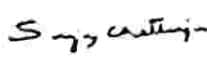
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Ward No: 004, Holding No: 482, Touzi No: 109,Road: Nabagram Middle Road, Pin Code : 700152

Sch No.	Mouza/Road Zone	Plot	Khatian	Floor Area (in Sq.Ft)	Set Forth Value (in Rs.)	Market value (in Rs.)	Other Details
A1	Mouza: Kamrabad	LR - 109, 110	LR - 7115, 23306	Area of Covered Garage: 135	2,00,000/-	2,44,823/-	, Apartment Type: Covered Garage Residential Use , Floor Type: Cemented, Age of Flat: 0 Year, Approach Road Width: 16 Ft , Other Amenities: Lift Facility, New Flat ,Status of Completion : Completed

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Soumen Sarkar Son of Late Sudhir Kumar Sarkar Nabagram Garia, City:- , P.O:- Panchpota, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: AVxxxxxx1P, Aadhaar No: 75xxxxxxx0209, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Sanman Realtech LLP 46/1 Raja Rammohan Sarani, City:- , P.O:- Raja Rammohan Sarani, P.S:-Amharst Street, District:-Kolkata, West Bengal, India, PIN:- 700009 , PAN No.:: AFxxxxxx0K,Aadhaar No Not Provided by UIDAI, Status :Organization as Developer, Executed by: Representative, Executed by: Representative

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Sanjoy Chatterjee (Presentant) Son of Late Santosh Lal Chatterjee Executed by: Self, Date of Execution: 19/04/2024 , Admitted by: Self, Date of Admission: 19/04/2024 ,Place : Office		 Captured	
	Son of Late Santosh Lal Chatterjee 107 Raja Rammohan Roy Sarani, City:- , P.O:- Raja Rammohan Roy Sarani, P.S:-Amharst Street, District-Kolkata, West Bengal, India, PIN:- 700009 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India , PAN No.:: ADxxxxxx4A, Aadhaar No: 77xxxxxxxx9013, Status :Individual, Executed by: Self, Date of Execution: 19/04/2024 , Admitted by: Self, Date of Admission: 19/04/2024 ,Place : Office			

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Koushik Bose Son of Late Manik Lal Bose Date of Execution - 19/04/2024 , , Admitted by: Self, Date of Admission: 19/04/2024 , Place of Admission of Execution: Office		 Captured	
	Partner, Sanman Realtech LLP , 46/1 Raja Rammohan Sarani, City:- , P.O:- Raja Rammohan Sarani, P.S:-Amharst Street, District-Kolkata, West Bengal, India, PIN:- 700009 , 177/6A Layalka Roypur Road, City:- , P.O:- Regent Estate, P.S:-Jadavpur, District-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , , PAN No.:: AWxxxxxx5B, Aadhaar No: 54xxxxxxxx3743 Status : Attorney, Attorney of : Shri Soumen Sarkar			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Santanu Mukherjee Son of Late Arun Mukherjee Date of Execution - 19/04/2024 , , Admitted by: Self, Date of Admission: 19/04/2024 , Place of Admission of Execution: Office		 Captured	
	Apr 19 2024 2:48PM LTI 19/04/2024 19/04/2024			

46/1 Raja Rammohan Sarani, City:- , P.O:- Raj Rammohan Sarani, P.S:-Amharst Street, District:- Kolkata, West Bengal, India, PIN:- 700009, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx6C, Aadhaar No: 58xxxxxxxx1917 Status : Representative, Representative of : Sanman Realtech LLP

2	Name	Photo	Finger Print	Signature
	Smt Mandira Das Daughter of Late Manik Lal Das Date of Execution - 19/04/2024, , Admitted by: Self, Date of Admission: 19/04/2024, Place of Admission of Execution: Office		 Captured LTI 19/04/2024	 19/04/2024
79A, Regent Estate, City:- , P.O:- Regent Estate, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx6H, Aadhaar No: 56xxxxxxxx3040 Status : Representative, Representative of : Sanman Realtech LLP				
3	Name	Photo	Finger Print	Signature
	Shri Koushik Bose Son of Late Manik Lal Bose Date of Execution - 19/04/2024, , Admitted by: Self, Date of Admission: 19/04/2024, Place of Admission of Execution: Office		 Captured LTI 19/04/2024	 19/04/2024
177/6A Layalka Roypur, City:- , P.O:- Regent Estate, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AWxxxxxx5B, Aadhaar No: 54xxxxxxxx3743 Status : Representative, Representative of : Sanman Realtech LLP				

Identifier Details :

Name	Photo	Finger Print	Signature
A B Dhara Son of Late B P Dhara Flat No A47, JV, Block LB Sector 3, Salt Lake Cit, City:- , P.O:- IB Market, P.S:- South Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700106		 Captured 19/04/2024	 19/04/2024

Identifier Of Shri Koushik Bose, Shri Santanu Mukherjee, Smt Mandira Das, Shri Koushik Bose, Sanjoy Chatterjee

Transfer of property for A1

Sl.No	From	To. with area (Name-Area)
1	Shri Soumen Sarkar	Sanjoy Chatterjee-135.000000 Sq Ft

Endorsement For Deed Number : I - 190205047 / 2024

On 19-04-2024

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

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

Presented for registration at 11:37 hrs on 19-04-2024, at the Office of the A.R.A. - II KOLKATA by Sanjoy Chatterjee, Claimant.

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 2,44,823/-

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

Execution is admitted on 19/04/2024 by Sanjoy Chatterjee, Son of Late Santosh Lal Chatterjee, 107 Raja Rammohan Roy Sarani, P.O: Raja Rammohan Roy Sarani, Thana: Amharst Street, , Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by Profession Professionals

Identified by A B Dhara, , Son of Late B P Dhara, Flat No A47, JVV, Block LB Sector 3, Salt Lake Cit, P.O: IB Market, Thana: South Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700106, by caste Hindu, by profession Service

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

Execution is admitted on 19-04-2024 by Shri Santanu Mukherjee, Partner, Sanman Realtech LLP (Partnership Firm), 46/1 Raja Rammohan Sarani, City:- , P.O:- Raja Rammohan Sarani, P.S:-Amharst Street, District:-Kolkata, West Bengal, India, PIN:- 700009

Identified by A B Dhara, , Son of Late B P Dhara, Flat No A47, JVV, Block LB Sector 3, Salt Lake Cit, P.O: IB Market, Thana: South Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700106, by caste Hindu, by profession Service

Execution is admitted on 19-04-2024 by Smt Mandira Das, Partner, Sanman Realtech LLP (Partnership Firm), 46/1 Raja Rammohan Sarani, City:- , P.O:- Raja Rammohan Sarani, P.S:-Amharst Street, District:-Kolkata, West Bengal, India, PIN:- 700009

Identified by A B Dhara, , Son of Late B P Dhara, Flat No A47, JVV, Block LB Sector 3, Salt Lake Cit, P.O: IB Market, Thana: South Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700106, by caste Hindu, by profession Service

Execution is admitted on 19-04-2024 by Shri Koushik Bose, Partner, Sanman Realtech LLP (Partnership Firm), 46/1 Raja Rammohan Sarani, City:- , P.O:- Raja Rammohan Sarani, P.S:-Amharst Street, District:-Kolkata, West Bengal, India, PIN:- 700009

Identified by A B Dhara, , Son of Late B P Dhara, Flat No A47, JVV, Block LB Sector 3, Salt Lake Cit, P.O: IB Market, Thana: South Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700106, by caste Hindu, by profession Service

Executed by Attorney

Execution by Shri Koushik Bose, Partner, Sanman Realtech LLP (Partnership Firm), 46/1 Raja Rammohan Sarani, City:- , P.O:- Raja Rammohan Sarani, P.S:-Amharst Street, District:-Kolkata, West Bengal, India, PIN:- 700009 as constituted attorney for Shri Soumen Sarkar Nabagram Garia, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152 is admitted by him

Identified by A B Dhara, , Son of Late B P Dhara, Flat No A47, JVV, Block LB Sector 3, Salt Lake Cit, P.O: IB Market, Thana: South Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700106, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,546.00/- (A(1) = Rs 2,448.00/- , E = Rs 14.00/- , I = Rs 55.00/- , M(a) = Rs 25.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 2,462/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/04/2024 6:29PM with Govt. Ref. No: 192024250017354138 on 16-04-2024, Amount Rs: 2,462/-, Bank: SBI EPay (SBIEPay), Ref. No. 1766897875135 on 16-04-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 9,813/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 8,813/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 15208, Amount: Rs.1,000.00/-, Date of Purchase: 18/04/2024, Vendor name: S Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB. Online on 16/04/2024 6:29PM with Govt. Ref. No: 192024250017354138 on 16-04-2024, Amount Rs: 8,813/-, Bank: SBI EPay (SBlePay), Ref. No. 1766897875135 on 16-04-2024, Head of Account 0030-02-103-003-02


Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I

Volume number 1902-2024, Page from 226131 to 226169
being No 190205047 for the year 2024.



10/5

Digitally signed by SATYAJIT BISWAS
Date: 2024.05.10 11:35:01 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 10/05/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.