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अभिचरण पश्चिम बंगाल WEST BENGAL

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Certified that this document is admitted to Registration. The signature sheet and the Endorsement sheet attached to the document are part of this document.

Additional Dist. Sub Registrar
Sealdah

4/7/22

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the 29th day of June, 2022 (Two Thousand and Twenty-two).

BETWEEN

1.BANDANA PAL (PAN: BIWPP6630E), wife of Late Biswes Pal, by faith Hindu, by Nationality Indian, by Occupation Housewife, presently residing at 176/14/99, Raipur Road, Flat No. F-2, Kolkata - 700092 AND

2.BIKRAM PAL (PAN:: AOMPP1600H), son of Late Biswes Pal, by faith Hindu, by Nationality Indian, by Occupation Service presently residing at 176/14/99, Raipur Road, Flat No. F-2, Kolkata - 700092 AND **3. BHASKAR PAL (PAN:: AJLPP4500C)** son of Late Biswes Pal, by faith Hindu, by Nationality Indian, by Occupation Service, presently residing at 4-B. Devaloke Heights, 142A, Raja SC Mullick Road, Jadavpur, Kolkata—700092 AND **4. ALARKA GHOSH (PAN:: ADBPG4539J)**, son of Late Amal Kumar Ghosh, by faith Hindu, by Nationality Indian, by Occupation Service, residing at 5C, Hemchhaya, 40 Old Ballygunge Second Lane, Post Office—Ballygunge, P.S. Karaya, Kolkata—700019 AND **5. UMESH CHANDRA DAS, (PAN:: ADLPD3377R)**, son of Late Gopal Chandra Das, by faith Hindu, by Nationality Indian, By Occupation Business, residing at 24, Jawaharlal Nehru Road, Kolkata—700087, P.S. New Market, P.O. New Market; for Self as well as being the Sole Executor under the Last Will and Testament dated 27.03.2012 of Late Manju Sengupta; 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:

A N D

1. CAMPAIGN PROPERTIES LLP (PAN: AAOFC7858E) 2. COMMITMENT NIRMAN 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 **MR. PRANAV KUMAR AGARWAL, (PAN AKIPA1084C)**, son of Pradeep Kumar Agarwal, by faith Hindu, by Nationality Indian, by Occupation service, residing at AB/91/2, 3rd Floor, Prafulla Kanan Road, near Rani Kuttir, Kestopur West, Post Office and Police Station Prafulla Kanan, Kolkata 700101, District 24 Parganas (North); 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:-**

A N D

Mr. KISHAN MIRANIA AGARWAL, (PAN: ADBPA8961E); **and Mr. BISHAN M. AGARWAL**, (PAN: AFJPA6544H), both sons of Rambilas Agarwal, both by faith Hindu, by Nationality Indian, by occupation business, residing at 36/1B, Lala Lajpat Rai Sarani, Post Office: LLR Sarani, Police Station- Bhawanipore, Kolkata, West Bengal, PIN- 700020 hereinafter collectively called and referred to as the **"CONFIRMING PARTIES"** (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 **THIRD PART:**

WHEREAS one Bijoy Krishna Pal, since deceased (hereinafter referred to as **"DECEASED"**), the father-in-law of the Vendor No.1, the grandfather of Vendor Nos. 2 & 3, and maternal grandfather of the Vendor No. 4, used to seized possessed and sufficiently entitle thereof as sole and absolute owner of ALL THAT piece and parcel of land totally measuring about 3.01 Acres out of which 2.19 Acres of land was vested to the state of West Bengal as per the provisions of the WBEA Act, 1953 & WBLR Act, 1955, so **0.82 Acres** of land remained un-acquired and/or not vested in favour

of Sri Bijoy Krishna Pal, as sole and absolute owner, appertaining to R.S. Dag No. 101, recorded under R.S. Khatian No. 160, corresponding to L.R. Khatian No. 57.

AND WHEREAS while seized and possessed of the said land and other properties including the schedule property as sole and absolute owner, said Bijoy Krishna Pal died intestate on 22nd April, 1977, leaving behind his wife Smt. Purnima Pal, his son Biswes Pal and his two married daughters Smt. Anju Ghosh and Smt. Manju Sengupta, since deceased, as his heir and heiresses and legal representatives to inherit the estate left the said deceased. Subsequently said Smt. Purnima Pal, wife of Late Bijoy Krishna Pal died, also died intestate on 9th November, 1994.

AND WHEREAS by way of aforesaid inheritance said Biswes Pal, Smt. Anju Ghosh and Smt. Manju Sengupta became the joint owners in respect of the estate left by the said Deceased including the schedule property, each having undivided 1/3rd share, or interest into or upon the Entire Land and other properties left behind by the said Deceased.

AND WHEREAS the L.A. Collector vide L.A. Case No. II/56 of 1975-76 acquired 48 Decimal of land out of 2.19 acres of vested land and the award was made in the name of the Collector, South 24 Parganas and thus land measuring **82 Decimal** remained in the name of Bijoy Krishna Pal, in R.S. Dag No. 101, recorded under R.S. Khatian No. 160, corresponding to L.R. Khatian No. 57 of 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 (hereinafter referred to as **"SAID PROPERTY"** morefully mentioned in the FIRST SCHEDULE) is not acquired or vested.

AND WHEREAS said Anju Ghosh, daughter of Bijoy Krishna Pal, died intestate on 26th June, 2005 and her husband Amal Ghosh who subsequently died on 17th October, 2010, leaving behind their only son, Alarka Ghosh, **Vendor No.4** and after the death of said Amal Ghosh and Anju Ghosh, both died intestate, the said Alarka Ghosh became the owner of the undivided 1/3rd share of the estate left by the said Bijoy Krishan Pal including the schedule property which his mother Smt. Anju Ghosh, inherited from said Bijoy Krishna Pal.

AND WHEREAS said Manju Sengupta another daughter of said Bijoy Krishna Pal died issue less but testate on 24.04.2018 (her husband Mr. Ananda Gopal Sengupta having predeceased her on 14/7/2016), after having made and published her Last Will and Testament dated 27/03/2012, which was duly registered, whereby and where under she appointed the **Vendor No. 5** as the sole Executor of her said Last Will and Testament and gave, bequeathed and devised her undivided share 1/3rd share or interest into or upon the said Entire Land and / or the Schedule Property unto and in favour of the **Vendor No. 5**.

AND WHEREAS said Biswes Pal, son of Bijoy Krishna Pal died intestate on 17.10.2020, heaving behind him, his wife, the **Vendor No. 1** and his two sons, the **Vendor Nos. 2 and 3**, since deceased as his legal heirs to inherit his undivided 1/3rd share or interest into or upon the properties including the Schedule Property, which he during his lifetime have inherited from his father, said Bijoy Krishna Pal.

AND WHEREAS in the event as recited hereinabove, the Vendors herein are jointly and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property each one of them being entitled to undivided share or interest therein.

AND WHEREAS the Vendor Nos. 1 to 3 are the legal heirs of Late Biswes Pal, son of Bijoy Krishna Pal, and Vendor No. 2 is the grandson of Bijoy Krishna Pal, and the Vendor No. 3, being the sole Executor and Beneficiary under the Last Will and Testament of Late Smt. Manju Sengupta, who was one of the daughters of the Deceased and the Vendors being entitled to the said Property, by under a Deed of Lease dated 21.06.2019, duly executed between the Vendors therein in represented as the Lessors and one Kishan Mirania Agarwal and Bishan Mirania Agarwal, both sons of Rambilas Agarwal, therein mentioned as the Lessees and Confirming Parties herein, for a term of 10 years commencing from the date of execution of the said Lease Deed and for further terms and conditions mentioned therein. The

said Lease deed was duly registered with the office of the A.D.S.R., Sealdah, South 24 Parganas and recorded in Book No. I, Volume No. 1606-2019, Pages 96131 to 96159, Being No. 160602530 for the year 2019 (hereinafter referred to as **"LEASE DEED"**).

AND WHEREAS it was mentioned in said Lease Deed that if the Vendors herein, means the Lessors therein, executed Sale Deed in respect of the Said Property after execution of the said Lease Deed, then the said Lease Deed will stand determine and the Vendors shall refund the lease rent for the remaining / residual period of the lease Term and as such the Vendors are refunding Rs. 22,830/- (Rupees Twenty-two Thousand Eight Hundred and Thirty only) to the Confirming Parties towards refund of the Lease Rent paid in respect of the Said Property, in terms of the said Lease Deed.

AND WHEREAS the Confirming Parties have joined in this Deed in order to ratify, affirm and declare that they are surrendering their leasehold interest upon the said property with free consent and acknowledge the receipt of Rs. 22,830/- (Rupees Twenty-two Thousand Eight Hundred and Thirty only) towards refund of Lease Rent for remaining/ residual Period of the Term as referred to the said Lease Deed.

AND WHEREAS the Vendors have jointly agreed to sell and transfer their respective right title and interest upon the Said Property which is the

Scheduled Property mentioned hereinafter and the said demised land are in the occupation of various occupants and the Vendors herein, 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 Vendor Nos. 4 and 5 together with Late Biswes Pal, husband of Vendor No. 1 and father of Vendor Nos. 2 & 3, have agreed to sell and transfer and convey **ALL THAT** piece and parcel of undivided land measuring about **7.1 Decimal** 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 **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. 3,44,250/- (Rupees Three Lakh Forty-four Thousand Two Hundred and Fifty 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 these presents the Vendors have assured and represented to the Purchasers as follows:

i) That the Vendors jointly and/or severally are the absolute owners of the said Scheduled Property and /or the said Property by way of inheritance or otherwise and excepting the Vendors nobody else have any right, title, interest claim or demand into or upon the said schedule property and/or the said property or any part or portion thereof in any manner whatsoever;

ii) That the Vendors have not entered into any agreement with any Third Party in respect of the said Property and/or the said Property or any part "thereof" save and except the Lease Deed dated 21.06.2019 as being No. 2530 for the Year 2019 and the same is being determined on execution of these present Indenture with the conformity of the Confirming Parties herein;

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

AND WHEREAS based on the above representation of the Purchasers, the Vendors have agreed to sell and transfer and the Purchasers have 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. 3,44,250/- (Rupees Three Lakh Forty-four Thousand Two Hundred and Fifty 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 Purchasers and the said property) and vendors do hereby absolutely and indefeasibly grant, transfer, convey, assign and assure unto the Purchasers **ALL THAT** piece and parcel of undivided land measuring about **7.1 Decimal** more or less appertaining to R.S. Dag No. 101, R. S. Khatian No. 160, corresponding to L.R. Khatian no. 57, 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, being un-assessed land at Barakhola Road, 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 Purchasers and also subject to the payment of municipal rates, ground rent and taxes as applicable by the Purchasers.

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 Purchasers.

- 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 PURCHASERS HEREBY COVENANT WITH THE VENDORS as follows:

- a) That the Purchasers have full knowledge about the present status of the said property and the Purchasers agreed to purchase the said property particularly mentioned in the Second Schedule below in "as is where is" basis and neither the Purchasers not 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 Purchasers 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 Purchasers have 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 Purchasers 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) Purchasers 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 Purchasers 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 Purchasers 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 Purchasers, 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 Purchasers, then the Vendors reserves the right to issue written notice to the Purchasers 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 Purchasers 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 Purchasers 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 Purchasers for which the Purchasers shall not raise any objection; but nothing shall be

implemented if the Purchasers cure and/or make good of their obligations within the said Curing Period.

i) That the Purchasers have settled all scrutiny assessment attributable to the sale of the Said Property, unto and in favour of the Purchasers, and paid all tax liability and/or penalties to the concern Department if any imposed upon the Vendors; after which the Purchasers 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 Purchasers, and the Purchasers have 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 Purchasers have 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 Purchasers, have been

proper and/or settled; shall be sufficient proof that the Purchasers have discharged its obligation under this Deed and the Purchasers have become free to deal with the Said Property as the Purchasers 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 Purchasers.

AND THIS DEED FURTHER WITNESSETH THAT the Vendors being jointly and/or severally 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 the Vendors No.1 to 4 are the Class I inheritors of the said Deceased and the Vendor No.5 is the beneficiary & Sole Executor under the said Last Will and Testament of Smt. Manju Sengupta, who was also Class I inheritor of the said Deceased and the Vendors have jointly agreed to sell and transfer the said Property each one of them being entitled to undivided share or interest and save and except the Vendors no one else has any right title interest claim or demand into or upon the said Property and the Vendor No.1 to 4 hereby further assure and covenant with the Purchasers that in the event if the said Smt. Manju

Sengupta having died intestate they would have become entitled to her undivided share and the Vendors No.1 to 4 hereby assured and covenant that they hereby release relinquish and disclaim their right title interest over the said 1/3rd share unto Vendor No.5 in the said land and/or the said schedule property which inter alia was the subject property of the said Last Will of Smt. Manju Sengupta out of love and affection with full conscious.

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, un-assessed land, 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"]

[Unassessed Land/ 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 **7.1 Decimal** 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 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, un-assessed land, PIN 700 099 **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. Satyananda Ray
NA/IC, E.T. Rd
Kat-46

I) Bandana Pal

II) Signature

III) Signature

2. Ashu Baiswal
NA/IC, East Topsia Road,
Kat-46

IV) Signature

V) Umesh chandra Dey

SIGNATURE OF VENDORS

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

DOMINION AWAS LLP
COMMITMENT BUILDERS LLP

Signature

Signature

Signature

Signature

SIGNATURE OF PURCHASERS

I)

II)

SIGNATURE OF CONFIRMING PARTIES

MEMO OF CONSIDERATION**PART-I****(CONSIDERATION PAID TO VENDORS)**

RECEIVED of and from within the named Purchaser within mentioned **Rs. 3,44,250/- (Rupees Three Lakh Forty-four Thousand Two Hundred and Fifty Only)** as full and final consideration paid under these presents as per memo below: -

Memo of Consideration

- (a) By and out of D.D Nos. 507204, 507179, 507184, 507194, 507199, 507189, 507203, 507178, 507188, 507198, 507193 all dated 20.03.2021 drawn on I.C.I.C.I. Bank/ Topsia Br.
- (b) By and out of DD Nos. 507207, 507182, 507192, 507202, 507197, 507187, 507105, 507180, 507190, 507200, 507195, 507185, 507186, 507191, 507181, 507196, 507201, 507206 all dated 20.03.2021 drawn on I.C.I.C.I Bank/Topsia Br.
- (c) By and out of DD Nos. 507212, 507213 all dated 23.03.2021 drawn on I.C.I.C.I Bank/Topsia Br.
- (d) By and out of DD Nos. 507216, 507215 all dated 23.03.2021 drawn on I.C.I.C.I Bank / Topsia Br.
- (e) By and out of DD No. 507214 dated 23.03.2021 drawn on I.C.I.C.I Bank / Topsia Br.

Rs. 3,44,250/-

TOTAL : Rs. 3,44,250/-
(Rupees Three Lakh Forty-four Thousand Two Hundred and Fifty Only)

WITNESSES:

- i. Satyamanda Roy
- ii. Bandaru Pal
- iii. G. C. S. S. S.
- iv. Shankar Saha
- v. Unish Chandra Saha

1st Signd.

Signature of the Vendors

PART-II**(REIMBURSEMENT- PAID TO THE CONFIRMING PARTY)**

RECEIVED from within the named Vendors a sum **Rs. 22,830/- (Rupees Twenty-two Thousand Eight Hundred and Thirty) only** being the refund of the advance paid lease rent as per Memo below: -

Memo of Consideration

(a) By and out of Cheque Nos. 257757, 257756 both dated 24.03.2021 drawn on State Bank of India/ Girish Chandra Bose Road, Entally.

(b) By and out of Cheque Nos. 757828, 757827 both dated 25.03.2021 drawn on I.C.I.C.I. Bank/ Chowringhee Road Br.

(c) By and out of Cheque Nos. 000178, 000179 both dated 24.03.2021 all drawn on I.C.I.C.I. Bank/ Kolkata Ballygunge Br.

: **Rs. 22,830/-**

(Rupees Twenty-two Thousand Eight Hundred and Thirty) only

WITNESSES:

1. *Satyavanda Roy*

2. *Rash Jaiswal*

I) *[Signature]*

II) *[Signature]*

Signature of Confirming Parties

Drafted and prepared at my office
and explained in Bengali,

Biswajit Mati

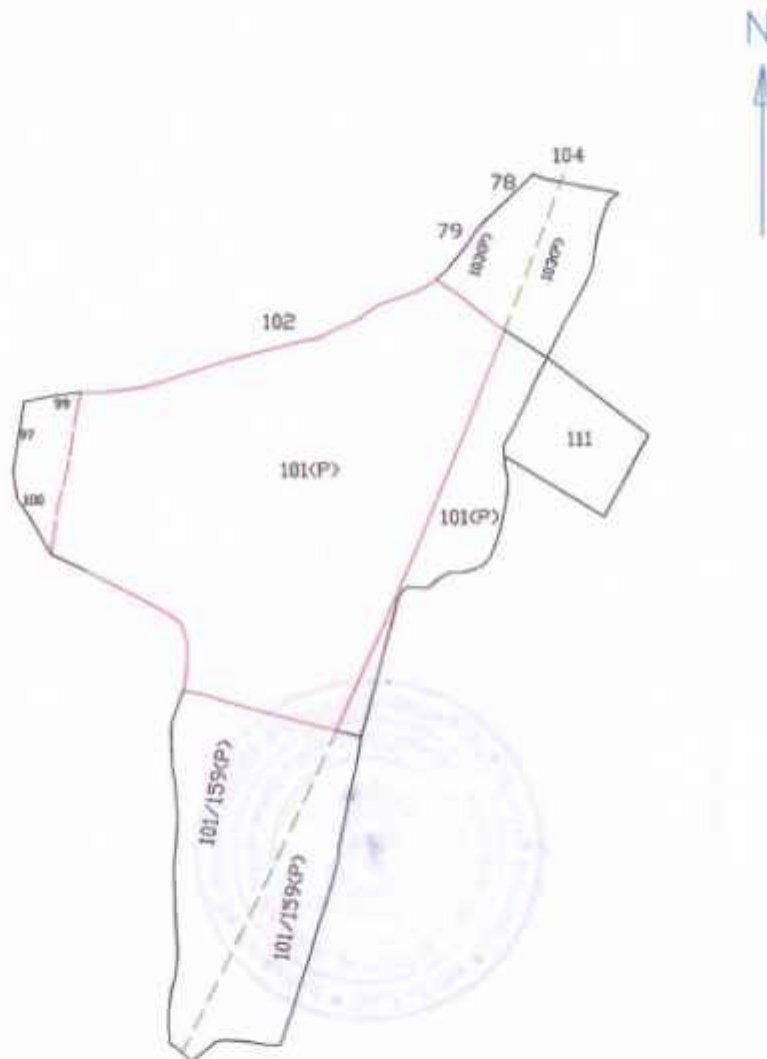
(Biswajit Mati, Advocate)

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 = 7.1 DECIMAL OUT OF 82 DECIMAL SHOWN IN RED BORDER



1. Bandana Pal

2. [Signature]

3. [Signature]

4. [Signature]

5. [Signature]

SIGNATURE OF THE VENDORS



1. [Signature]

2. [Signature]

SIGNATURE OF THE CONFIRMING PARTIES

DOMINION AWAS LLP
COMMITMENT BUILDERS LLP

[Signature]

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


































[Signature]

Authorised Signatory
SIGNATURE OF THE PURCHASER





SPECIMEN FORM FOR TEN FINGERPRINTS

	<i>Bandana Pal</i>					
Little		Ring	Middle	Fore	Thumb	
(Left Hand)						
						
Thumb		Fore	Middle	Ring	Little	
(Right Hand)						
	<i>G. Chandra</i>					
Little		Ring	Middle	Fore	Thumb	
(Left Hand)						
						
Thumb		Fore	Middle	Ring	Little	
(Right Hand)						
	<i>Ch. Mahesh Chel</i>					
Little		Ring	Middle	Fore	Thumb	
(Left Hand)						
						
Thumb		Fore	Middle	Ring	Little	
(Right Hand)						

SPECIMEN FORM FOR TEN FINGERPRINTS

	<i>Anand Singh</i>					
<p align="center">Little</p>		<p align="center">Ring</p>	<p align="center">Middle</p>	<p align="center">Fore</p>	<p align="center">Thumb</p>	
<p align="center">(Left Hand)</p>						
						
<p align="center">Thumb</p>	<p align="center">Fore</p>	<p align="center">Middle</p>	<p align="center">Ring</p>	<p align="center">Little</p>		
<p align="center">(Right Hand)</p>						
	<i>Umesh Chandra Singh</i>					
<p align="center">Little</p>		<p align="center">Ring</p>	<p align="center">Middle</p>	<p align="center">Fore</p>	<p align="center">Thumb</p>	
<p align="center">(Left Hand)</p>						
						
<p align="center">Thumb</p>	<p align="center">Fore</p>	<p align="center">Middle</p>	<p align="center">Ring</p>	<p align="center">Little</p>		
<p align="center">(Right Hand)</p>						
	<i>Ranav Kumar Agrawal</i>					
<p align="center">Little</p>		<p align="center">Ring</p>	<p align="center">Middle</p>	<p align="center">Fore</p>	<p align="center">Thumb</p>	
<p align="center">(Left Hand)</p>						
						
<p align="center">Thumb</p>	<p align="center">Fore</p>	<p align="center">Middle</p>	<p align="center">Ring</p>	<p align="center">Little</p>		
<p align="center">(Right Hand)</p>						

SPECIMEN FORM FOR TEN FINGERPRINTS

	<i>Left</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
	<i>Right</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
<p align="center">PHOTO</p>						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						









Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue





OFFICE OF THE A.D.S.R. SEALDAH, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16062001889037/2022

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	BANDANA PAL 176/14/99, RAIPUR ROAD,, Flat No: F-2, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092	Seller			<i>Bandana Pal</i> 29.6.22
2	BIKRAM PAL 176/14/99, RAIPUR ROAD, Flat No: F-2, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092	Seller			<i>Bikram Pal</i> 29/06/2022
3	BHASKAR PAL DEVALOKE HEIGHTS, 142A, RAJA SC MULLICK ROAD, Flat No: 4-B, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092	Seller			<i>Bhaskar Pal</i> 29/06/2022

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	ALARKA GHOSH HEMCHHAYA, 40, OLD BALLYGUNGE SECOND LANE, Flat No: 5C, City:- , P.O:- BALLYGUNGE, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019	Seller			<i>Alarka Ghosh</i> 29/6/22
5	UMESH CHANDRA DAS 24, JAWAHARLAL NEHRU ROAD, City:- , P.O:- NEW MARKET, P.S:-New Market, District:-Kolkata, West Bengal, India, PIN:- 700087	Seller			<i>Umesh Chandra Das</i> 29/06/2022
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Mr PRANAV KUMAR AGRAWAL AB/91/2, 3RD FLOOR, PRAFULLA KANAN ROAD, City:- , P.O:- PRAFULLA KANAN, P.S:-Bagulati, District:- North 24-Parganas, West Bengal, India, PIN:- 700101	Representative of Buyer [CAMPAIN GN PROPERTIES LLP] [COMMITMENT NIRMAAN LLP] [CRONY DEVELOPERS LLP] [DOMINION BUILDER S LLP] [ORCHID PREMISE S LLP] [DOMINION AWAS LLP] [COMMITMENT BUILDER S LLP]			<i>Pranav Kumar Agrawal</i> 29/06/2022
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	KISHAN MIRANIA 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	Seller			<i>Kishan Mirania</i> 29/6/22

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

SI No.	Name of the Executant	Category		Finger Print	Signature with date
8	BISHAN M 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	Seller			
SI No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	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	BANDANA PAL, BIKRAM PAL, BHASKAR PAL, ALARKA GHOSH, UMESH CHANDR DAS, Mr PRANAV KUMAR AGRAWAL			

(Amrava Ghosal)

ADDITIONAL DISTRICT
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.
SEALDAH

South 24-Parganas, West
Bengal



GRN:	192022230060714871	Payment Mode:	Online Payment
GRN Date:	28/06/2022 11:54:28	Bank/Gateway:	ICICI Bank
BRN :	82298617	BRN Date:	28/06/2022 11:56:30
Payment Status:	Successful	Payment Ref. No:	2001889037/6/2022

Depositor's Name:	BISHAN M AGARWAL
Address:	East Topsia Road
Mobile:	9830261000
Email:	saswatidasgupta@mirania.com
Contact No:	9830332657
Depositor Status:	Others
Query No:	2001889037
Applicant's Name:	Mr BISWAJIT MATI
Identification No:	2001889037/6/2022
Remarks:	Sale, Sale Document Payment No 6

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001889037/6/2022	Property Registration- Stamp duty	0030-02-103-003-02	313481
2	2001889037/6/2022	Property Registration- Registration Fees	0030-03-104-001-16	78610
Total				392091

IN WORDS: THREE LAKH NINETY TWO THOUSAND NINETY ONE ONLY.

Major Information of the Deed

Deed No :	I-1606-03260/2022	Date of Registration	04/07/2022
Query No / Year	1606-2001889037/2022	Office where deed is registered	
Query Date	22/06/2022 2:44:45 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	BISWAJIT MATI 11A/1C, EAST TOPSIA ROAD, Thana : Topsia, District : South 24-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], [4311] Other than Immovable Property, Receipt [Rs : 22,830/-]	
Set Forth value		Market Value	
Rs. 3,44,250/-		Rs. 78,36,750/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 3,13,491/- (Article:23)		Rs. 78,610/- (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:Unassessed by KMC/HMC, Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	7.1 Dec	3,40,000/-	76,68,000/-	Width of Approach Road: 6 Ft.,
Grand Total :				7.1Dec	3,40,000 /-	76,68,000 /-	

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.	4,250/-	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	4,250 /-	1,68,750 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>BANDANA PAL Wife of Late BISWES PAL 176/14/99, RAIPUR ROAD,, Flat No: F-2, City:- , P.O:- REGENT ESTATE, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: B1xxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 29/06/2022 , Admitted by: Self, Date of Admission: 29/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/06/2022 , Admitted by: Self, Date of Admission: 29/06/2022 ,Place : Pvt. Residence</p>
2	<p>BIKRAM PAL Son of Late BISWES PAL 176/14/99, RAIPUR ROAD, Flat No: F-2, City:- , P.O:- REGENT ESTATE, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AOxxxxxx0H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 29/06/2022 , Admitted by: Self, Date of Admission: 29/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/06/2022 , Admitted by: Self, Date of Admission: 29/06/2022 ,Place : Pvt. Residence</p>
3	<p>BHASKAR PAL Son of Late BISWES PAL DEVALOKE HEIGHTS, 142A, RAJA SC MULLICK ROAD, Flat No: 4-B, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AJxxxxxx0C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 29/06/2022 , Admitted by: Self, Date of Admission: 29/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/06/2022 , Admitted by: Self, Date of Admission: 29/06/2022 ,Place : Pvt. Residence</p>
4	<p>ALARKA GHOSH Son of Late AMAL KUMAR GHOSH HEMCHHAYA, 40, OLD BALLYGUNGE SECOND LANE, Flat No: 5C, City:- , P.O:- BALLYGUNGE, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ADxxxxxx9J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 29/06/2022 , Admitted by: Self, Date of Admission: 29/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/06/2022 , Admitted by: Self, Date of Admission: 29/06/2022 ,Place : Pvt. Residence</p>
5	<p>UMESH CHANDRA DAS Son of Late GOPAL CHANDRA DAS 24, JAWAHARLAL NEHRU ROAD, City:- , P.O:- NEW MARKET, P.S:-New Market, District:-Kolkata, West Bengal, India, PIN:- 700087 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx7R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 29/06/2022 , Admitted by: Self, Date of Admission: 29/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/06/2022 , Admitted by: Self, Date of Admission: 29/06/2022 ,Place : Pvt. Residence</p>
6	<p>KISHAN MIRANIA 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.:: ADxxxxxx1E, Aadhaar No: 41xxxxxxxx0762, Status :Confirming Party, Executed by: Self, Date of Execution: 29/06/2022 , Admitted by: Self, Date of Admission: 29/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/06/2022 , Admitted by: Self, Date of Admission: 29/06/2022 ,Place : Pvt. Residence</p>

7

, Admitted by: Self, Date of Admission: 29/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/06/2022
 , Admitted by: Self, Date of Admission: 29/06/2022 ,Place : Pvt. Residence

Buyer 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
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
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
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
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
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
7	COMMITMENT BUILDERS 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.:: AAxxxxxx8L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr PRANAV KUMAR AGRAWAL (Presentant) Son of PRADEEP KUMAR AGARWAL AB/91/2, 3RD FLOOR, PRAFULLA KANAN ROAD, City:- , P.O:- PRAFULLA KANAN, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700101, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.: AKxxxxxx4C, Aadhaar No: 72xxxxxxxx7981 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)</p>