

14880/22 VC-4003/22

I-14371/22



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

78AB 176651

15/09/22
4.40

6-2/248161

2-2/248161/22

Certified that the document is authentic and the registration. The signature sheets are correct. The endorsement sheets attached with the document are the part of this document.

District Sub-Registrar
Alipore, South 24-parganas

16/0

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the 15th day of September, 2022 (Two Thousand and Twenty-two).

BETWEEN

4471 28-8-21

নং ৪৪৭১ তারিখ ২৮/৮/২১

ক্রেতার নাম

ভেঃ সানোওয়াজ মণ্ডল
(SHANOWAJ MONDAL)

BISWAJIT MATI

ADVOCATE
CALCUTTA HIGH COURT

ভেঃ

মোঃ-এ. ডি. এস. আর, বারুইপুর
জেলা - দক্ষিণ ২৪ পরগনা

Mzhiar Kumer Nayak.



11305

Mzhiar Kumer Nayak.



11306



Biswas
(Biswas M. Agom)



11307

Biswasjit Mati
Advocate
F/2182/1782/2019

District Sub-Registrar-II
Alipore, South 24 Parganas

15 SEP 2021

1. CAMPAIGN PROPERTIES LLP (PAN: AAOFC7858E) 2. COMMITMENT NIRMAAN LLP (PAN: AAOFC8327J) 3. CRONY DEVELOPERS LLP (PAN: AAOFC8284G) 4. DOMINION BUILDERS LLP (PAN: AAQFD3670H) 5. ORCHID PREMISES LLP (PAN: AAGFO6103N) all are Limited Liability Partnership Firms incorporated under the Limited Liability Partnership Act, 2008, all having registered office at **20/1L East Topsia Road, Post Office Gobinda Khatick Road, Police Station- formerly Tiljala, presently Pragati Maidan, Kolkata 700046** **6. DOMINION AWAS LLP (PAN: AASFD2350A) 7. COMMITMENT BUILDERS LLP (PAN: AAQFC3298L)** all are Limited Liability Partnership Firms incorporated under the Limited Liability Partnership Act, 2008, all having registered office at **11A/1C East Topsia Road, Post Office Gobinda Khatick Road, Police Station- formerly Tiljala, presently Pragati Maidan, Kolkata 700046** and all are represented by its authorized representative namely **BISHAN M. AGARWAL (Having PAN No. AFJPA6544H & AADHAR No. 9925 8154 7662)** son of Rambilas Agarwal, by faith Hindu, by Nationality Indian, by Occupation business, residing at 36/1B, Lala Lajpat Rai Sarani, Post Office Lala Lajpat Rai Sarani, Police Station Bhawanipore, Kolkata 700020; hereinafter collectively called and referred to as the **“VENDORS”** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, successors, legal representatives and assigns) of the **FIRST PART:**



District Sub-Registrar-III
Alipore, South 24 Parganas

15 SEP 2022

A N D

KUSHAGRA AWAS LLP (PAN: AAVFK2129H) all are Limited Liability Partnership Firms incorporated under the Limited Liability Partnership Act, 2008, all having registered office at 33/1 N.S. Road, Marshall House, 8th Floor, Room No. 807 Kolkata-700001 and all are represented by its authorized representative namely **MIHIR KUMAR NAYAK, (Having PAN No. AEZPN4949Q & AADHAR No. 5782 5978 7953)**, son of Sanatan Nayak, by faith Hindu, by Nationality Indian, by Occupation service, residing at 47, Christopher Road, P.S. Topsia, P.O. Govinda Khatick Road, Kolkata - 700 046, District 24 Parganas (South); hereinafter referred to as the **"PURCHASER"** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its present partners and such other person or persons who may be taken in or admitted as partner(s) in the said partnership firms and their respective heirs executors administrators legal representatives and assigns and also include its nominees) of the **SECOND PART:-**

WHEREAS the legal heirs of Bijoy Krishna Pal, namely (i) Bandana Pal, (ii) Bikram Pal, (iii) Bhaskar Pal, (iv) Alarka Ghosh and (v) Umesh Chandra Das sold, transferred and conveyed ALL THAT piece of parcel of land measuring about 82 decimals more or less appertaining to R.S. Dag No. 101 recorded under R.S. Khatian No. 160, presently recorded under L.R. Khatian No. - 57, lying and situated at Mouza Barakhola, J.L. No. 21,

Police Station: Formerly Purba Jadavpur now Survey Park, District: 24 Parganas (South) and presently within the local limits of Ward No. 109 of the Kolkata Municipal Corporation, PIN 700099 **TOGETHER WITH** several brick built wall with Tin shed hutment standing thereupon aggregating an area of **250 Square Feet** more or less unto and in favour of **(i) CAMPAIGN PROPERTIES LLP, (ii) COMMITMENT NIRMAAN LLP, (iii) CRONY DEVELOPERS LLP, (iv) DOMINION BUILDERS LLP, (iv) ORCHID PREMISES LLP, (vi) DOMINION AWAS LLP and (vii) COMMITMENT BUILDERS LLP**, the Vendors herein, by 11 (Eleven) Deed of Conveyances all dated 29/06/2022. The said Deeds were duly registered in the office of Additional District Sub-Registrar, Sealdah, South 24 Paraganas, **Being Nos. 03244/2022, 03250/2022, 03258/2022, 03259/2022, 03260/2022, 03265/2022, 03266/2022, 03267/2022, 03269/2022, 03270/2022 and 03271/2022.**

AND WHEREAS in the event as recited hereinabove, the Vendors herein are absolute owner, seized and possessed of and/or otherwise well and sufficiently entitled to the said property and recorded in the L.R. Record-of-Rights as L.R. Khatian Nos. 304, 305, 306, 307, 308, 309 and 310.

AND WHEREAS the Vendors have agreed to sell and transfer their respective right, title and interest upon the Said Property which is the Scheduled Property mentioned hereinafter. They have agreed to sell the demised land and the Purchaser has agreed to purchase the said property

subject to such occupation of land by the occupants and otherwise free from all encumbrances, charges, liens, lis pendens, acquisitions, requisitions, attachments, trusts of whatsoever nature at or for the consideration and subject to the terms and conditions hereinafter.

AND WHEREAS for urgent need of money and other lawful reasons the Vendors have agreed to sell, transfer and convey **ALL THAT** piece and parcel of undivided land measuring about **2.38 Decimals** more or less, appertaining to R.S. Dag No. 101 recorded under R.S. Khatian No. 160, presently recorded under L.R. Khatian Nos. - 304, 305, 306, 307, 308, 309 and 310, lying and situated at Mouza Barakhola, J.L. No. 21, Police Station: Formerly Purba Jadavpur now Survey Park, District: 24 Parganas (South) and presently within the local limits of Ward No. 109 of the Kolkata Municipal Corporation, Premises No. 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518 and 519, Barakhola, PIN 700099 **TOGETHER WITH** several brick built wall with Tin shed hutment standing thereupon aggregating an area of **250 Square Feet** more or less **AND TOGETHER WITH** all sorts of easement rights over the common passage/road and all other benefits and facilities attached therein or thereto more fully mentioned and described in the First Schedule hereunder written (hereinafter for the sake of brevity referred to as "**Said Land**") thereof free from charges, liens, lis pendens, attachments, trust whosoever or howsoever at or for the total price and/or consideration of **Rs. 2,61,800/- (Rupees Two Lakh Sixty-one Thousand Eight Hundred**

Only) and the purchaser herein has agreed to complete the sale in respect of the said property by purchasing the said Property at or for the above-mentioned consideration on 'as is where is' basis.

AND WHEREAS at or before execution of this Deed, the Purchaser has represented to the Vendors that the Purchaser has satisfied itself as to the title of the Vendors.

AND WHEREAS based on the above representation of the Purchaser, the Vendors have agreed to sell and transfer and the Purchaser has agreed to purchase and acquire the said property in "as is where is" condition/basis for the consideration and subject of the terms and conditions hereinafter appearing.

NOW THIS INDENTURE WITNESSES as follows:

In consideration of total sum **Rs. 2,61,800/- (Rupees Two Lakh Sixty-one Thousand Eight Hundred Only)** in full paid to the Vendors by Purchaser (the receipt whereof the Vendors doth hereby acknowledge and of and from the same and every part thereof acquit and release the Purchaser and the said property) and vendors do hereby absolutely and indefeasibly grant, transfer, convey, assign and assure unto the Purchaser **ALL THAT** piece and parcel of undivided land measuring about **2.38 Decimals** more or less appertaining to R.S. Dag No. 101, R. S. Khatian No. 160, corresponding to L.R. Khatian Nos. - 304, 305, 306, 307, 308, 309 and 310, lying and situated at Mouza Barakhola, J.L. No.

20, Police Station – Formerly Purba Jadavpur, now Survey Park, District 24 Parganas (South) and presently within the local limits of Ward No. 109 of the Kolkata Municipal Corporation, Premises No. 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518 and 519, Barakhola, PIN—700099, **TOGETHER WITH** several brick built wall with Tin shed hutment standing thereupon aggregating to 250 sq. ft. more or less **TOGETHER WITH** all sorts of easement rights over the common passage/road and all other benefits and facilities attached therein or thereto more fully described in the Second Schedule hereunder (being the **“SAID PROPERTY”**) **OR HOWSOEVER OTHERWISE** the same is or was situated butted described or enjoyed or reputed to belong or to be appurtenant thereto and all the estate right, title interest use, possession and inheritance trust claim and demand whatsoever both at law and in equity of the Vendors into and upon the said property and reversion or reversions remainder or remainders and all the rents issues and profit according to the true nature and tenure thereof and every part thereof together with water courses ways paths common passage thereto belonging or appertaining thereto or held or occupied therewith or whatsoever and every manner or former and present right liberties, privileges easement advantages and appurtenances whatsoever belonging or in anywise appertaining to or usually held used occupied accepted enjoyed or reputed to belong or to be appurtenant thereto and all deeds pattahs muniments writings and evidences of title

whatsoever in anywise exclusively relating to or concerning the said property **TO HAVE AND TO HOLD** the same hereby granted transferred assigned assured and conveyed or expressed or intended so to be unto and to the use of the Purchaser and also subject to the payment of municipal rates, ground rent and taxes as applicable by the Purchaser.

THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER

as follows: -

- a) Notwithstanding any act deed matter or thing whatsoever by the Vendors or their predecessor -in- title or interest done or executed or knowingly suffered to the contrary the Vendors have lawfully and absolutely entitled to the said property by way of inheritance and/or otherwise and that the Vendors declare confirmed and affirms that they jointly and/or severally possessed absolute right, title, interest over the said Property and they have a good valid title to grant, sell, convey, assure, transfer and assign the said property hereby granted, sold, conveyed and transferred or expressed or to be unto and to the use of the Purchaser.
- b) That the said Land and/or the said property and/or the Schedule Property held by the Vendors and/or their predecessors is not in excess of the prescribed ceiling limit under the West Bengal Land Reforms Act, 1955 and/or the Urban Land Ceiling Act, 1976, and/or any other statute, central or local;

- c) The Vendors having lawfully or claiming equitably any estate or interest whatsoever in the said property hereby conveyed and granted or any part thereof from under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and cost of the purchaser without any further claim or consideration, do and execute or cause to be done and executed all such acts, deeds, matters and things whatsoever for further better and more the true intent and meaning of these presents as shall or may be reasonably required;
- d) That the Vendors do hereby accord their consent to the purchaser for mutation and/or assessment of the said Schedule property in the office of the Kolkata Municipal Corporation, B.L. & L.R.O., and all other Government and/or Semi Government Office and/or other statutory body and/or authority concern.

THE PURCHASER HEREBY COVENANT WITH THE VENDORS as follows:

- a) That the Purchaser has full knowledge about the present status of the said property and the Purchaser agreed to purchase the said property particularly mentioned in the Second Schedule below in "as is where is" basis and neither the Purchaser nor their heirs, executors, administrators, legal representatives and / or assigns or any person claiming under them raise any claim or objection thereof in future;

- b) That the Purchaser undertake to pay all arrears, taxes, dues to the land taxes or any other taxes in respect of the said Second Schedule Property and the Owners/Vendors shall not be anyway responsible for the same.
- c) That the Purchaser has also assumed the responsibility and obligation of making payment of any amount due which the Vendor(s) may become liable to pay on account of Capital Gain Tax and also agreed to keep the Vendors and each of them indemnified against all claims. Demands, actions, proceedings, suits, penalties, interest including litigations costs.
- d) That the Purchaser confirmed that they will supervise as agents and/or on behalf of the Vendors for all statutory liabilities related to Income Tax attributable to this sale of the Said Property and further undertake to bear all costs and statutory liabilities related to Income Tax attributable to this sale if imposed upon the Vendors.
- e) Purchaser shall also ensure appropriate representation to the income tax department if any scrutiny is made against the Vendor(s) by such department, with a notable practitioner of Income Tax and the Vendors should give prior consent to the same.
- f) That in the event of any scrutiny by the Income Tax Department upon the Vendors attributable to the sale of the Said Property unto and in favour of the Purchaser for which the Vendors and/or their heirs and/or

legal representatives are made liable to make payment of any amount on account of capital gains or on account of income tax including interim tax paid under protest if any, interest, penalty etc. what so ever or how so ever, then and in that event the Purchaser shall be obligated to make payment of such amount and shall keep the Vendors and/or their heirs and/or legal representatives saved harmless and fully indemnified from and against all costs charges claims actions suits and proceedings including litigation costs.

g) That it is further made clear that until such time limit for scrutiny assessment (i.e. Upto 7 years from execution of this indenture or such period till the appeal or revision before competent authority or Tribunal or Courts is concluded) attributable to the sale of the Said Property, unto and in favour of the Purchaser, is/are processes to confirm the correctness and genuineness of various claims, deductions, etc., made by the Vendors in their income tax return are over, all liabilities on account of capital gains and/or income tax and/or any other amount demand by any of the concerned authorities are fully paid and/or settled by way of final assessment order / reassessment order or payment of tax, the Purchaser as token of security shall not be entitled to sell, transfer, alienate and/or create any third party interest into or upon the said Property or any part or portion thereof.

h) That if the above conditions are not fulfilled by the Purchaser, then the Vendors reserves the right to issue written notice to the Purchaser

calling them to perform their obligations under this indenture, within 30 days from receiving the notice (herein after referred as "CURING PERIOD") and if the Purchaser fails to perform their Obligation(s) within the said Curing Period then the Vendors shall have the right to apply before the competent authority for cancellation of the Deed of Conveyance(s) executed in favour of the Purchaser in respect of the said Schedule Property and the Vendors shall refund the entire consideration amount as mentioned in the Deed of Conveyance(s) net of any reasonable expenses and taxes incurred related to such sale transaction to the Purchaser for which the Purchaser shall not raise any objection; but nothing shall be implemented if the Purchaser cure and/or make good of their obligations within the said Curing Period.

i) That the Purchaser has settled all scrutiny assessment attributable to the sale of the Said Property, unto and in favour of the Purchaser, and paid all tax liability and/or penalties to the concern Department if any imposed upon the Vendors; after which the Purchaser shall have the liberty and/or full right and authority to sell, transfer, alienate and or/create any third party interested into or upon the said Property or any part of portion thereof and Vendors hereby do consent the same.

THE VENDORS FURTHER COVENANTS WITH THE PURCHASER:

a) That after expiry of the time limit for scrutiny assessment and/or settlement of any or all scrutiny aroused, if any, attributable to the

sale of the Said Schedule Property, unto and in favour of the Purchaser, and the Purchaser has paid all tax liabilities including penalties, if imposed upon the Vendors by the Income tax department, the Vendors shall provide a registered declaration acknowledging that the Purchaser has performed its obligations under this Deed.

- b) That relevant certified copy(ies) from the Income Tax Department, reflecting all tax liabilities of the Vendors attributable to the sale of the Said Property, unto and in favour of the Purchaser, have been proper and/or settled; shall be sufficient proof that the Purchaser has discharged its obligation under this Deed and the Purchaser has become free to deal with the Said Property as the Purchaser deem fit and proper, without any restrictions or impositions of the Vendors.
- c) That all the Vendors have received the full consideration and absolute sale hereby is made and full right title, interest, possession of the land referred to as the **"SAID PROPERTY"** is hereby transferred to the Purchaser.


AND THIS DEED FURTHER WITNESSETH THAT the Vendors being entitled to the said Schedule Property / Said Property have agreed to sell and transfer their respective right title interest possession, into or upon the said Property unto and in favour of the Purchaser and in as much as Vendors agreed to sell and transfer the said Property and save and except

the Vendors no one else has any right title interest claim or demand into or upon the said Property .

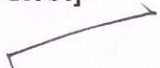
FIRST SCHEDULE REFERRED TO ABOVE:

(SAID LAND)

ALL THAT piece and parcel of land measuring about **0.82 Acres** more or less appertaining to R.S. Dag No. 101 under R.S. Khatian No. 5/160, presently recorded under L.R. Khatian No. - 57, lying and situated at Mouza Barakhola, J. L. No. 21, Police Station: Formerly Purba Jadavpur now Survey Park, District: 24 Parganas (South) and presently within the local limits of Ward No109 of the Kolkata Municipal Corporation, PIN 700099 **TOGETHER WITH** several hutments of brick built wall with Tin shed hutment standing thereupon containing an area **2500 Square feet** more or less **AND TOGETHER WITH** all sorts of easement rights over the common passage/road and all other benefits and facilities attached therein or thereto and the said property is more particularly shown and delineated in the site map or plan marked hereto with **RED** border line thereon as part and parcel of this indenture and the same is butted and bounded in the manner following:-

ON THE NORTH	:	By R.S. Dag 102(P);	
ON THE SOUTH	:	By R.S. Dag No. 101/159(P) & R.S. Dag 101(P);	
ON THE EAST	:	By R.S. Dag No. 101(P) acquired & vested land;	
ON THE WEST	:	By Purba Diganta.	

[Approach Road = 6' feet (Kachha) & purchased land to be used as "Bastu"]
[Plot near Barakhola Road and Road Zone is AMRI to Rest]



SECOND SCHEDULE REFERRED TO ABOVE:**(SAID PROPERTY)**

ALL THAT piece and parcel of undivided land measuring about **2.38 Decimals** out of the Said Land morefully mentioned in the First Schedule herein in above containing **0.82 Acres** more or less appertaining to R.S. Dag No. 101 under R.S. Khatian No. 160, presently recorded under L.R. Khatian Nos. - 304, 305, 306, 307, 308, 309 and 310, lying and situated at Mouza Barakhola, J. L. No. 21, Police Station: Formerly Purba Jadavpur now Survey Park, District: 24 Parganas (South) and presently within the local limits of Ward No. 109 of the Kolkata Municipal Corporation, Premises No. 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518 and 519, Barakhola, PIN 700 099 **which is out of the First Schedule land mentioned herein above and land area sold hereby from L.R. Khatian No. 304 is 0.34 Decimal out of 11.70 Decimal, L.R. Khatian No. 305 is 0.34 Decimal out of 11.70 Decimal, L.R. Khatian No. 306 is 0.34 Decimal out of 11.70 Decimal, L.R. Khatian No. 307 is 0.34 Decimal out of 11.70 Decimal, L.R. Khatian No. 308 is 0.34 Decimal out of 11.70 Decimal, L.R. Khatian No. 309 is 0.34 Decimal out of 11.70 Decimal and L.R. Khatian No. 310 is 0.34 Decimal out of 11.70 Decimal TOGETHER WITH** brick built wall with Tin shed hutment standing thereupon containing an area **250 Square feet** more or less **AND TOGETHER WITH** all sorts of easement rights over the common passage/road and all other benefits and facilities attached therein or thereto.

IN WITNESSES WHEREOF the Parties hereto have set and subscribed their respective hands on the day, month and year first above written.

SIGNED SEALED & DELIVERED in
the presence of:

WITNESSES:

1. *Ganwali Devi Gupta*
81/2, K.B. lane,
Howrah-711102.

CAMPAIGN PROPERTIES
COMMITMENT NIRMAL LI
CRONY DEVELOPERS LLP
DOMINION BUILDERS LLP
ORCHID PREMISES LLP

DOMINION AWAS LLP
COMMITMENT BUILDERS LLP

[Signature]
Authorised Signatory

2. *Rashmi Saiswal*
11A/1C, East Topsia Road,
161-46

SIGNATURE OF VENDORS

Mehir Kumar Nayak

SIGNATURE OF PURCHASER

MEMO OF CONSIDERATION

(CONSIDERATION PAID TO VENDORS)

RECEIVED of and from within the named Purchaser within mentioned **Rs. 2,61,800/- (Rupees Two Lakh Sixty-one Thousand Eight Hundred Only)** as full and final consideration paid under these presents as per memo below: -

Memo of Consideration

(a) By and out of Cheque Nos. 000688, 000687, 000686, 000694, 000689, 000690, 000691 all dated 14/09/2022 drawn on I.C.I.C.I. Bank/ Kolkata N S Road Br.

Rs. 2,61,800/-

TOTAL : Rs. 2,61,800/-

(Rupees Two Lakh Sixty-one Thousand Eight Hundred Only)

WITNESSES:

1. *Biswajit Mati*

2. *Rash Jaiswal*

CAMPAIGN PROPERTIES
COMMITMENT NIRMAN LI
CRONY DEVELOPERS LLP
DOMINION BUILDERS LLP
ORCHID PREMISES LLP
DOMINION AWAS LLP
COMMITMENT BUILDERS LLP

[Signature]
Authorised Signatory

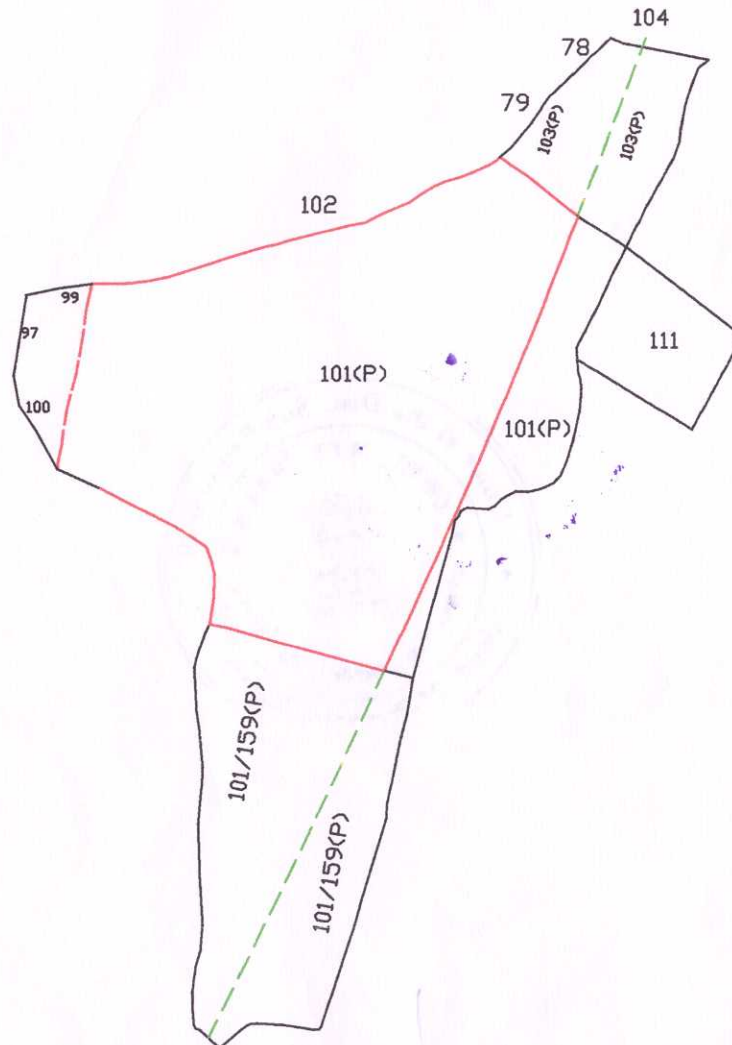
Signature of the Vendors

Drafted and prepared at my office
and explained in Bengali,

Biswajit Mati
(Biswajit Mati, Advocate)
High Court, Calcutta
F/2182/1782/2019.

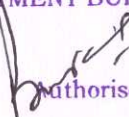
SITE PLAN OF PART OF R.S DAG NO - 101(P),KMC WARD NO - 109, MOUZA BARAKHOLA,J.L NO - 21,P.S - SURVEY PARK,DIST - 24 PARGANAS(SOUTH).

LAND AREA = 2.38 DECIMAL OUT OF 82 DECIMAL SHOWN IN RED BORDER

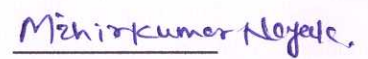


CAMPAIGN PROPERTIES
ATMENT NIRMAN LI
ENARY DEVELOPERS LLP
DOMINION BUILDERS LLP
ORCHID PREMISES LLP

DOMINION AWAS LLP
COMMITMENT BUILDERS LLP


Authorised Signatory

SIGNATURE OF THE VENDOR


SIGNATURE OF THE PURCHASER

SPECIMEN FORM FOR TEN FINGERPRINTS

	<i>Prakash</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
		(Right Hand)				
	<i>Minir Kumar Nayak</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
		(Right Hand)				
	<i>Biswajit Maity</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
		(Right Hand)				

Major Information of the Deed

Deed No :	I-1603-14371/2022	Date of Registration	16/09/2022
Query No / Year	1603-2002748161/2022	Office where deed is registered	
Query Date	13/09/2022 5:28:30 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	BISWAJIT MATI 11A/1C, EAST TOPSIA ROAD,Thana : Topsia, District : South24-Parganas, WEST BENGAL, PIN - 700046, Mobile No. : 7003102124, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 2,61,800/-		Rs. 27,39,150/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,09,586/- (Article:23)		Rs. 27,438/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Barakhola, Road Zone : (AMRI -- rest) , , Premises No: 506, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		2.38 Dec	2,57,600/-	25,70,400/-	Width of Approach Road: 6 Ft.,
Grand Total :					2.38Dec	2,57,600 /-	25,70,400 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	250 Sq Ft.	4,200/-	1,68,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 250 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		250 sq ft	4,200 /-	1,68,750 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	CAMPAIGN PROPERTIES LLP 20/1L, EAST TOPSIA ROAD, City:- , P.O:- GOVINDA KHATICK ROAD, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 , PAN No.:: AAxxxxxx8E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	COMMITMENT NIRMAAN LLP 20/1L, EAST TOPSIA ROAD, City:- , P.O:- GOVINDA KHATICK ROAD, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 , PAN No.:: AAxxxxxx7J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	CRONY DEVELOPERS LLP 20/1L, EAST TOPSIA ROAD, City:- , P.O:- GOVINDA KHATICK ROAD, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 , PAN No.:: AAxxxxxx4G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	DOMINION BUILDERS LLP 20/1L, EAST TOPSIA ROAD, City:- , P.O:- GOVINDA KHATICK ROAD, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 , PAN No.:: AAxxxxxx0H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	ORCHID PREMISES LLP 20/1L, EAST TOPSIA ROAD, City:- , P.O:- GOVINDA KHATICK ROAD, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 , PAN No.:: AAxxxxxx3N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
6	DOMINION AWAS LLP 11A/1C, EAST TOPSIA ROAD, City:- , P.O:- GOVINDA KHATICK ROAD, P.S:-Tiljala, District:-South 24-Parganas West Bengal, India, PIN:- 700046 , PAN No.:: AAxxxxxx0A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
7	COMMITMENT BUILDERS LLP 11/1C, EAST TOPSIA ROAD, City:- , P.O:- GOVINDA KHATICK ROAD, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 , PAN No.:: AAxxxxxx8L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	KUSHAGRA AWAS LLP 33/1, N.S. ROAD, MARSHALL HOUSE, 8TH FLOOR, ROOM NO. 807, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx9H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MIHIR KUMAR NAYAK (Presentant) Son of SANATAN NAYAK47, CHRISTOPHER ROAD, City:- , P.O:- GOVINDA KHATICK ROAD, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046, Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, , PAN No.:: AExxxxxx9Q, Aadhaar No: 57xxxxxxx7953 Status : Representative, Representative of : KUSHAGRA AWAS LLP (as AUTHORISED SIGNATORY)

2	BISHAN M AGARWAL Son of RAMBILAS AGARWAL 36/1B, LALA LAJPAT RAI SARANI, City:- , P.O:- L R SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx4H, Aadhaar No: 99xxxxxxxx7662 Status : Representative, Representative of : CAMPAIGN PROPERTIES LLP (as AUTHORISED SIGNATORY), COMMITMENT NIRMAAN LLP (as AUTHORISED SIGNATORY), CRONY DEVELOPERS LLP (as AUTHORISED SIGNATORY), DOMINION BUILDERS LLP (as AUTHORISED SIGNATORY), ORCHID PREMISES LLP (as AUTHORISED SIGNATORY), DOMINION AWAS LLP (as AUTHORISED SIGNATORY), COMMITMENT BUILDERS LLP (as AUTHORISED SIGNATORY)
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Identifier Details :

Name	Photo	Finger Print	Signature
BISWAJIT MATI Son of UTTAM MATI 11A/1C, EAST TOPSIA ROAD, City:- , P.O:- GOVINDA KHATICK ROAD, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700046			
Identifier Of MIHIR KUMAR NAYAK, BISHAN M AGARWAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	CAMPAIGN PROPERTIES LLP	KUSHAGRA AWAS LLP-0.34 Dec
2	COMMITMENT NIRMAAN LLP	KUSHAGRA AWAS LLP-0.34 Dec
3	CRONY DEVELOPERS LLP	KUSHAGRA AWAS LLP-0.34 Dec
4	DOMINION BUILDERS LLP	KUSHAGRA AWAS LLP-0.34 Dec
5	ORCHID PREMISES LLP	KUSHAGRA AWAS LLP-0.34 Dec
6	DOMINION AWAS LLP	KUSHAGRA AWAS LLP-0.34 Dec
7	COMMITMENT BUILDERS LLP	KUSHAGRA AWAS LLP-0.34 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	CAMPAIGN PROPERTIES LLP	KUSHAGRA AWAS LLP-35.71428600 Sq Ft
2	COMMITMENT NIRMAAN LLP	KUSHAGRA AWAS LLP-35.71428600 Sq Ft
3	CRONY DEVELOPERS LLP	KUSHAGRA AWAS LLP-35.71428600 Sq Ft
4	DOMINION BUILDERS LLP	KUSHAGRA AWAS LLP-35.71428600 Sq Ft
5	ORCHID PREMISES LLP	KUSHAGRA AWAS LLP-35.71428600 Sq Ft
6	DOMINION AWAS LLP	KUSHAGRA AWAS LLP-35.71428600 Sq Ft
7	COMMITMENT BUILDERS LLP	KUSHAGRA AWAS LLP-35.71428600 Sq Ft

On 15-09-2022

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

Presented for registration at 16:40 hrs on 15-09-2022, at the Private residence by MIHIR KUMAR NAYAK ,.

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 27,39,150/-

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

Execution is admitted on 15-09-2022 by MIHIR KUMAR NAYAK, AUTHORISED SIGNATORY, KUSHAGRA AWAS LL (LLP), 33/1, N.S. ROAD, MARSHALL HOUSE, 8TH FLOOR, ROOM NO. 807, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by BISWAJIT MATI, , Son of UTTAM MATI, 11A/1C, EAST TOPSIA ROAD, P.O: GOVINDA KHATICK ROAD, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700046, by caste Hindu, by profession Advocate

Execution is admitted on 15-09-2022 by BISHAN M AGARWAL, AUTHORISED SIGNATORY, CAMPAIGN PROPERTIES LLP (LLP), 20/1L, EAST TOPSIA ROAD, City:- , P.O:- GOVINDA KHATICK ROAD, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700046; AUTHORISED SIGNATORY, COMMITMENT NIRMAAN LLP (LLP), 20/1L, EAST TOPSIA ROAD, City:- , P.O:- GOVINDA KHATICK ROAD, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700046; AUTHORISED SIGNATORY, CRONY DEVELOPERS LLP (LLP), 20/1L, EAST TOPSIA ROAD, City:- , P.O:- GOVINDA KHATICK ROAD, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700046; AUTHORISED SIGNATORY, DOMINION BUILDERS LLP (LLP), 20/1L, EAST TOPSIA ROAD, City:- , P.O:- GOVINDA KHATICK ROAD, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700046; AUTHORISED SIGNATORY, ORCHID PREMISES LLP (LLP), 20/1L, EAST TOPSIA ROAD, City:- , P.O:- GOVINDA KHATICK ROAD, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700046; AUTHORISED SIGNATORY, DOMINION AWAS LLP (LLP), 11A/1C, EAST TOPSIA ROAD, City:- , P.O:- GOVINDA KHATICK ROAD, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700046; AUTHORISED SIGNATORY, COMMITMENT BUILDERS LLP (LLP), 11/1C, EAST TOPSIA ROAD, City:- , P.O:- GOVINDA KHATICK ROAD, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700046

Indetified by BISWAJIT MATI, , Son of UTTAM MATI, 11A/1C, EAST TOPSIA ROAD, P.O: GOVINDA KHATICK ROAD, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700046, by caste Hindu, by profession Advocate



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 16-09-2022

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 27,438/- (A(1) = Rs 27,392/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 27,406/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/09/2022 11:52AM with Govt. Ref. No: 192022230122190151 on 15-09-2022, Amount Rs: 27,406/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 87456864 on 15-09-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,09,586/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 1,09,576/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4471, Amount: Rs.10/-, Date of Purchase: 26/08/2022, Vendor name: Shanowaj Mondal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/09/2022 11:52AM with Govt. Ref. No: 192022230122190151 on 15-09-2022, Amount Rs: 1,09,576/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 87456864 on 15-09-2022, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 489774 to 489801

being No 160314371 for the year 2022.



Dhar

Digitally signed by Debasish Dhar
Date: 2022.09.16 16:16:33 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/09/16 04:16:33 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)