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certified that the Document is admitted for registration. The Signature Sheet and the endorsement sheet attached to this document are the part of this Document.

R.A.
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21/04/2023

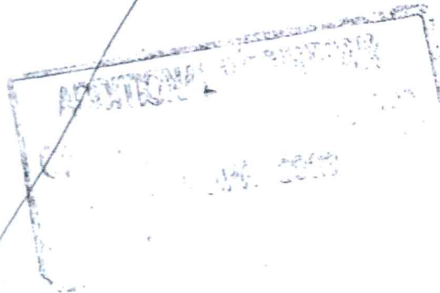
THIS DEED OF CONVEYANCE made this 21st day of April, TWO THOUSAND AND TWENTY THREE BETWEEN 1) SRI HARI PRASAD SHARMA, (INCOME TAX PAN AVJPS4872L), (AADHAAR NO. 5452 7522 8958), son of late Bhanwarlal Sharma, by faith Hindu, by nationality Indian, by occupation business and at present residing at No. 18, Tarachand Dutta Street, 4th Floor, Police Station Bowbazar, Post Office Central Avenue, Kolkata – 700 073 and 2) SRI SHYAM SUNDAR SHARMA, (INCOME TAX PAN AKVPS6603G), (AADHAAR NO. 2794 5899 6300), also son of the said late Bhanwarlal Sharma, by faith Hindu, by nationality, by occupation business and at present residing at No. 93, Bangur Avenue, Block D, Flat No. 5, Police Station Lake Town, Post Office Bangur Avenue, Kolkata – 700 055, District 24 Parganas (North), hereinafter collectively referred to as the 'VENDORS', (which term or expression shall unless excluded by or repugnant or

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Sold to.....
Address.....
Value 100
18 APR 2023
L.S.V., High Court
Abhijit Sarkar
High Court, A.S

MAYANK KAKRANIA
Advocate
10, Old Post Office Street
Kolkata - 700 001



Identified by me:
Mayank Kakrania
Advocate, High Court, Calcutta
10 Mahendra Kumar Kakrania
Old Post Office Street,
1st Wing, 1st floor, Room No. 34A,
Kolkata - 700001
J. S. Hare Street,
P.O. G.P.O.
WB/1287A/99

SPECIMEN FORM FOR TEN FINGERPRINTS



Anil Khand Sharma

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



Shyam Sunda Sharma

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



Payal Agarwal

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

SPECIMEN FORM FOR TEN FINGERPRINTS



Ragini Choudhary

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



Dilip Kumar Singh

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

contrary to the subject or context mean and include and be deemed to mean and include their respective legal heirs, executors, successors, administrators, legal representatives and assigns) of the **ONE PART AND 1) BASUKI NIRMAN LLP, (LLPIN AAR-1556) (INCOME TAX PAN AAVFB7613D)**, a limited liability partnership incorporated and registered under The Limited Liability Partnership Act, 2008, having its registered office and principal place of business at No. 9/12, Lal Bazar Street, Block B, 3rd Floor, Room No. 3099, Police Station Hare Street, Post Office G. P. O., Kolkata – 700 001, represented by its **Designated Partner, Smt. Payal Agarwal, (INCOME TAX PAN ALBPS1737N), (AADHAR NO. 6143 4022 4744)**, wife of Sri Kapil Agarwal, by faith Hindu, by nationality Indian, by occupation business and at present residing at No. 110, Canal Street, 5th Floor, Lake Town, Police Station Lake Town, Post Office Sreebhumi, Kolkata - 700 048, **2) SMT. PAYAL AGARWAL, (INCOME TAX PAN ALBPS1737N), (AADHAR NO. 6143 4022 4744)**, wife of Sri Kapil Agarwal, by faith Hindu, by nationality Indian, by occupation business and at present residing at No. 110, Canal Street, 5th Floor, Lake Town, Police Station Lake Town, Post Office Sreebhumi, Kolkata - 700 048, **3) SMT. RAGINI CHOUDHARY, (INCOME TAX PAN ABPPC3177N), (AADHAR NO. 6972 3791 6921)**, wife of Sri Abhay Choudhary, by faith Hindu, by nationality Indian, by occupation business and at present residing at No. 68, Jessore Road, Diamond City North, Block No. 20, Police Station Lake Town, Post Office Bangur Avenue, Kolkata - 700 055 and **4) SRI NARAYAN PRASAD KHEMKA, (INCOME TAX PAN AQGPK3923L), (AADHAR NO. 3819 5460 7148)**, son of Sri Budhi Prasad Khemka, by faith Hindu, by nationality Indian, by occupation business and at present residing at No. 36A, Sahitya Parishad Street, Police Station and Post Office Burtolla, Kolkata - 700 006, hereinafter collectively referred to as the **'PURCHASERS'**, (which term or expression shall unless excluded by or repugnant or contrary to the subject or context mean and include and be deemed to mean and include the partners for the time being of Basuki Nirman LLP and their respective legal heirs, executors, successors, administrators, legal representatives and assigns) of the **OTHER PART**

WHEREAS:

A. One Smt. Asha Lata Ghosh purchased a plot of land by way of sale by different Kobalas on different dates in the name of her husband, Sri Kiran Chandra Ghosh, a

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Benamdar. After the expiry of the said Sri Kiran Chandra Ghosh, his wife, the said Smt. Asha Lata Ghosh and son, Sri Anil Chandra Ghosh inherited the aforesaid plot of land by way of inheritance.

B. Sri Chunilal Bhuniya purchased the aforesaid plot of land by way of Sale Deed No. 8024, for the year 1956, registered in Book No. I, Volume No. 117, Pages 227 to 235, from the said Smt. Asha Lata Ghosh and Sri Anil Chandra Ghosh, and registered the same at the Sub Registration Office Cossipore, Dum Dum, on 26th September, 1956.

C. The said Chunilal Bhuniya was thus seized and possessed of all that the aforesaid plot of land by way of purchase.

D. The said Chunilal Bhuniya died intestate on or about 12th December, 1977, leaving behind him surviving his four sons, namely Amar Lai Bhuniya, Kumar Lai Bhuniya, Gopal Chandra Bhuniya and Tapan Kumar Bhuniya, as his legal heirs and legal representatives under the Hindu Succession Act, 1956, there being no daughter and his wife having predeceased him.

E. By a Bengali Deed of Partition bearing dated 13th March, 1981, made between the said Sri Amar Lai Bhuniya of the First Part, Kumar Lai Bhuniya of the Second Part, Gopal Chandra Bhuniya of the Third Part and Tapan Kumar Bhuniya of the Fourth Part, and registered in the office of the Sub Registration Office Cossipore, Dum Dum, in Book No. I, Volume No. 64, Pages 137 to 148, being No. 2418, for the year 1981, the properties left behind the said Chunilal Bhuniya were partitioned and the aforesaid plot of land in Mouza Kaikhali was allotted to the said Tapan Kumar Bhuniya amongst other properties.

F. The said Tapan Kumar Bhuniya thus became the sole and absolute owner of the aforesaid plot of land and his name was also recorded in the recent Records of Rights in Khatian No. 238.

G. The said Tapan Kumar Bhuniya sold, transferred and conveyed **ALL THAT** the piece or parcel of land containing by measurement a total area of 10 (ten) cottahs and 22 (twenty two) sq. ft., be the same a little more or less, the nature of land being sali **TOGETHER WITH** the tiles shed and structure containing an area of 200 (two hundred) sq. ft., be the same a little more or less, constructed thereon, along with the

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surrounding compound walls, including gate, comprised in and being the divided and demarcated parts or portions of C. S. Dag No. 59, R. S. and L. R. Dag No. 64 {1 (one) cottah}, C. S. Khatian No. 405, R. S. Khatian No. 366 and C. S. Dag No. 60, R. S. and L. R. Dag No. 65 {9 (nine) cottahs and 22 (twenty two) sq. ft.}, C. S. Khatian No. 279, R. S. Khatian No. 283, thereafter Khatian No. 238, Mouza Kaikhali, J. L. No. 5, R. S. No. 115, Touzi No. 172, Karkhanagoli Road (Kaikhali), Police Station Rajarhat (now Airport), Additional District Sub Registrar, Bidhannagar, Salt Lake City, under Bidhannagar Municipal Corporation, in the District of North 24 Parganas, Kolkata – 700 052 (now 700 136), West Bengal, to Smt. Kiran Mantry, wife of Sri Prem Kumar Mantry, by way of a Sale Deed on 15th December, 1989, which was duly registered in the office of the Additional District Sub Registrar, Bidhannagar, Salt Lake City, in Book No. I, Volume No. 10, Pages 283 to 294, being No. 8955, for the year 1989.

H. The said Smt. Kiran Mantry sold, transferred and conveyed **ALL THAT** the piece or parcel of land containing by measurement a total area of 10 (ten) cottahs and 22 (twenty two) sq. ft., be the same a little more or less, the nature of land being sali **TOGETHER WITH** the tiles shed and structure containing an area of 200 (two hundred) sq. ft., be the same a little more or less, constructed thereon, along with the surrounding compound walls, including gate, comprised in and being the divided and demarcated parts or portions of C. S. Dag No. 59, R. S. and L. R. Dag No. 64 {1 (one) cottah}, C. S. Khatian No. 405, R. S. Khatian No. 366 and C. S. Dag No. 60, R. S. and L. R. Dag No. 65 {9 (nine) cottahs and 22 (twenty two) sq. ft.}, C. S. Khatian No. 279, R. S. Khatian No. 283, thereafter Khatian No. 238, Mouza Kaikhali, J. L. No. 5, R. S. No. 115, Touzi No. 172, Karkhanagoli Road (Kaikhali), Police Station Rajarhat (now Airport), Additional District Sub Registrar, Bidhannagar, Salt Lake City, under Bidhannagar Municipal Corporation, in the District of North 24 Parganas, Kolkata – 700 052 (now 700 136), West Bengal, to Sri Ranjit Kumar Poddar, son of Sri Sitaram Poddar, by way of a Sale Deed on 8th April, 1991, which was duly registered in the office of the District Registrar, Barasat, in Book No. I, Volume No. 42, Pages 156 to 165, being No. 2770, for the year 1991.

I. After purchasing the aforesaid plot of land, the said Sri Ranjit Kumar Poddar became the sole owner of **ALL THAT** the piece or parcel of land containing by measurement a total area of 10 (ten) cottahs and 22 (twenty two) sq. ft., be the same a

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little more or less, the nature of land being sali **TOGETHER WITH** the tiles shed and structure containing an area of 200 (two hundred) sq. ft., be the same a little more or less, constructed thereon, along with the surrounding compound walls, including gate, comprised in and being the divided and demarcated parts or portions of C. S. Dag No. 59, R. S. and L. R. Dag No. 64 {1 (one) cottah}, C. S. Khatian No. 405, R. S. Khatian No. 366 and C. S. Dag No. 60, R. S. and L. R. Dag No. 65 {9 (nine) cottahs and 22 (twenty two) sq. ft.}, C. S. Khatian No. 279, R. S. Khatian No. 283, thereafter Khatian No. 238, Mouza Kaikhali, J. L. No. 5, R. S. No. 115, Touzi No. 172, Karkhanagoli Road (Kaikhali), Police Station Rajarhat (now Airport), Additional District Sub Registrar, Bidhannagar, Salt Lake City, under Bidhannagar Municipal Corporation, in the District of North 24 Parganas, Kolkata – 700 052 (now 700 136), West Bengal, and recorded the same under a separate L. R. Khatian No. 978, and enjoyed and possessed the same with good right and full and absolute power of ownership with every right to transfer the same or any part thereof to anybody in any manner.

J. The said Sri Ranjit Kumar Poddar invited offers to sell **ALL THAT** the piece or parcel of land containing by measurement a total area of 10 (ten) cottahs and 22 (twenty two) sq. ft., be the same a little more or less, the nature of land being sali **TOGETHER WITH** the tiles shed and structure containing an area of 200 (two hundred) sq. ft., be the same a little more or less, constructed thereon, along with the surrounding compound walls, including gate, comprised in and being the divided and demarcated parts or portions of C. S. Dag No. 59, R. S. and L. R. Dag No. 64 {1 (one) cottah}, C. S. Khatian No. 405, R. S. Khatian No. 366 and C. S. Dag No. 60, R. S. and L. R. Dag No. 65 {9 (nine) cottahs and 22 (twenty two) sq. ft.}, C. S. Khatian No. 279, R. S. Khatian No. 283, thereafter Khatian No. 238, L. R. Khatian No. 978, Mouza Kaikhali, J. L. No. 5, R. S. No. 115, Touzi No. 172, Karkhanagoli Road (Kaikhali), Police Station Rajarhat (now Airport), Additional District Sub Registrar, Bidhannagar, Salt Lake City, under Bidhannagar Municipal Corporation, in the District of North 24 Parganas, Kolkata – 700 052 (now 700 136), West Bengal.

K. Mrs. Soniya Baid and Mr. Siddhant Baid approached the said Sri Ranjit Kumar Poddar to purchase the aforesaid plot of land and purchased the same and duly executed and registered a Deed of Conveyance in the office of the Additional District

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Sub Registrar, Bidhannagar, (W. B.), in Book No. I, Volume No. 1504 of 2019, Pages from 12139 to 12167, Being No. 150400285, for the year 2019.

L. By and under a Deed of Conveyance dated 16th January, 2021, made between the said Mrs. Soniya Baid and Mr. Siddhant Baid, therein collectively referred to as the vendors of the one part and Mr. Hari Prasad Sharma and Mr. Shyam Sundar Sharma, the vendors herein, therein collectively referred to as the purchasers of the second part, and registered in the office of the Additional Registrar of Assurances – II, Kolkata, in Book - I, Volume number 1902-2021, Page from 48060 to 48099, being No. 190200334 for the year 2021, (hereinafter referred to as the “**SAID DEED OF CONVEYANCE**”), the said Mrs. Soniya Baid and Mr. Siddhant Baid, at or for the consideration mentioned therein, granted, sold, transferred, conveyed, released, assigned and assured unto and in favour of the said Mr. Hari Prasad Sharma and Mr. Shyam Sundar Sharma and the said Mr. Hari Prasad Sharma and Mr. Shyam Sundar Sharma jointly, collectively and equally became the absolute lawful owners, absolutely and lawfully seized and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession **ALL THAT** the piece or parcel of land containing by measurement a total area of 10 (ten) cottahs and 22 (twenty two) sq. ft., be the same a little more or less, the nature of land being sali **TOGETHER WITH** the tiles shed and structure containing an area of 200 (two hundred) sq. ft., be the same a little more or less, constructed thereon, along with the surrounding compound walls, including gate, comprised in and being the divided and demarcated parts or portions of C. S. Dag No. 59, R. S. and L. R. Dag No. 64 {1 (one) cottah}, C. S. Khatian No. 405, R. S. Khatian No. 366 and C. S. Dag No. 60, R. S. and L. R. Dag No. 65 {9 (nine) cottahs and 22 (twenty two) sq. ft.}, C. S. Khatian No. 279, R. S. Khatian No. 283, thereafter Khatian No. 238, L. R. Khatian No. 978, thereafter L. R. Khatian Nos. 3164 and 3165, (now L. R. Khatian Nos. 3234 and 3233), Mouza Kaikhali, J. L. No. 5, R. S. No. 115, Touzi No. 172, Karkhanagoli Road (Kaikhali), Police Station Rajarhat (now Airport), Additional District Sub Registrar, Bidhannagar, Salt Lake City, under Bidhannagar Municipal Corporation, in the District of North 24 Parganas, Kolkata – 700 052 (now 700 136), West Bengal, (hereinafter collectively referred to as the “**SAID LAND**”), as more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and as shown and delineated in **RED** colour border on the map or plan annexed hereto,

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absolutely and forever, free from all encumbrances, charges, liens, lispendens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments, etc., whatsoever or howsoever.

M. The said Mr. Hari Prasad Sharma and Mr. Shyam Sundar Sharma, the vendors herein got converted the classification of use of the said land from sali to bastu and also got the their names mutated in the records of the Block Land and Land Reforms Office (B. L. & L. R. O.), in respect of the said land, bearing L. R. Khatian Nos. 3234 and 3233 respectively.

N. At or before the execution of these presents, the vendors herein have jointly and collectively and each of the vendors herein individually has represented, assured and undertaken to the purchasers and given warranties as follows:

- i) That the vendors herein are jointly, collectively and equally the absolute lawful owners, absolutely and lawfully seized and possessed of and/or otherwise well and sufficiently entitled to the said land and each and every part and/or portion thereof, and the said land is free from all encumbrances, charges, liens, lispendens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments, etc., whatsoever or howsoever.
- ii) That the vendors herein have a clear and marketable title in respect of the said land and each and every part and/or portion thereof and are in khas possession of the said land, without any claim, or demand, interruption, disturbance, or hindrance of any nature whatsoever or howsoever.
- iii) That the said land and each and every part and/or portion thereof was and still is being used by the owners being the vendors herein for no other purposes other than what is recorded in the Records of Rights in respect of the said land and/or any part or portion thereof and the nature and character of the said land and/or any part or portion thereof has not been changed and/or altered by the vendors herein and is still the same as mentioned therein.

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- iv) That the vendors herein of the said land only and none else other than the vendors herein are the only owners of the said land and no one else has any right, title, interest, claim and/or demand in respect of the said land or any part or portion thereof.
- v) That it will be possible for the vendors herein, to hand over vacant and peaceful khas possession of the said land, or any part or portion thereof, to the purchasers herein.
- vi) That the said land or any part or portion thereof is not subject to any encumbrance, demand, or attachment under the Bengal Public Demands Recovery Act, 1913, or under the Income Tax Act, 1961, or any other law, for the time being in force.
- vii) That no part or portion of the said land is subject to any notice of acquisition and/or requisition and/or the subject matter of alignment either by the Govt. of West Bengal, or the Government of India, or any other authority or authorities appointed in this regard by the Central and State Governments and the vendors neither have any knowledge nor notice about the same.
- viii) That the vendors herein are not holding any excess vacant land under the West Bengal Land Reforms Act, 1955, or the Urban Land (Ceiling & Regulation) Act, 1976, and/or any other law for the time being in force, and there is no impediment or bar on the part of the vendors to grant, sell, transfer, convey, assign and assure the said land or any part or portion thereof.
- ix) That the vendors herein being the owners of the said land, neither had nor have sold nor had entered into any Agreement for Sale and/or Memorandum of Understanding, nor executed any Memorandum of Deposit of Title Deeds, nor deposited the title deeds nor created any third party right in respect of any part or portion of the said land by way of lease and/or agreement to lease and/or agreement for tenancy and/or any agreement for sale and/or any joint venture agreement and/or any other agreement and/or arrangement by which any third party's right and/or rights of possession or

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otherwise, is created and/or is intended to be created in favour of any third party and were and still are in khas possession of the said land.

- x) That the vendors herein have paid all the rates, taxes and all other outgoing, including land revenue payable in respect of the said land, up to the date hereof and shall further pay and remain liable to pay the municipal rates and taxes including all outgoings and land revenue in respect of the said land, to any authority or authorities appointed in this regard, if not already paid and if found to be payable and/or outstanding in future.
- xi) That no suit or proceedings and/or any litigation is presently pending and/or instituted by any person and/or persons claiming any right over and in respect of the said land, or any part or portion thereof.
- xii) That the vendors herein shall be solely and wholly responsible for all the costs, charges, expenses and consequences in case if any defect is found in the title of the vendors herein, in respect of the said land, or any part and/or portion thereof and the vendors herein shall remain responsible for the same, for all times hereafter and further indemnify and keep the purchasers indemnified against all suits, actions, claims, demands and proceedings arising there from.
- xiii) That no person and/or persons is in occupation of the said land, either as a tenant or otherwise nor any other person and/or persons has any right over and in respect of the said land or any part or portion thereof.
- xiv) That there is no thika tenant under the provisions of the West Bengal Thika Tenancy (Acquisition & Requisition) Act, 2001, or otherwise, in or on the said land or any part or portion thereof.
- xv) That there is no existing charge or mortgage in respect of the said land or any part or portion thereof.
- xvi) That the vendors herein have no difficulty in complying with all their respective obligations hereunder.

O. Relying on the aforesaid assurances, representations, undertakings and warranties of the vendors herein, believing the same to be true and correct and acting

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on the faith thereof, the purchasers herein have agreed to purchase and acquire **ALL THAT** the piece or parcel of bastu land containing by measurement a total area of 10 (ten) cottahs and 22 (twenty two) sq. ft., be the same a little more or less **TOGETHER WITH** the tiles shed and structure containing an area of 200 (two hundred) sq. ft., be the same a little more or less, constructed thereon, along with the surrounding compound walls, including gate, comprised in and being the divided and demarcated parts or portions of C. S. Dag No. 59, R. S. and L. R. Dag No. 64 {1 (one) cottah}, C. S. Khatian No. 405, R. S. Khatian No. 366 and C. S. Dag No. 60, R. S. and L. R. Dag No. 65 {9 (nine) cottahs and 22 (twenty two) sq. ft.}, C. S. Khatian No. 279, R. S. Khatian No. 283, thereafter Khatian No. 238, L. R. Khatian No. 978, thereafter L. R. Khatian Nos. 3164 and 3165, (now L. R. Khatian Nos. 3234 and 3233), Mouza Kaikhali, J. L. No. 5, R. S. No. 115, Touzi No. 172, Karkhanagoli Road (Kaikhali), Police Station Rajarhat (now Airport), Additional District Sub Registrar, Bidhannagar, Salt Lake City, under Bidhannagar Municipal Corporation, in the District of North 24 Parganas, Kolkata – 700 052 (now 700 136), West Bengal, collectively being the **said land**, as shown and delineated in **Red** colour border on the map or plan annexed hereto **TOGETHER WITH** all easement rights of free egress and ingress together with the right to take men, materials and vehicles, sewerage, drain, electricity, water, gas telephone connection etc. independently in, upon, over and from the 14' (fourteen feet) wide common passage on the Northern side of the of the said land, as more fully and particularly mentioned and described in the **Schedule** here under written, absolutely and forever, free from all encumbrances, charges, liens, lispens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments, etc., whatsoever or howsoever, at and for the consideration and on the terms, conditions, covenants, rights and obligations hereinafter contained.

NOW THIS DEED WITNESSETH that in pursuance of the agreement as aforesaid and in consideration of a total sum of **Rs. 1,62,00,000/- (Rupees one crore and sixty two lacs) only**, of the lawful money of the Union of India in hand and well and truly paid by the purchasers to the vendors herein, (the receipt whereof the vendors do and each of them doth hereby admits and acknowledges as per the memorandum of consideration hereunder written and of and from the payment of the

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same and every part thereof forever releases, discharges and acquits the purchasers as also the said land hereby granted, sold, transferred, conveyed, released, assigned and assured or expressed or intended so to be) the vendors do and each of them doth hereby grants, sells, transfers, conveys, releases, assigns and assures unto and in favour of the purchasers herein **ALL THAT** the piece or parcel of bastu land containing by measurement a total area of 10 (ten) cottahs and 22 (twenty two) sq. ft., be the same a little more or less **TOGETHER WITH** the tiles shed and structure containing an area of 200 (two hundred) sq. ft., be the same a little more or less, constructed thereon, along with the surrounding compound walls, including gate, comprised in and being the divided and demarcated parts or portions of C. S. Dag No. 59, R. S. and L. R. Dag No. 64 {1 (one) cottah}, C. S. Khatian No. 405, R. S. Khatian No. 366 and C. S. Dag No. 60, R. S. and L. R. Dag No. 65 {9 (nine) cottahs and 22 (twenty two) sq. ft.}, C. S. Khatian No. 279, R. S. Khatian No. 283, thereafter Khatian No. 238, L. R. Khatian No. 978, thereafter L. R. Khatian Nos. 3164 and 3165, (now L. R. Khatian Nos. 3234 and 3233), Mouza Kaikhali, J. L. No. 5, R. S. No. 115, Touzi No. 172, Karkhanagoli Road (Kaikhali), Police Station Rajarhat (now Airport), Additional District Sub Registrar, Bidhannagar, Salt Lake City, under Bidhannagar Municipal Corporation, in the District of North 24 Parganas, Kolkata – 700 052 (now 700 136), West Bengal, collectively being the **said land**, as shown and delineated in **Red** colour border on the map or plan annexed hereto **TOGETHER WITH** all easement rights of free egress and ingress together with the right to take men, materials and vehicles, sewerage, drain, electricity, water, gas telephone connection etc. independently in, upon, over and from the 14' (fourteen feet) wide common passage on the Northern side of the of the said land, as more fully and particularly mentioned and described in the **Schedule** here under written, absolutely and forever, free from all encumbrances, charges, liens, lispensens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments, etc., whatsoever or howsoever, with full right, liberty and license to the purchasers, its partners for the time being and their respective legal heirs, executors, successors, administrators, legal representatives and assigns and the owners for the time being of the said land hereby granted, sold, transferred, conveyed, released, assigned and assured or expressed or intended so to be and the tenants, servants and all other persons authorised in that regard from time to time and at all

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times hereafter at its will and pleasure for all purposes connected with the use and enjoyment of the said land with unfettered and unencumbered right to carry drains, underground mains for gas and electricity, filtered and unfiltered water, or over head wires for electricity telephone, etc. **OR HOWSOEVER OTHERWISE** the said land or any part or portion thereof now are or is or at any time or times heretofore were or was butted bounded called known numbered described and distinguished **TOGETHER WITH** all yards, areas, sewers, drains, ditches, trees, paths, passages, water, watercourses and all manner of ancient or other lights, rights, liberties, privileges, easements, advantages and appurtenances whatsoever to the said land with or without any part thereof belonging or in any way appertaining to or used held occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** all the estate right title interest inheritance reversion or reversions, remainder or remainders use trust possession land claim and demand whatsoever both in law or in equity of the vendors into and upon the said land and every part or portion thereof **AND** all deeds, pattahs, muniments, writings and evidences of title which in anywise relate to the said land or any part or portion thereof which now are or hereafter shall or may be in custody, power or possession of the vendors or persons from whom the vendors can or may procure the same without any action or suit at law or equity **AND TO HAVE AND TO HOLD** the said land hereby granted, sold, transferred, conveyed, released, assigned and assured or otherwise expressed or intended so to be and every part thereof unto and to the use of the purchasers, its partners for the time being and their respective legal heirs, executors, successors, administrators, legal representatives and assigns, absolutely and forever and free from all encumbrances whatsoever **TOGETHER WITH** all easement rights of free egress and ingress together with the right to take men, materials and vehicles, sewerage, drain, electricity, water, gas telephone connection etc. independently in, upon, over and from the 14' (fourteen feet) wide common passage on the Northern side of the of the said land **AND** that the vendors do and each of them doth hereby covenants with the purchasers that notwithstanding any act deed matter or thing heretofore done committed or knowingly suffered by the vendors to the contrary, the vendors are jointly, collectively and equally the absolute lawful owners, absolutely and lawfully seized and possessed of and/or otherwise well and sufficiently entitled to the said land and each and every part or portion thereof hereby granted, sold, transferred, conveyed, released, assigned and assured as absolute and

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indefeasible and absolute estate or inheritance or equivalent thereto in fee simple without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same and that notwithstanding any such act deed or thing whatsoever as aforesaid **AND** that the vendors as owners have full power and absolute and indefeasible right and authority to grant, sell, transfer and convey the said land and each and every part or portion thereof unto and to the use of the purchasers in the manner aforesaid and according to the true intent and meaning of these presents **AND** that it shall be lawful for the purchasers at all times hereafter to peaceably and quietly enter into and upon and hold, possess, occupy and enjoy the said land and every part or portion thereof without any interruption or any lawful eviction interruption hindrances disturbances claim or demand whatsoever from of or by the vendors and/or any person or persons lawfully or equitably claiming any estate right title and interest whatsoever from under through or in trust for the vendors **AND** that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by and at the costs, charges and expenses of the vendors well and sufficiently saved, defended kept harmless and indemnified of, from and against all and all manner of former or other estates, encumbrances, charges, liens, lispendens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments whatsoever had made done executed occasioned or suffered or created by the vendors or any person or persons claiming from through under or in trust for them in to and upon the said land hereby granted, sold, transferred, conveyed, released, assigned and assured or expressed or intended so to be unto and to the use of the purchasers for a perfect and indefeasible estate of inheritance without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same **AND** that the vendors and all persons having or lawfully or equitably claiming any estate right title and interest whatsoever in the said land hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be or any part thereof from through under or in trust for the vendors shall and will from time to time and at all times hereafter at the request and costs of the purchasers make do acknowledge and execute or cause to be made done acknowledged and executed all such further acts deeds matters things and assurances whatsoever for further better and more particularly effectual or satisfactorily granting transferring and

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assuring the said land hereby granted, sold, transferred, conveyed, released, assigned and assured and every part or portion thereof unto and to the use of the purchasers as shall or may be reasonably required **AND** the purchasers shall be at liberty to get their names duly mutated with the Bidhannagar Municipal Corporation, or any authority or authorities for the time being appointed in this behalf and the vendors do and each of them doth hereby grants his consent in that regard and shall be bound to submit any petition of consent or otherwise if so required by any authority in course of any proceedings, including municipal proceedings **AND** the vendors herein shall remain liable to pay the rates and taxes including all outgoings and land revenue in respect of the said land, to any authority or authorities appointed in this regard, if not already paid and if found to be payable and/or outstanding in future **AND** if for any reason whatsoever any defect of any kind is found in respect of this deed, the vendors shall be bound and prepared to sign execute and get registered at the costs, charges and expenses of the purchasers, any kind of Deed and/or Deeds of Rectification as may be necessary and required to be executed and registered in favour of the purchasers to ensure perfect title of the purchasers in respect of the said land or any part or portion thereof and the vendors do and each of them doth hereby authorizes the purchasers and gives his consent for the same **AND** the vendors shall unless prevented by fire or some other irresistible force from time to time and at all times hereafter upon reasonable request and at the cost of the purchasers produce or cause to be produced for inspection to the purchasers or to their Attorney/s or agent/s or before or at any trial commission examination tribunal board or authority for inspection or otherwise, if any, as the occasion shall require, the original title deeds and/or any other documents, if any, in connection with the title of the said land, which are now in vendors' possession, in connection with the said land, other than what are being handed over by the vendors to the purchasers at the time of execution and registration of these presents, and also shall at the like request and costs of the purchasers deliver and/or cause to be delivered to the purchasers such attested or other copies or extracts there from as the purchasers may require and shall in the meantime unless prevented as aforesaid keep the same unobliterated and uncanceled and shall protect the same from fire and/or any other hazards which can or may cause damage to the same **AND** the vendors have 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 land hereby granted, sold,

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transferred, conveyed, released, assigned and assured or expressed or intended so to be or any part thereof can or may be impeached, encumbered or affected in title **AND** the said land hereby sold, transferred and conveyed unconditionally and absolutely vests in the purchasers by virtue of these presents and the purchasers shall be at liberty to dispose of the said land or any part or portion thereof in any way and in any manner whatsoever by way of sale, lease, gift etc. and neither the vendors nor any one on behalf of the vendors shall ever assert/raise any objection thereto and if ever so raised, the same shall be rejected by all and/or any Court of law **AND** the vendors do and each of them doth hereby further covenants with the purchasers that the purchasers shall be entitled to do all acts, deeds, matters and things and make all additions, alterations and connections at the said land viz. water, electricity, sewerage, drainage etc., to the new constructions and any future additions in the said land as may be deemed to be expedient to make such area and constructions tenantable and to use, enjoy, hold and/or sell or transfer the same and/or the further construction of further storey or stories thereon, to be constructed by the purchasers herein, to any person on such terms and conditions as the purchasers in their absolute discretion may think fit and proper **AND** the vendors do and each of them doth hereby delivers vacant and peaceful khas possession of the said land to the purchasers.

THE SCHEDULE ABOVE REFERRED TO:

"SAID LAND"

ALL THAT the piece or parcel of **bastu** land ^{to be used for residential purpose} containing by measurement a total area of **10 (ten) cottahs and 22 (twenty two) sq. ft.**, be the same a little more or less **TOGETHER WITH** the **tiles shed and structure** ^{with cement flooring} containing an area of **200 (two hundred) sq. ft.**, be the same a little more or less, constructed thereon, along with the surrounding compound walls, including gate, comprised in and being the divided and demarcated parts or portions of C. S. Dag No. 59, **R. S. and L. R. Dag No. 64 {1 (one) cottah}**, C. S. Khatian No. 405, R. S. Khatian No. 366 and C. S. Dag No. 60, **R. S. and L. R. Dag No. 65 {9 (nine) cottahs and 22 (twenty two) sq. ft.}**, C. S. Khatian No. 279, R. S. Khatian No. 283, thereafter Khatian No. 238, L. R. Khatian No. 978, thereafter L. R. Khatian Nos. 3164 and 3165, **(now L. R. Khatian Nos. 3234 and 3233)**, **Mouza Kaikhali**, J. L. No. 5, R. S. No. 115, Touzi No. 172, Karkhanagoli Road (Kaikhali), Police Station Rajarhat (now Airport), Additional District Sub Registrar,

पञ्चमो यन्त्रिक
Ragini choudhary

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Bidhannagar, Salt Lake City, under Bidhannagar Municipal Corporation, in the District of North 24 Parganas, Kolkata - 700 052 (now 700 136), West Bengal, as shown and delineated in RED colour border on the map or plan annexed hereto and butted and bounded in the manner following that is to say:

ON THE NORTH: By 14' (fourteen feet) wide common passage.

ON THE EAST: By the land of Mr. Bhattacharyya (part of R. S. and L. R. Dag No. 65);

ON THE WEST: By the land of Mr. Sadhu and others (part of R. S. and L. R. Dag No. 64) and

ON THE SOUTH: By the land of Mr. Pran Krishna Ghosh

TOGETHER WITH all easement rights of free egress and ingress together with the right to take men, materials and vehicles, sewerage, drain, electricity, water, gas telephone connection etc. independently in, upon, over and from the 14' (fourteen feet) wide common passage on the Northern side of the of the said land

OR HOWSOEVER OTHERWISE the same are is was or were heretofore butted bounded called known numbered described or distinguished.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands, seals and signatures on the day, month and year first above written.

SIGNED SEALED AND DELIVERED by the **VENDORS** at Kolkata in the presence of:

1. Kuldeep Sharma
194, Block-A, Laketown,
Kolkata - 700089
2. Anuraj Bhattacharya
10, Old Post office street
Kolkata - 700001.

Harikrishna Sharma
Shamsur Rahman Sharma

SIGNED SEALED AND DELIVERED by and on behalf of the **PURCHASERS** at Kolkata in the presence of:

1. *Abhay Kumar Choudhary*
Emami City
21, Jansahib Road
KOL - 28
2. *Ashu Tom Bhatnagar*
10, Old Post Office Street
Kolkata - 700001.

Drafted by me.

Mayank Kakrania
Mayank Kakrania
Advocate, High Court, Calcutta,
10, Old Post Office Street,
Right Wing, 1st Floor, Room No. 34A,
Kolkata - 700 001.
Enrolment No. WB/1287A/99

Payal Agarwal

Payal Agarwal

Ragini Choudhary

शिवशंकर यशवि कर्मा
(NARAYAN PRASAD KHEMKA)

Readover and explained by me the contents of this deed to the above executant.

Kapil Agarwal

RECEIPT AND MEMO OF CONSIDERATION

RECEIVED of and from the within named purchasers the within mentioned sum of **Rs. 1,62,00,000/- (Rupees one crore and sixty two lacs) only**, being the full consideration money payable to the vendors herein, as per the memo of consideration written herein below:

- | | |
|---|-----------------|
| 1. By Cheque No. 000010 dated 14 th December, 2022, drawn on HDFC Bank, Raghunathpur Branch, Kolkata, in favour of the vendor No. 1. | Rs. 5,00,000/- |
| 2. By Cheque No. 000011 dated 14 th December, 2022, drawn on HDFC Bank, Raghunathpur Branch, Kolkata, in favour of the vendor No. 2. | Rs. 5,00,000/- |
| 3. By Cheque No. 000020 dated 18 th April, 2023, drawn on HDFC Bank, Raghunathpur Branch, Kolkata, in favour of the vendor No. 1. | Rs. 11,69,000/- |
| 4. By Cheque No. 000021 dated 18 th April, 2023, drawn on HDFC Bank, Raghunathpur Branch, Kolkata, in favour of the vendor No. 2. | Rs. 11,69,000/- |
| 5. By Cheque No. 000016 dated 20 th July, 2023, drawn on HDFC Bank, Raghunathpur Branch, Kolkata, in favour of the vendor No. 1. | Rs. 32,00,000/- |
| 6. By Cheque No. 000017 dated 20 th July, 2023, drawn on HDFC Bank, Raghunathpur Branch, Kolkata, in favour of the vendor No. 2. | Rs. 32,00,000/- |
| 7. By Cheque No. 000018 dated 20 th October, 2023, drawn on HDFC Bank, Raghunathpur Branch, Kolkata, in favour of the vendor No. 1. | Rs. 31,50,000/- |

Harish Chandra Sharma

Shyam Sunder Sharma.

Contd. . .

8. By Cheque No. 000019 dated 20th October, 2023 drawn on HDFC Bank, Raghunathpur Branch, Kolkata in favour of the vendor No. 2.

Rs. 31,50,000/-

9. By Tax Deducted at Source @ 1% in terms of Section 194 IA of the Income Tax Act, 1961.

Rs. 1,82,000/-

Total: Rs. 1,82,00,000/-

(Rupees one crore and sixty two lacs) only.

WITNESSES:

1. Kuldeep Sharma
194, Bl-A, Lakshmi,
Kolkata - 700029
2. Anuraj Bhattacharya
10, old Post Office Street
Kolkata - 700001.

[Handwritten signatures]

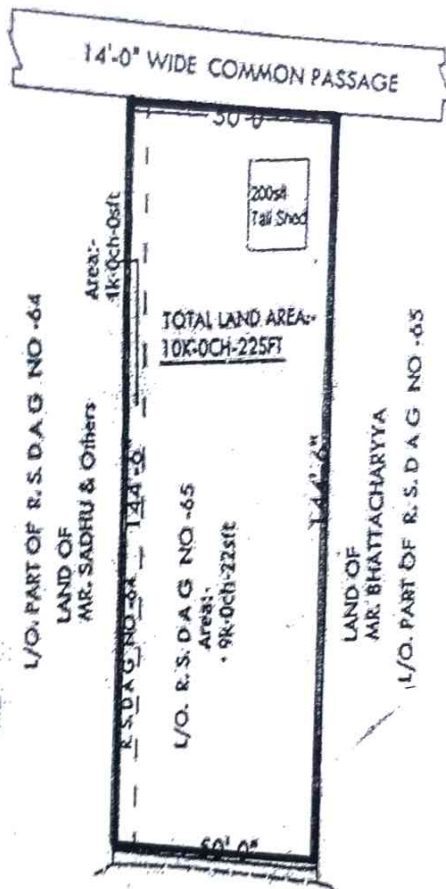
DEED SITE PLAN OF LAND IN PART OF C.S. DAG NO-59; R.S.DAG NO-64 & C.S.DAG NO-60; R.S.DAG NO-65; C.S.KH NOS-405,279; R.S.KH NOS- 366,283; L& KH. NO-978; AT MOUZA-KAIKHAU, JL NO.-05; R.S. NO.-115; P.S.-AIRPORT; DIST - NRTH 24-PARGANAS; UNDER BIDHAN NAGAR MUNICIPAL CORPORATION.WAR NO-06.

ROAD: Karkhonagol(Koikholl), Kolkata-700136.

-AREA OF SOLD LAND-10K-0CH-22 SFT. Shown in red border



SCALE:
1" = 30'-0"



-SIGN. OF THE VENDOR-

LAND OF PRAN KRISHNA GHOSH

Pran Krishna Ghosh
Shyamsunder Sharma

DRAWN BY:
S. Ghosh
Sital Ghosh
Planner & Surveyor.

02/02/2021 Query No:-19022000052287 / 2021 Deed No.:- 190200334 / 2021, Document is digitally signed by SSS (19/11/21) Page 23 of 40

Rajal Agarwal

Rajal Agarwal

Ragini Choudhary
0111407 9479 6101

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



192023240021459058

GRN Details

GRN:	192023240021459058	Payment Mode:	SBI Epay
GRN Date:	20/04/2023 14:22:53	Bank/Gateway:	SBIePay Payment Gateway
BRN:	9622764318827	BRN Date:	20/04/2023 14:23:47
Gateway Ref ID:	231108921106	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	200420232002145904	Payment Init. Date:	20/04/2023 14:22:53
Payment Status:	Successful	Payment Ref. No:	2000875850/4/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mrs PAYAL AGARWAL
Address:	110, CANAL STREET 5TH FLOOR, KOLKATA- 700048
Mobile:	8584031008
Email:	PAYALAGARWAL1105@GMAIL.COM
Period From (dd mm yyyy):	20/04/2023
Period To (dd mm yyyy):	20/04/2023
Payment Ref ID:	2000875850/4/2023
Depr Ref ID GRN:	2000875850/4/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000875850/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	815195
2	2000875850/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	163049
			Total	978244

IN WORDS: NINE LAKH SEVENTY EIGHT THOUSAND TWO HUNDRED FORTY FOUR ONLY.

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



200420232002145904

GRIPS Payment Detail

GRIPS Payment ID:	200420232002145904	Payment Init. Date:	20/04/2023 14:22:53
Total Amount:	978244	No of GRN:	1
Bank Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	9622784318827	BRN Date:	20/04/2023 14:23:47.
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: MRS PAYAL AGARWAL
Mobile: 8584031008

Payment(GRN) Details

S.No.	GRN	Department	Amount (₹)
1	9702540021459158	Directorate of Registration & Stamp Revenue	978244
Total			978244

IN WORDS: NINE LAKH SEVENTY EIGHT THOUSAND TWO HUNDRED FORTY FOUR ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

Major Information of the Deed

Deed No :	I-1901-03228/2023	Date of Registration	21/04/2023
Query No / Year	1901-2000875850/2023	Office where deed is registered	
Query Date	04/04/2023 3:43:51 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	MAYANK KAKRANIA 10, OLD POST OFFICE STREET, RIGHT WING, 1ST FLOOR, ROOM NO. 34A, KOLKATA - 700 001, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831305599, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 1,62,00,000/-	Rs. 1,63,03,499/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 8,15,295/- (Article:23)	Rs. 1,63,133/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		






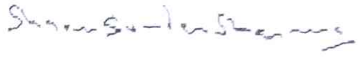
Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Karkhana Gali.(kaikhali), Mouza: Kaikhali, JI No: 5, Pin Code : 700136

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-64 (RS :-)	LR-3234	Bastu	Bastu	1 Katha	16,00,000/-	16,20,000/-	Width of Approach Road: 14 Ft., ,Last Reference Deed No :1902-I -00334-2021
L2	LR-65 (RS :-)	LR-3233	Bastu	Bastu	9 Katha 22 Sq Ft	1,45,50,000/-	1,46,29,499/-	Width of Approach Road: 14 Ft., ,Last Reference Deed No :1902-I -00334-2021
		TOTAL :			16.5504Dec	161,50,000 /-	162,49,499 /-	
		Grand Total :			16.5504Dec	161,50,000 /-	162,49,499 /-	









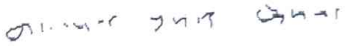
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	200 Sq Ft.	50,000/-	54,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete				
	Total :	200 sq ft	50,000 /-	54,000 /-	

Buyer Details :			
Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature
Mr HARI PRASAD SHARMA Son of Mr BHANWARLAL SHARMA Executed by: Self, Date of Execution: 21/04/2023 , Admitted by: Self, Date of Admission: 21/04/2023 ,Place : Office	 21/04/2023	 LTI 21/04/2023	 21/04/2023
TARACHAND DUTTA STREET, Block/Sector: 4TH FLOOR, 18, Tara Chand Dutta Street, City:- Kolkata, P.O:- CENTRAL AVENUE, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AVxxxxxx2L, Aadhaar No: 54xxxxxxxx8958, Status :Individual, Executed by: Self, Date of Execution: 21/04/2023 , Admitted by: Self, Date of Admission: 21/04/2023 ,Place : Office			
Name	Photo	Finger Print	Signature
Mr SHYAM SUNDAR SHARMA Son of Late BHANWARLAL SHARMA Executed by: Self, Date of Execution: 21/04/2023 , Admitted by: Self, Date of Admission: 21/04/2023 ,Place : Office	 21/04/2023	 LTI 21/04/2023	 21/04/2023
BANGUR AVENUE, Block/Sector: D, Flat No: 5, 93, City:- Not Specified, P.O:- BANGUR AVENUE, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx3G, Aadhaar No: 27xxxxxxxx6300, Status :Individual, Executed by: Self, Date of Execution: 21/04/2023 , Admitted by: Self, Date of Admission: 21/04/2023 ,Place : Office			

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BASUKI NIRMAN LLP LAL BAZAR STREET, MERCANTILE BUILDING, Block/Sector: BLOCK B, 3RD FLOOR, Flat No: ROOM NO. 3099, 9/12, Lal bazar Street, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx3D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Name	Photo	Finger Print	Signature
Mrs PAYAL AGARWAL (Presentant) Wife of Mr KAPIL AGARWAL Executed by: Self, Date of Execution: 21/04/2023 , Admitted by: Self, Date of Admission: 21/04/2023 ,Place : Office	 21/04/2023	 LTI 21/04/2023	 21/04/2023
Wife of Mr KAPIL AGARWAL CANAL STREET, Block/Sector: 5TH FLOOR, LAKE TOWN, 110, City:- Not Specified, P.O:- SREEBHUMI, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx7N, Aadhaar No: 61xxxxxxxx4744, Status :Individual, Executed by: Self, Date of Execution: 21/04/2023 , Admitted by: Self, Date of Admission: 21/04/2023 ,Place : Office			
Mrs RAGINI CHOUDHARY Wife of Mr ABHAY CHOUDHARY Executed by: Self, Date of Execution: 21/04/2023 , Admitted by: Self, Date of Admission: 21/04/2023 ,Place : Office	 21/04/2023	 LTI 21/04/2023	 21/04/2023
Wife of Mr ABHAY CHOUDHARY JESSORE ROAD, DIAMOND CITY NORTH, Block/Sector: 20, 68, City:- Not Specified, P.O:- BANGUR AVENUE, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABxxxxxx7N, Aadhaar No: 69xxxxxxxx6921, Status :Individual, Executed by: Self, Date of Execution: 21/04/2023 , Admitted by: Self, Date of Admission: 21/04/2023 ,Place : Office			
Mr NARAYAN PRASAD KHEMKA Son of Mr BUDHI PRASAD KHEMKA Executed by: Self, Date of Execution: 21/04/2023 , Admitted by: Self, Date of Admission: 21/04/2023 ,Place : Office	 21/04/2023	 LTI 21/04/2023	 21/04/2023
Son of Mr BUDHI PRASAD KHEMKA SAHITYA PARISHAD STREET, 36A, Sahitya Parishad Street, City:- Kolkata, P.O:- BURTOLLA, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AQxxxxxx3L, Aadhaar No: 38xxxxxxxx7148, Status :Individual, Executed by: Self, Date of Execution: 21/04/2023 , Admitted by: Self, Date of Admission: 21/04/2023 ,Place : Office			

Representative Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mrs PAYAL AGARWAL Wife of Mr KAPIL AGARWAL Date of Execution - 21/04/2023, , Admitted by: Self, Date of Admission: 21/04/2023, Place of Admission of Execution: Office			
	Apr 21 2023 11:33AM	LTI 21/04/2023	21/04/2023

CANAL STREET, Block/Sector: 5TH FLOOR, LAKE TOWN, 110, City:- Not Specified, P.O:-
 SREEBHUMI, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048, Sex:-
 Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx7N, Aadhaar
 No: 61xxxxxxx4744 Status : Representative, Representative of : BASUKI NIRMAN LLP (as
 DESIGNATED PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr MAYANK KAKRANIA Son of Mr MAHENDRA KUMAR KAKRANIA 10, OLD POST OFFICE STREET, RIGHT WING, 1ST FLOOR,, Old Post Office Street, City:- Kolkata, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
	21/04/2023	21/04/2023	21/04/2023

Identifier Of Mrs PAYAL AGARWAL, Mr HARI PRASAD SHARMA, Mr SHYAM SUNDAR SHARMA, Mrs PAYAL
 AGARWAL, Mrs RAGINI CHOUDHARY, Mr NARAYAN PRASAD KHEMKA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr HARI PRASAD SHARMA	BASUKI NIRMAN LLP-0.825 Dec
2	Mr SHYAM SUNDAR SHARMA	BASUKI NIRMAN LLP-0.825 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr HARI PRASAD SHARMA	BASUKI NIRMAN LLP-7.45021 Dec
2	Mr SHYAM SUNDAR SHARMA	BASUKI NIRMAN LLP-7.45021 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr HARI PRASAD SHARMA	BASUKI NIRMAN LLP-100.00000000 Sq Ft
2	Mr SHYAM SUNDAR SHARMA	BASUKI NIRMAN LLP-100.00000000 Sq Ft

and Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road:
Parkhana Gali.(kaikhali), Mouza: Kaikhali, JI No: 5, Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 64, LR Khatian No:- 3234	Owner:হরিপ্রসাদ শর্মা, Gurdian:বনওয়ারীলাল শর্মা, Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Mr HARI PRASAD SHARMA
L2	LR Plot No:- 65, LR Khatian No:- 3233	Owner:শ্যামসুন্দর শর্মা, Gurdian:বনওয়ারীলাল শর্মা, Address:নিজ , Classification:শালি, Area:0.07000000 Acre,	Mr SHYAM SUNDAR SHARMA

Endorsement For Deed Number : I - 190103228 / 2023

21-04-2023

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 11:24 hrs on 21-04-2023, at the Office of the A.R.A. - I KOLKATA by Mrs PAYAL AGARWAL , one of the Claimants.

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 1,63,03,499/-

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

Execution is admitted on 21/04/2023 by 1. Mr HARI PRASAD SHARMA, Son of Mr BHANWARLAL SHARMA, TARACHAND DUTTA STREET, Sector: 4TH FLOOR, 18, Road: Tara Chand Dutta Street, , P.O: CENTRAL AVENUE, Thana: Bowbazar, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700073, by caste Hindu, by Profession Business, 2. Mr SHYAM SUNDAR SHARMA, Son of Late BHANWARLAL SHARMA, BANGUR AVENUE, Sector: D, Flat No: 5, 93, P.O: BANGUR AVENUE, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business, 3. Mrs PAYAL AGARWAL, Wife of Mr KAPIL AGARWAL, CANAL STREET, Sector: 5TH FLOOR, LAKE TOWN, 110, P.O: SREEBHUMI, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Business, 4. Mrs RAGINI CHOUDHARY, Wife of Mr ABHAY CHOUDHARY, JESSORE ROAD, DIAMOND CITY NORTH, Sector: 20, 68, P.O: BANGUR AVENUE, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business, 5. Mr NARAYAN PRASAD KHEMKA, Son of Mr BUDHI PRASAD KHEMKA, SAHITYA PARISHAD STREET, 36A, Road: Sahitya Parishad Street, , P.O: BURTOLLA, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business

Indetified by Mr MAYANK KAKRANIA, , Son of Mr MAHENDRA KUMAR KAKRANIA, 10, OLD POST OFFICE STREET, RIGHT WING, 1ST FLOOR,, Road: Old Post Office Street, , P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 21-04-2023 by Mrs PAYAL AGARWAL, DESIGNATED PARTNER, BASUKI NIRMAN LLP (LLP), LAL BAZAR STREET, MERCANTILE BUILDING, Block/Sector: BLOCK B, 3RD FLOOR, Flat No: ROOM NO. 3099, 9/12, Lal bazar Street, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr MAYANK KAKRANIA, , Son of Mr MAHENDRA KUMAR KAKRANIA, 10, OLD POST OFFICE STREET, RIGHT WING, 1ST FLOOR,, Road: Old Post Office Street, , P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,63,133.00/- (A(1) = Rs 1,63,035.00/- ,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 1,63,049/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/04/2023 2:23PM with Govt. Ref. No: 192023240021459058 on 20-04-2023, Amount Rs: 1,63,049/-, Bank: SBI EPay (SBlePay), Ref. No. 9622784318827 on 20-04-2023, Head of Account 0030-03-104-001-16

Amount of Stamp Duty

that required Stamp Duty payable for this document is Rs. 8,15,195/- and Stamp Duty paid by Stamp Rs
by online = Rs 8,15,195/-

Description of Stamp

Stamp: Type: Impressed, Serial no 2938, Amount: Rs.100.00/-, Date of Purchase: 18/04/2023, Vendor name: A

DESCRIPTION OF ONLINE PAYMENT USING GOVERNMENT RECEIPT PORTAL SYSTEM (GRIPS), FINANCE DEPARTMENT, GOVT. OF WB
Online on 20/04/2023 2:23PM with Govt. Ref. No: 192023240021459058 on 20-04-2023, Amount Rs: 8,15,195/-,
Bank: SBI EPay (SBlePay), Ref. No. 9622784318827 on 20-04-2023, Head of Account 0030-02-103-003-02



Pradipta Kishore Guha
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1901-2023, Page from 123066 to 123100
being No 190103228 for the year 2023.



Pradipta

Digitally signed by pradipta kishore guha
Date: 2023.04.26 11:01:49 +05:30
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 2023/04/26 11:01:49 AM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)