

17360/2024

✓

17486/2024



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL



AS 678986

no/n
15/25

Mad 66 100/100
14 di
p-2885134

Certified that the Document is admitted for Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

27 NOV 2024

THIS DEED OF CONVEYANCE made this 20th day of November Two Thousand and Twenty Four **BETWEEN (1) CHITTA RANJAN MONDAL** (having **PAN AEPPM0965D** and **AADHAAR No. 2900 2466 5225**) son of late Nilmoni Mondal, by faith Hindu, by occupation Business, residing at H/I-2/4,

Chittaranjan Mondal

126985

No. _____ Sold to _____
Address _____
Re _____
Date _____

PANDEY SHROFF & CO.
ADVOCATE
Heritage, NS11, 6th Flt
Diamond Harbour Road,
Kolkata-700 001

31 AUG 2024

31 AUG 2024

SIPRA DEVI

Licence No.: 1070

Code : 1070

1, N. S. Road, Kolkata-700 001



Baguipara, Rajarhat Gopalpur(m), Police Station- Baguihati, Post Office – Aswini Nagar, District: North 24 Parganas, Pincode - 700159, West Bengal, **(2) (SM.) MONI MONDAL** (having **PAN AKXPM5779P** and **AADHAAR No. 2870 0762 1535**) daughter of Haran Tarafdar and wife of late Monindra Nath Mondal, by faith Hindu, by occupation Housewife, residing at H/I-2/4, Baguipara, Rajarhat Gopalpur(m), Police Station- Baguihati, Post Office – Aswini Nagar, District: North 24 Parganas, Pincode - 700159, West Bengal and **(3) ABHISHEK MONDAL** (having **PAN AITPM4591K** and **AADHAAR No. 3748 9076 0412**) son of Arabinda Mondal, by faith Hindu, by occupation Business, residing at H/I-2/3, Baguipara, Rajarhat Gopalpur(m), Police Station- Baguihati, Post Office – Aswini Nagar, District: North 24 Parganas, Pincode - 700159, West Bengal (hereinafter collectively referred to as "the **Vendors**", which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs executors administrators and legal representatives) of the **FIRST PART AND (1) BISWAJIT MAJUMDAR** son of Binod Chandra Majumdar (having **PAN AOQPM5108K** and **AADHAAR No. 8947 4111 2658**) by faith Hindu, by occupation Business, residing at A.B. 375, Samar Pally, Milan Bazar, Rajarhat Gopalpur(M), Police Station- Baguihati, Post Office – Baguihati, District: North 24 Parganas, Pincode - 700102, West Bengal, **(2) ASHISH KUMAR DANDAPAT** son of Ajit Kumar Dandapat (having **PAN AGRPD2491H** and **AADHAAR No. 7422 8086 6536**) by faith Hindu, by occupation Business, residing at Baragadra, Police Station- Sarenga, Post Office – Baragarrah, District: Bankura, Pincode - 722150, West Bengal and **(3) SANJAY BANGAL** son of Late Ajit Kumar Bangal (having **PAN AKCPB2483N** and **AADHAAR No. 2282 5296 5419**) by faith Hindu, by occupation Business, residing Tehsil, Bankura, Kulmara, Police Station- Bankura, Post Office – Keshiakole, District: Bankura, Pincode - 722155, West Bengal (hereinafter referred to as "the **Purchasers**", which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs executors administrators and legal representatives) of the **SECOND PART AND (1) PURNIMA MONDAL** daughter of Ganesh Naskar and wife of late Niranjan Mondal (having **PAN AKXPM5781H** and **AADHAAR No. 4366 3094 7795**) by faith Hindu, by occupation Housewife, residing at H/I-2/4, Baguipara, Rajarhat Gopalpur(m), Police Station- Baguihati, Post Office – Aswini Nagar, District: North 24 Parganas, Pincode - 700159, West Bengal and **(2) POULAMI ROY** daughter of late Niranjan Mondal and wife of Suthirtha Roy (having **PAN ALJPM0227B** and **AADHAAR No. 7699 0186 0615**) by faith Hindu, by occupation Housewife,

Abhishek Mondal



residing at 8/A, Desh Bandhu Road, Baranagar (M), Police Station- Baranagar, Post Office – Alam Bazar, District: North 24 Parganas, Pincode – 700035, West Bengal (hereinafter referred to as “the **Confirming Parties**”, which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs executors administrators and legal representatives) of the **THIRD PART**:

WHEREAS:

- A. At all material times, (i) Arabinda Mondal (ii) Monindra Nath Mondal (iii) Niranjana Mondal and (iv) Chitta Ranjan Mondal all sons of late Nilmoni Mondal were the joint absolute owners of **ALL THAT** the piece or parcel of land containing an area of 14 Decimal more or less out of 22 Decimal situate lying at and comprising of divided demarcated portion of C.S. Dag No. 5197 corresponding to R.S. Dag No. 3210 recorded in C.S. Khatian No. 565 corresponding to R.S. Khatian No. 64 in Mouza Krishnapur, J.L. No. 17, Police Station – Baguihati, District: North 24 Parganas, West Bengal (morefully described in the **SCHEDULE** hereunder written and hereinafter referred to as “the **said Property**”).
- B. By a *Bantannama Patra* (Deed of Partition in Bengali language) dated 17th October, 1985 made between said Arabinda Mondal, Monindra Nath Mondal, Niranjana Mondal and Chitta Ranjan Mondal and registered with the Sub-Registrar, Bidhan Nagar, in Book No. I, Volume No. 143, Pages 351 to 376, Being No. 7600 for the year 1985, the above-named owners of the said Property mutually allocated several properties amongst themselves including the said Property and pursuant to such allocation, 10 Decimal land out of the said Property was granted conveyed and allocated unto and in favour of all four of the parties thereto in the following proportion absolutely and forever and the remaining 04 Decimal land out of the said Property comprised in a 16 feet wide common passage was allocated to Arabinda Mondal, Niranjana Mondal and Chitta Ranjan Mondal absolutely and forever to the exclusion of Monindra Nath Mondal for ingress and egress to and from the plots of land allocated to Arabinda Mondal, Niranjana Mondal and Chitta Ranjan Mondal under the said *Bantannama Patra*:

Abhishek Mondal

- | | | |
|-------|---|---|
| (i) | Arabinda Mondal | - 03.83 Decimal |
| (ii) | Monindra Nath Mondal | - 03.83 Decimal |
| (iii) | Niranjan Mondal | - 01.17 Decimal |
| (iv) | Chitta Ranjan Mondal | - 01.17 Decimal |
| (v) | Common Passage
belonging to Arabinda Mondal
Niranjan Mondal and
Chitta Ranjan Mondal | - 04.00 Decimal
<u>14.00 Decimal</u> |

C. By a *Daanpatra* (Deed of Gift in Bengali language) dated 20th December, 2006 made between said Arabinda Mondal as donor therein and said Abhishek Mondal (being Vendor No. 3 hereto) as donee therein and registered with the Additional District Sub-Registrar, Bidhan Nagar in Book No. I, Being No. 1320 for the year 2007, said Arabinda Mondal in consideration of his natural love and affection towards his son, granted conveyed transferred assigned and assured, by way of gift, unto and to the said Abhishek Mondal, land measuring 03.83 Decimal more or less (equivalent to 02 Cottahs 05 Chittacks 09 Square feet) comprised in the said Property, together with all his right title and interest of and in the said 16 Feet wide common passage, absolutely and forever.

D. The facts about devolution of title in respect of the share of Monindra Nath Mondal in the said Property measuring 03.83 Decimal more or less unto and in favour of Moni Mondal and Abhishek Mondal (being the Vendor Nos. 2 and 3 hereto) are as follows:

- (i) By a Deed of Exchange dated 29th November, 1986 made between said Monindra Nath Mondal as first party and said Niranjan Mondal as second party and registered with Sub-Registrar, Bidhan Nagar in Book No. I, Volume 158, Pages 473 to 484, Being No. 8255 for the year 1986, said Monindra Nath Mondal, amongst other properties, in lieu of having received conveyance of land comprised in L.R. Dag No. 269 at Mouza- Jyangra, granted conveyed and transferred unto and in favour of Niranjan Mondal, land measuring 1.90 Decimal more or less (equivalent to 01 Cottah 02 Chittacks 17 Square feet)

Abhishek Mondal

out of his 3.83 Decimal land comprised in the said Property, absolutely and forever.

- (ii) By a *Daanpatra* (Deed of Gift in Bengali language) dated 13th September, 2006 made between said Niranjana Mondal as donor therein and said Arabinda Mondal as donee therein and registered with the Additional District Sub-Registrar, Bidhan Nagar in Book No. I, Volume No. 505, Pages from 86 to 97, Being No. 8409 for the year 2006, said Niranjana Mondal in consideration of his natural love and affection towards his brother, granted conveyed transferred assigned and assured, by way of gift, unto and to the said Arabinda Mondal, land measuring 1.90 Decimal more or less in the said Property together with all right title and interest of and in the said 16 Feet wide common passage, absolutely and forever.
- (iii) By a *Daanpatra* (Deed of Gift in Bengali language) dated 16th February, 2009 made between said Arabinda Mondal as donor therein and said Abhishek Mondal (being Vendor No. 2 hereto) as donee therein and registered with the Additional District Sub-Registrar, Bidhan Nagar in Book No. I, CD Volume No. 2, Pages from 5205 to 5218, Being No. 01359 for the year 2009, said Arabinda Mondal in consideration of his natural love and affection towards his son, granted conveyed transferred assigned and assured, by way of gift, unto and to the said Abhishek Mondal, land measuring 1.90 Decimal more or less in the said Property, together with all right title and interest of and in the said 16 Feet wide common passage, absolutely and forever.
- (iv) In the premises, said Abhishek Mondal became the absolute owner of 1.90 Decimal land comprised in the said Property together with proportionate share right title and interest of and in the said 16 Feet wide common passage.
- (v) In the premises, said Monindra Nath Mondal continued to be the owner of his remaining 1.93 Decimal land comprised in the said Property.

Abhishek Mondal

- (vi) The said Monindra Nath Mondal, a Hindu governed by the *Dayabhaga* School of Hindu Law, was issueless and presumed to be dead as recorded in Order dated 18th September 1998 passed by the Learned 1st Civil Judge (Junior Division) at Barasat in Title Suit No.332 of 1998 (Moni Mondal versus Prajapati Mondal) inasmuch as he went missing since 05th April, 1990 and all his estates and properties (including his share in the said Property) devolved upon his heiresses and legal representatives being his wife and mother said Moni Mondal and Prajapati Mondal in equal shares.
- (vii) By a *Daanpatra* (Deed of Gift in Bengali language) dated 22nd November, 2010 made between said Prajapati Mondal as donor therein and said Moni Mondal (being Vendor No. 2 hereto) as donee therein and registered with Additional District Sub-Registrar, Bidhan Nagar in Book No. I, CD Volume No. 18, Pages from 6450 to 6461, Being No. 11417 for the year 2010, said Prajapati Mondal in consideration of her natural love and affection towards her daughter-in-law, granted conveyed transferred assigned and assured, by way of gift, unto and to the said Moni Mondal, her entire share in the said Property measuring 09 Chittack 17 Square feet (equivalent to 0.97 Decimal) more or less, absolutely and forever.
- (viii) In the premises, said Moni Mondal became the absolute owner of land measuring 1.93 Decimal more or less in the said Property.
- E. The facts about devolution of title in respect of the share of Niranjana Mondal in the said Property measuring 01.17 ~~Decimal~~ more or less together with all his right title and interest in the 16 feet wide common passage measuring 04 Decimal more or less unto and in favour of Chitta Ranjan Mondal (being the Vendor No. 1 hereto) are as follows:
- (i) The said Niranjana Mondal was the absolute owner of land measuring 01.17 Decimal more or less in the said Property together with easement rights in the common passage measuring 04 Decimal more or less.

Abhishek Mondal

(ii) During his lifetime, Niranjana Mondal desired to and gifted his said share in the said Property measuring 01.17 Decimal more or less together with all his right title and interest in the common passage measuring 04 Decimal more or less unto and in favour of Chitta Ranjan Mondal (being the Vendor No. 1 hereto). However, before executing any Deed of Gift in favour of Chitta Ranjan Mondal, Niranjana Mondal died intestate leaving him surviving his wife Purnima Mondal and daughter Poulami Roy as his only heiresses and legal representatives who both upon his death inherited and became entitled to his said share in the said Property measuring 01.17 Decimal more or less together with all his right title and interest in the 16 feet common passage measuring 04 Decimal more or less.

(iii) The abovenamed Purnima Mondal and Poulami Roy accept Chitta Ranjan Mondal to be the absolute owner of Niranjana Mondal's share in the said Property measuring 01.17 Decimal more or less together with proportionate share right title and interest in the 16 feet common passage measuring 04 Decimal more or less and are not desirous of claiming share right title or interest therein, as would be testified by their joining in as confirming parties to these presents.

F. In the premises, the following persons became the absolute owners of the said Property (including the 16 feet wide common passage) in the following shares:

(a)	Chitta Ranjan Mondal	: 04.34 Decimal
(b)	Moni Mondal	: 01.93 Decimal
(c)	Abhishek Mondal	: <u>07.73 Decimal</u>
		<u>14.00 Decimal</u>

G. The Vendors with the consent and concurrence of the Confirming Parties hereto have agreed to sell and the Purchasers have agreed to purchase the said Property, free from all encumbrances mortgage charges attachments lien lispendens leases tenancies occupancy-rights bargadars uses debutter trust acquisition requisition vesting alignment claims

Abhishek Mondal

demands and liabilities whatsoever or howsoever and with complete vacant peaceful possession thereof at or for the consideration of Rs.2,88,54,150/- (Rupees two crore fifty four lakh one hundred fifty) only (hereinafter referred to as "the **said Agreement**").

- H. At the request of the Vendors, the Confirming Parties have joined in as party to these presents to concur confirm and assure such sale of the said Property by the Vendors in favour of the Purchasers and to grant convey transfer assign and assure all their right title and interest of and in the said Property or any part or share thereof in favour of the Purchasers.

1. **NOW THIS DEED WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of Rs.2,88,54,150/- (Rupees two crore fifty four lakh one hundred fifty) only by the Purchasers to the Vendors in hand and well and truly by the Purchasers to the Vendors paid at or before the execution hereof (the receipt whereof the Vendors do hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof acquit release and forever discharge the Purchasers and the Property hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be in favour of the Purchasers), the Vendors hereto do hereby grant sell convey transfer assign and assure the said Property unto and to the Purchasers hereto AND the Confirming Parties do hereby concur confirm and assure such sale of the said Property in favour of the Purchasers and also grants conveys transfers assigns and assures in favour of the Purchasers all their right title and interest of and in the said Property, being **ALL THAT** piece and parcel of land containing an area of 14 Decimal situate lying at and comprising of divided demarcated portion of R.S. Dag No. 3210, in Mouza Krishnapur, J.L. No. 17, Police Station - Baguihati, District: North 24 Parganas, West Bengal (morefully described in the **SCHEDULE** hereunder written and hereinafter referred to as "the **said Property**") **TOGETHER WITH** all and singular tangible and intangible assets edifices fixtures gates courts courtyards compound walls areas sewers drains ways paths passages fences hedges ditches trees water water-courses lights and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **AND** reversion

Abhishek Mondal

or reversions remainder or remainders and rents issues profits thereof and all and every part thereof **AND** all the Raiyati and other estate right title interest inheritance use trust possession easements quasi easements privileges claims and demands whatsoever of the Vendors into and upon the entirety of the said Property **TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anyway relating to or connected with the said Property or any of them or any part or share thereof which now are or is or hereafter may be in possession power custody or control of the Vendors or any person or persons from whom the Vendors may procure the same without any action or suit or at law or in equity **TO HAVE AND TO HOLD** the same unto and to the use of the Purchasers absolutely and forever for a perfect and Indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages charges attachments liens lis pendens leases tenancies occupancy-rights bargadars uses debutters trusts acquisition requisition vesting alignment claims demands and liabilities whatsoever or howsoever.

2. THE VENDORS AND THE CONFIRMING PARTIES DO HEREBY COVENANT WITH THE PURCHASERS as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendors or their predecessors-in-title done omitted executed or knowingly permitted or suffered to the contrary, the Vendors are now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the Property hereby granted conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;
- (ii) **AND THAT** the Vendors and the Confirming Parties have not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the Property hereby granted conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;

Ashish Kumar Mondal

- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendors have now in themselves good right, full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure the Property hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid according to the true intent and meaning of these presents;
- (iv) **AND THAT** the Property hereby granted conveyed transferred assigned and assured or expressed or intended so to be now are free from all claims, demands, encumbrances, mortgages, charges, leases, tenancies, occupancy-rights, *bargadars*, *bhagchasis*, liens, attachments, lis-pendens, uses, *debutters*, trusts, wakf, *devseva*, benami-transaction, right of residence or maintenance under any testamentary disposition/settlement, acquisition, requisition, vesting, alignment and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendors or their predecessors-in-title or the Confirming Parties.
- (v) **AND THAT** the Purchasers shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the Property hereby granted conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons having or lawfully rightfully or equitably claiming as aforesaid or the Confirming Parties and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendors and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and by and at the costs of the Vendors effectually saved defended kept harmless and indemnified of from and against all manner of former or other estate right title interest claims, demands, encumbrances, mortgages, charges, leases, tenancies, occupancy-rights, *bargadars*, *bhagchasis*, liens, attachments, lis-pendens, uses, *debutters*, trusts, wakf, *devseva*, benami-transaction, right of residence or maintenance under any testamentary disposition/settlement, acquisition, requisition, vesting, alignment and liabilities whatsoever or howsoever

Abhishek Mondal

made done occasioned or suffered by the Vendors or their predecessors-in-title or any person or persons having or lawfully rightfully or equitably claiming as aforesaid.

- (vi) **AND THAT** the Vendors and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the Property hereby granted conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendors or their predecessors-in-title and the Vendors and the Confirming Parties shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the Property hereby granted and conveyed or expressed or intended so to be or any part thereof unto and to the Purchasers in the manner aforesaid as shall or may reasonably be required by the Purchasers.

3. AND THE VENDORS AND THE CONFIRMING PARTIES DO HEREBY DECLARE AND ASSURE THE PURCHASERS as follows:

- a) **THAT** the Property hereby granted and conveyed or expressed or intended so to be or any part or share thereof is not affected by any attachment including attachment under any certificate case or any proceedings started at the instance of the Income Tax Authorities or the Estate Duty Authority or other Government authorities under the Public Demands Recovery Act or any other Act or otherwise whatsoever and there is no certificate case or proceedings pending against the Vendors for realisation of the arrears of Income Tax or Wealth Tax or Gift Tax or other taxes or dues or otherwise under the Public Demands Recovery Act or any other Act for the time being in force.
- b) **AND THAT** the said Property or any part or share thereof is not affected by any notice or scheme of acquisition, requisition or alignment of the Government or any Public or Statutory body or authorities.
- c) **AND THAT** no declaration or notification is made or published for acquisition or requisition of or alignment on the said Property or any part or share thereof under the Land Acquisition Act or any other Act for the

Abhishek Mondal

time being in force and that the said Property or any part thereof is not affected by any notice of acquisition or requisition or alignment under any Act or Case whatsoever.

- d) **AND THAT** there is no impediment under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 and/or West Bengal Estates Acquisition Act, 1953 and/or West Bengal Land Reforms Act, 1955 and/or any other act or legislation or otherwise on the Vendors to grant sell convey transfer assign and assure the Property hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof in favour of the Purchasers in the manner aforesaid.
- e) **AND THAT** there is no action, suit, appeal or litigation in respect of the said Property or any part or share thereof pending in any court of law and that no person has claimed any right title interest or possession whatsoever in or in respect of the Property hereby granted sold conveyed transferred assigned and assigned or expressed or intended so to be or on any part or share thereof.
- f) **AND THAT** all khajana/land revenue and other outgoings payable in respect of the said Property till the date of execution hereof have been duly paid and there is no amount in arrears or outstanding in connection therewith and in case any such outgoing is found to be due and payable in respect of the said Property or any part thereof, the same shall be forthwith paid by the Vendors on a demand being raised by the Purchasers upon the Vendors.

THE SCHEDULE ABOVE REFERRED TO:

(said Property)

ALL THAT piece and parcel of 'danga' land containing an area of 14 Decimal more or less situate lying at and comprising of divided demarcated portion of C.S. Dag No. 5197 recorded in C.S. Khatian No. 565 corresponding to R.S. Dag No.3210 recorded in R.S. Khatian No. 64 in Mouza Krishnapur, J.L. No. 17, Police Station- Baguihati (formerly Rajarhat), Pincode - 700159, within the jurisdiction of Bidhannagar Municipal Corporation, in the District of North 24

Abhishek Mandal

Parganas. The said Property is delineated in the plan annexed hereto duly bordered thereon in "RED" and is butted and bounded as follows:

ROAD ZONE : (Rabindrapally - Majhe para)

There is no structure in this property

- On the **North** : By R.S. Dag No. 3222 of Mouza Krishnapur;
- On the **South** : By R.S. Dag No. 3210/4665 of Mouza Krishnapur;
- On the **East** : By R.S. Dag No. 3210/4665 of Mouza Krishnapur;
- On the **West** : By 30 feet wide public road namely Krishnapur Main Road.

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

Atangia Mondal.
Mori Mondal
Purnima Mondal.

Abhishek Mondal

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

SIGNED SEALED AND DELIVERED by the
abovenamed **VENDORS** at Kolkata.

Chittaranjan Mondal.
Moni Mondal
Abhishek Mondal.

SIGNED SEALED AND DELIVERED by the
abovenamed **PURCHASERS**, at Kolkata.

Brijmohan
Ashish Kumar Sengupta

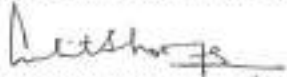
SIGNED SEALED AND DELIVERED by the
abovenamed **CONFIRMING PARTIES** at
Kolkata.

Sanjay Bangal
Rumina Mondal.
Poulami Roy

Witnesses to the above executants:

1. ~~Arup Das~~ (ARUP DAS)
Samarpally, Kestopur, Kolkata - 700102
2. Sayantani Sankar
PO- Hrudaypur, Village Hovuharpur
Kolkata - 700127

Drafted by me and approved by all the parties:


.....
Ankit Shroff, Advocate
C/o Pankaj Shroff & Co.,
Diamond Heritage, N611, 6th floor,
16 Strand Road, Kolkata - 700001
Enrolment No. F/66/2008
Calcutta High Court

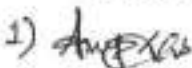
RECEIPT AND MEMO OF CONSIDERATION:

RECEIVED of and from the within named Purchasers the within mentioned sum of Rs.2,88,54,150/- (Rupees two crore fifty four lakh one hundred fifty) only being the nomination profit in full payable under these presents as follows:

By or out of Pay Order/Cheque No./RTGS	Date	Bank	Amount (Rs.)
000298	07.08.2024	ICICI Bank	4,00,000/-
RTGS	14.09.2024	IDFC Bank	20,00,000/-
000320	19.11.2024	ICICI Bank	59,01,501/-
		TDS @1%	83,854/-
		Sub-total 1 of Vendor 1:	83,85,355
000297	07.08.2024	ICICI Bank	1,00,000/-
000302	30.08.2024	ICICI Bank	9,00,000/-
000321	19.11.2024	ICICI Bank	30,48,626/-
		TDS @1%	40,895/-
		Sub-total 2 of Vendor 2:	40,89,521
000299	30.08.2024	ICICI Bank	50,00,000/-
000300	30.08.2024	ICICI Bank	50,00,000/-
000301	30.08.2024	ICICI Bank	50,00,000/-
000322	19.11.2024	ICICI Bank	12,15,481/-
		TDS @1%	163793/-
		Sub-total 3 of Vendor 3:	1,63,79,274/-
		Grand Total:	2,88,54,150/-

(Rupees two crore fifty four lakh one hundred fifty) only

Witnesses:

- 1) 
- 2) Sayantani Sarkar

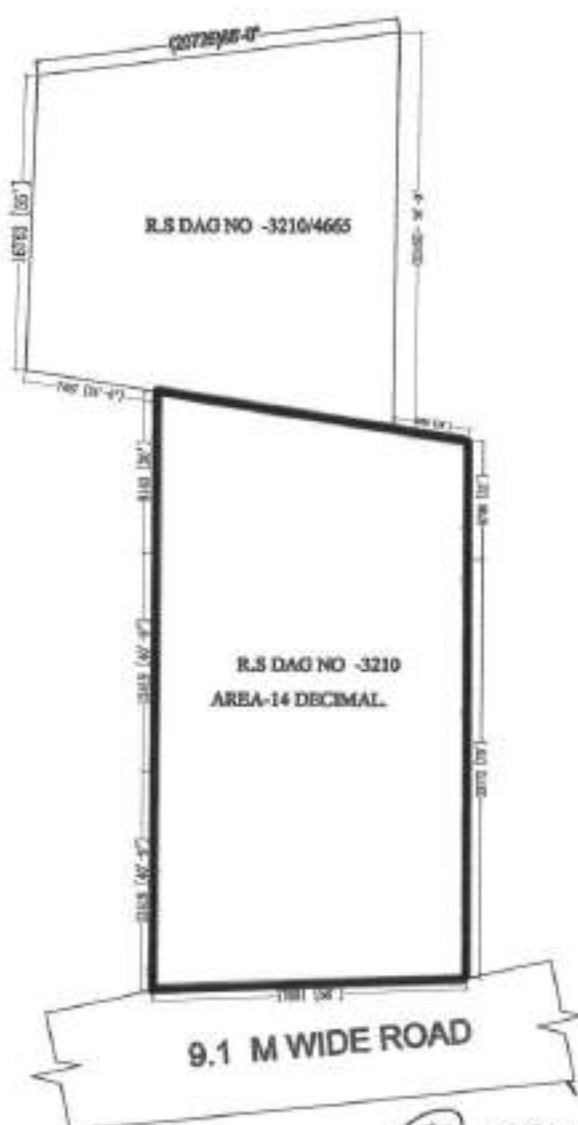

 Moni Mondal
 Abhishek Mondal
 (Vendors)

**SITE PLAN OF A PIECE OF LAND AT MOUZA-KRISHNAPUR, J. L. NO.-17, R.S
DAG NO - 3210, L.R DAG-5673, P.S.-BAGUIATI, WARD NO-25, BROUGH- IV,
, DIST-24 PARGANAS(N), "WITHIN BIDHANNAGAR MUNICIPAL CORPORATION"**

NAME OF SELLER :- 1) CHITTARANJAN MONDAL,
2) MONI MONDAL,
3) ABHISHEK MONDAL

NAME OF PURCHASER :- 1) ASHISH KUMAR DANDAPAT,
2) BISWAJIT MAJUMDAR,
3) SANJAY BANGAL

AREA OF LAND IN (DEED)- 14 DECIMAL.



Chittaranjan Mondal
Moni Mondal
Abhishek Mondal

Biswajit Majumdar
Ashish Kumar Dandapat

Sanjay Bangal

SIG. OF SELLERS

SIG. OF PURCHASERS

Hitarajin Mondal
Hitarajin Mondal



Finger prints of the above executant				
				
Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
				
Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

Moni Mondal
 Moni Mondal



Finger prints of the above executant				
				
Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
				
Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

Abhishek Mondal
Abhishek Mondal



Finger prints of the above executant				
				
Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
				
Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

		<i>Finger prints of the above executant</i>				
 <i>Pradyumn</i> <i>Pradyumn</i>						
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb	
						
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little	

		<i>Finger prints of the above executant</i>				
 <i>Ashish Kumar Dandapat</i> <i>Ashish Kumar Dandapat</i>						
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb	
						
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little	

		<i>Finger prints of the above executant</i>				
 <i>Sanjay Bangal</i> <i>Sanjay Bangal</i>						
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb	
						
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little	

		<i>Finger prints of the above executant</i>				
 Punima Mondal						
		Little	Ring	Middle (Left)	Fore Hand)	Thumb
						
		Thumb	Fore	Middle (Right)	Ring Hand)	Little

		<i>Finger prints of the above executant</i>				
 Poulami Roy						
		Little	Ring	Middle (Left)	Fore Hand)	Thumb
						
		Thumb	Fore	Middle (Right)	Ring Hand)	Little

		<i>Finger prints of the above executant</i>				
Space for pasting Photograph of the above executant and signing the same across.						
		Little	Ring	Middle (Left)	Fore Hand)	Thumb
		Thumb	Fore	Middle (Right)	Ring Hand)	Little



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



192024250281790148

GRN Details

GRN:	192024250281790148	Payment Mode:	SBI Epay
GRN Date:	20/11/2024 09:44:18	Bank/Gateway:	SBlePay Payment Gateway
BRN :	6649256724546	BRN Date:	20/11/2024 09:45:07
Gateway Ref ID:	CHR6922613	Method:	State Bank of India NB
GRIPS Payment ID:	201120242028179013	Payment Init. Date:	20/11/2024 09:44:18
Payment Status:	Successful	Payment Ref. No:	2002866995/3/2024
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr BISWAJIT MAJUMDAR
Address:	AB-375, SAMARPALLY, MILAN BAZAR, P.S - BAGUIATI, KRISHNAPUR, KOLKATA, PIN-700102
Mobile:	8482000015
Period From (dd/mm/yyyy):	20/11/2024
Period To (dd/mm/yyyy):	20/11/2024
Payment Ref ID:	2002866995/3/2024
Dept Ref ID/DRN:	2002866995/3/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002866995/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	2019810
2	2002866995/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	288556
Total				2308366

IN WORDS: TWENTY THREE LAKH EIGHT THOUSAND THREE HUNDRED SIXTY SIX ONLY.

Major Information of the Deed

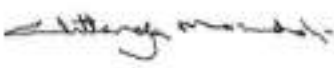
Deed No :	I-1904-17486/2024	Date of Registration	27/11/2024
Query No / Year	1904-2002866995/2024	Office where deed is registered	
Query Date	12/11/2024 1:18:51 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Pankaj Shroff And Company Diamond Heritage, N611, 16 Strand Road, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9062486917, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2,88,54,150/-	Rs. 2,88,54,150/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,19,910/- (Article:23)	Rs. 2,88,640/- (Article:A(1), E, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

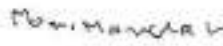
District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Krishnapur Road, Road Zone : (Rabindrapally – Majher Para) , Mouza: Krishnapur, JI No: 17, Pin Code : 700159

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3210	RS-64	Bastu	Danga	14 Dec	2,88,54,150/-	2,88,54,150/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road.
Grand Total :					14Dec	288,54,150 /-	288,54,150 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr CHITTA RANJAN MONDAL Son of Late Nilmoni Mondal Executed by: Self, Date of Execution: 20/11/2024 , Admitted by: Self, Date of Admission: 20/11/2024 ,Place : Office	 20/11/2024	 Captured L/I 20/11/2024	 20/11/2024

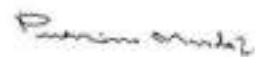
H/I-2/4, Baguipara, Rajarhat Gopalpur (M), City:- , P.O:- Aswini Nagar, P.S:-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700159 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.: AExxxxxx5D, Aadhaar No: 29xxxxxxxx5225, Status :Individual, Executed by: Self, Date of Execution: 20/11/2024 , Admitted by: Self, Date of Admission: 20/11/2024 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Smt MONI MONDAL Daughter of Mr HARAN TARAFDAR Executed by: Self, Date of Execution: 20/11/2024 , Admitted by: Self, Date of Admission: 20/11/2024 ,Place : Office		 Captured	
		20/11/2024	LT1 20/11/2024	20/11/2024

H/I-2/4, Baguipara, Rajarhat Gopalpur(m), City:- , P.O:- Aswini Nagar, P.S:-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700159 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.: AKxxxxxx9P, Aadhaar No: 28xxxxxxxx1535, Status :Individual, Executed by: Self, Date of Execution: 20/11/2024 , Admitted by: Self, Date of Admission: 20/11/2024 ,Place : Office

3	Name	Photo	Finger Print	Signature
	Mr ABHISHEK MONDAL Son of Mr Arabinda Mondal Executed by: Self, Date of Execution: 20/11/2024 , Admitted by: Self, Date of Admission: 20/11/2024 ,Place : Office		 Captured	
		20/11/2024	LT1 20/11/2024	20/11/2024

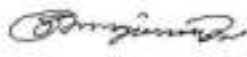
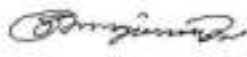
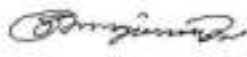
H/I-2/3, Baguipara, Rajarhat Gopalpur(m), City:- , P.O:- Aswini Nagar, P.S:-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700159 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.: AIxxxxxx1K, Aadhaar No: 37xxxxxxxx0412, Status :Individual, Executed by: Self, Date of Execution: 20/11/2024 , Admitted by: Self, Date of Admission: 20/11/2024 ,Place : Office

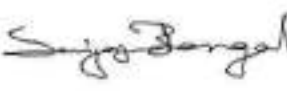
4	Name	Photo	Finger Print	Signature
	Mrs PURNIMA MONDAL Daughter of Mr Ganesh Naskar Executed by: Self, Date of Execution: 20/11/2024 , Admitted by: Self, Date of Admission: 20/11/2024 ,Place : Office		 Captured	
		20/11/2024	LT1 20/11/2024	20/11/2024

H/I-2/4, Baguipara, Rajarhat Gopalpur(m), City:- , P.O:- Aswini Nagar, P.S:-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700159 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.: AKxxxxxx1H, Aadhaar No: 43xxxxxxxx7795, Status :Confirming Party, Executed by: Self, Date of Execution: 20/11/2024 , Admitted by: Self, Date of Admission: 20/11/2024 ,Place : Office

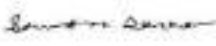
5	Name	Photo	Finger Print	Signature
	Mrs POULAMI ROY Daughter of Late Niranjana Mondal Executed by: Self, Date of Execution: 20/11/2024 , Admitted by: Self, Date of Admission: 20/11/2024 ,Place : Office		 Captured	
	20/11/2024	20/11/2024	LTI	20/11/2024
8/A, Desh Bandhu Road, Baranagar (m), City:- , P.O:- Alam Bazar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700035 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: ALxxxxxx7B, Aadhaar No: 76xxxxxxxx0615, Status :Confirming Party, Executed by: Self, Date of Execution: 20/11/2024 , Admitted by: Self, Date of Admission: 20/11/2024 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr BISWAJIT MAJUMDAR Son of Mr Binod Chandra Majumdar Executed by: Self, Date of Execution: 20/11/2024 , Admitted by: Self, Date of Admission: 20/11/2024 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>20/11/2024</td> <td>20/11/2024</td> <td>LTI</td> <td>20/11/2024</td> </tr> </tbody> </table> Son of Mr Binod Chandra Majumdar A.B. 375, Samar Pally, Milan Bazar, Rajarhat Gopalpur (M), City:- , P.O:- KRISHNAPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.: AOxxxxxx8K, Aadhaar No: 89xxxxxxxx2658, Status :Individual, Executed by: Self, Date of Execution: 20/11/2024 , Admitted by: Self, Date of Admission: 20/11/2024 ,Place : Office	Name	Photo	Finger Print	Signature	Mr BISWAJIT MAJUMDAR Son of Mr Binod Chandra Majumdar Executed by: Self, Date of Execution: 20/11/2024 , Admitted by: Self, Date of Admission: 20/11/2024 ,Place : Office		 Captured		20/11/2024	20/11/2024	LTI	20/11/2024
Name	Photo	Finger Print	Signature										
Mr BISWAJIT MAJUMDAR Son of Mr Binod Chandra Majumdar Executed by: Self, Date of Execution: 20/11/2024 , Admitted by: Self, Date of Admission: 20/11/2024 ,Place : Office		 Captured											
20/11/2024	20/11/2024	LTI	20/11/2024										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr ASHISH KUMAR DANDAPAT Son of Mr Ajit Kumar Dandapat Executed by: Self, Date of Execution: 20/11/2024 , Admitted by: Self, Date of Admission: 20/11/2024 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>20/11/2024</td> <td>20/11/2024</td> <td>LTI</td> <td>20/11/2024</td> </tr> </tbody> </table> Son of Mr Ajit Kumar Dandapat Baragadra, City:- , P.O:- Baragarrah, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722150 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.: AGxxxxxx1H, Aadhaar No: 74xxxxxxxx6536, Status :Individual, Executed by: Self, Date of Execution: 20/11/2024 , Admitted by: Self, Date of Admission: 20/11/2024 ,Place : Office	Name	Photo	Finger Print	Signature	Mr ASHISH KUMAR DANDAPAT Son of Mr Ajit Kumar Dandapat Executed by: Self, Date of Execution: 20/11/2024 , Admitted by: Self, Date of Admission: 20/11/2024 ,Place : Office		 Captured		20/11/2024	20/11/2024	LTI	20/11/2024
Name	Photo	Finger Print	Signature										
Mr ASHISH KUMAR DANDAPAT Son of Mr Ajit Kumar Dandapat Executed by: Self, Date of Execution: 20/11/2024 , Admitted by: Self, Date of Admission: 20/11/2024 ,Place : Office		 Captured											
20/11/2024	20/11/2024	LTI	20/11/2024										

3	Name	Photo	Finger Print	Signature
	Mr SANJAY BANGAL (Presentant) Son of Late Ajit Kumar Bangal Executed by: Self, Date of Execution: 20/11/2024 , Admitted by: Self, Date of Admission: 20/11/2024 ,Place : Office		 Captured	
		20/11/2024	LT1 20/11/2024	20/11/2024
	Son of Late Ajit Kumar Bangal Tehsil, Bankura, Kulmara, City:- , P.O:- Keshiakole, P.S:-Bankura, District:- Bankura, West Bengal, India, PIN:- 722155 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth: XX-XX-1XX8 , PAN No.: AKxxxxxx3N, Aadhaar No: 22xxxxxxxx5419, Status :Individual, Executed by: Self, Date of Execution: 20/11/2024 , Admitted by: Self, Date of Admission: 20/11/2024 ,Place : Office			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SOUMITRA SARKAR Son of Late M C SARKAR DIAMOND HERITAGE, 16 STRAND ROAD, City:- Kolkata, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001		 Captured	
	20/11/2024	20/11/2024	20/11/2024
Identifier Of Mr CHITTA RANJAN MONDAL, Mr BISWAJIT MAJUMDAR, Mr ASHISH KUMAR DANDAPAT, Mr SANJAY BANGAL, Smt MONI MONDAL, Mr ABHISHEK MONDAL, Mrs PURNIMA MONDAL, Mrs POULAMI ROY			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr CHITTA RANJAN MONDAL	Mr BISWAJIT MAJUMDAR-1.55556 Dec, Mr ASHISH KUMAR DANDAPAT-1.55556 Dec, Mr SANJAY BANGAL-1.55556 Dec
2	Smt MONI MONDAL	Mr BISWAJIT MAJUMDAR-1.55556 Dec, Mr ASHISH KUMAR DANDAPAT-1.55556 Dec, Mr SANJAY BANGAL-1.55556 Dec
3	Mr ABHISHEK MONDAL	Mr BISWAJIT MAJUMDAR-1.55556 Dec, Mr ASHISH KUMAR DANDAPAT-1.55556 Dec, Mr SANJAY BANGAL-1.55556 Dec

Endorsement For Deed Number : I - 190417486 / 2024

On 20-11-2024

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

Presented for registration at 15:25 hrs on 20-11-2024, at the Office of the A.R.A. - IV KOLKATA by Mr. SANJAY BANGAL, 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 2,88,54,150/-

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

Execution is admitted on 20/11/2024 by 1. Mr CHITTA RANJAN MONDAL, Son of Late Nilmoni Mondal, H/I-2/4, Baguipara, Rajarhat Gopalpur (M), P.O: Aswini Nagar, Thana: Baguati, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession Others, 2. Mr BISWAJIT MAJUMDAR, Son of Mr Binod Chandra Majumdar, A.B. 375, Samar Pally, Milan Bazar, Rajarhat Gopalpur (M), P.O: KRISHNAPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Others, 3. Mr ASHISH KUMAR DANDAPAT, Son of Mr Ajit Kumar Dandapat, Baragadra, P.O: Baragarrah, Thana: Bankura, , Bankura, WEST BENGAL, India, PIN - 722150, by caste Hindu, by Profession Others, 4. Mr SANJAY BANGAL, Son of Late Ajit Kumar Bangal, Tehsil, Bankura, Kulmara, P.O: Keshiakole, Thana: Bankura, , Bankura, WEST BENGAL, India, PIN - 722155, by caste Hindu, by Profession Others, 5. Smt MONI MONDAL, Daughter of Mr HARAN TARAFDAR, H/I-2/4, Baguipara, Rajarhat Gopalpur(m), P.O: Aswini Nagar, Thana: Baguati, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession House wife, 6. Mr ABHISHEK MONDAL, Son of Mr Arabinda Mondal, H/I-2/3, Baguipara, Rajarhat Gopalpur(m), P.O: Aswini Nagar, Thana: Baguati, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession Business, 7. Mrs PURNIMA MONDAL, Daughter of Mr Ganesh Naskar, H/I-2/4, Baguipara, Rajarhat Gopalpur(m), P.O: Aswini Nagar, Thana: Baguati, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession House wife, 8. Mrs POULAMI ROY, Daughter of Late Niranjana Mondal, 8/A, Desh Bandhu Road, Baranagar (m), P.O: Alam Bazar, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700035, by caste Hindu, by Profession House wife

Indetified by Mr SOUMITRA SARKAR, , Son of Late M C SARKAR, DIAMOND HERITAGE, 16 STRAND ROAD, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,88,640.00/- (A(1) = Rs 2,88,542.00/- ,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 2,88,556/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/11/2024 9:45AM with Govt. Ref. No: 192024250281790148 on 20-11-2024, Amount Rs: 2,88,556/-, Bank: SBI EPay (SBlePay), Ref. No. 6649256724546 on 20-11-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,19,810/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 20,19,810/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 126985, Amount: Rs.100.00/-, Date of Purchase: 31/08/2024, Vendor name: S DEY

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/11/2024 9:45AM with Govt. Ref. No: 192024250281790148 on 20-11-2024, Amount Rs: 20,19,810/-, Bank: SBI EPay (SBlePay), Ref. No. 6649256724546 on 20-11-2024, Head of Account 0030-02-103-003-02

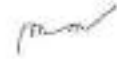

Mohul Mukhopadhyay

**ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal**

On 27-11-2024

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.



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2024, Page from 884265 to 884294

being No 190417486 for the year 2024.



[Handwritten signature]

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2024.11.27 14:09:40 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 27/11/2024

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - IV KOLKATA

West Bengal.

DATED THIS 20th DAY OF November, 2024

BETWEEN

CHITTA RANJAN MONDAL & ORS.

...Vendors

AND

BISWAJIT MAJUMDAR

ASHISH KUMAR DANDAPAT

SANJAY BANGAL

... Purchasers

AND

PURNIMA MONDAL & ANR.

... Confirming Parties

CONVEYANCE

PANKAJ SHROFF & COMPANY

Advocates

Diamond Heritage, N611, 6th floor,

16 Strand Road,

Kolkata-700001