

06551/2021

I-6493/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

DNO. (2) 1862853/2021

G 130656

MV = Rs. 4,50,00,000/-

[Signature]

24 SEP 2021

DEED OF CONVEYANCE

This DEED OF CONVEYANCE is made and executed on this 24th day of September, 2021 according to the Christian Era;

BETWEEN

DREAM REALTORS

Binod Chandra
Partner

(1) SRI SURESH KUMAR AGARWAL (PAN: AFCPA2647C, Aadhaar No. 9176 6809 5750) son of Late Sampat Lal Agarwal, by faith- Hindu, by nationality- Indian, by occupation -Business, residing at 156/96/1A, B.T.Road, P.O ISI Bonhooghly, P.S. Baranagar, District North 24 Parganas, Kolkata-700108;

(2) SRI MANOJ KUMAR AGARWAL (PAN: ADVPA0236E, Aadhaar No. 8978 3342 2938) son of Sri Suresh Kumar Agarwal, by faith- Hindu, by nationality- Indian, by occupation -Business, residing at 156/96/1A, B.T.Road, P.O ISI Bonhooghly P.S. Baranagar, District North 24 Parganas Kolkata-700108;

(3) SRI VINOD KUMAR AGARWAL (PAN: ADAPA6424D, Aadhaar No.3500 4986 2283) son of Sri Suresh Kumar Agarwal, by faith- Hindu, by nationality- Indian, by occupation -Business, residing at 156/96/1A, B.T.Road, P.O ISI Bonhooghly P.S. Baranagar, District North 24 Parganas Kolkata-700108

(4) SRI SUNIL KUMAR KATARUKA (PAN: ABXPK3599E, Aadhaar No. 3123 4904 7827) son of Sri Jugal Kishore Kataruka, by faith- Hindu, by nationality- Indian, by occupation -Business, residing at 127, B.T.Road, Saket Nagar, Flat No. 2/4D, P.O ISI Bonhooghly P.S. Baranagar, District North 24 Parganas Kolkata-700108;

(5) SRI BISHAL MORE (PAN: AKXPM4754C, Aadhaar No. 3293 6488 7047) son of Sri Pawan Kumar More, by faith- Hindu, by nationality- Indian, by occupation -Business, residing at Active Acres T 5 F 16 H, 54/10 D C Dey Road, Tangra, P.O. Tangra, P.S. Tangra, Kolkata-700015 also at 210, Jessore Road, Lake Apartment, Block C, 101 & 102, 1st Floor, P.O. Lake Town P.S. Lake Town, Kolkata-700089 District North 24 Parganas ;

(6) SRI PRATIK KUMAR MORE (PAN: ALWPM9889Q, Aadhaar No. 6362 6081 9637) son of Sri Pawan Kumar More, by faith- Hindu, by nationality- Indian, by occupation -Business, residing at A-402, Pratishtha Apartment, Judges Bungalow Road, Behind Grand Bhagwati Hotel, Bodakdev, P.O. Bodakdev, P.S. Vastapur, Ahmedabad city, Ahmedabad, Gujarat- 380054 also at 210, Jessore Road, Lake Apartment, Block C, 101 & 102, 1st Floor, P.O. Lake Town P.S. Lake Town, Kolkata-700089 District North 24 Parganas;

(7) MRS. MAYA AGARWAL (PAN: AFSPA3353B, Aadhaar No.897921646006) wife of Shri Pravin Agarwal, by faith- Hindu, by nationality- Indian, by occupation -Business, residing at Lake District Apartment, 74 & 74/1, Narkeldanga Main Road, Block- 4, Lobby- 2, Flat-1G, Kolkata- 700054, District Kolkata;

(8) SRI PRAVIN AGARWAL (PAN: ADZPA6905C, Aadhaar No. 5726 4412 1506) son of Late Behari Lal Agarwal, by faith- Hindu, by nationality- Indian, by occupation -Business, residing at Lake District Apartment, 74 & 74/1, Narkeldanga Main Road, Block- 4, Lobby- 2, Flat-1G, Phoolbagan, P.O & P.S Phoolbagan Kolkata- 700054 District North 24 Parganas;

(9) MRS. SUSHILA DEVI AGARWAL (PAN: AFBPA1506M, Aadhaar No. 2785 9179 7335) wife of Late Behari Lal Agarwal, by faith- Hindu, by nationality- Indian, by occupation -Business, residing at Lake District Apartment, 74 & 74/1, Narkeldanga Main Road, Block- 4, Lobby- 2, Flat-1G, Phoolbagan, P.O & P.S Phoolbagan, Kolkata- 700054 District Kolkata;

(10) SRI VIKRAM AGARWAL (PAN: AGRPA7446F, Aadhaar No. 6083 3498 9096) son of Late Behari Lal Agarwal, by faith- Hindu, by nationality- Indian, by occupation -Business, residing at Flat No. C605, Nester Itaga Apartment, Outer Ring Road, Opp. More Mega Market, Mahadevapura, Bangalore North, P.O & P.S Mahadevapura, Karnataka, PIN-560048

(11) MRS. PRIYANKA DEVI SARAF alias PRIYANKA DEVI SARRAF (PAN: BGMP55094R, Aadhaar No. 2825 8814 6472) daughter of Late Behari Lal Agarwal, by faith- Hindu, by nationality- Indian, by occupation -Housewife, residing at Holding No. 86, Urdu Bazar Road, Bhagalpur, near Vikkarmshila Colony, P.O. Jagdishpur, P.S. Bhagalpur, District Bhagalpur, Bihar, PIN-812002 hereinafter jointly called and referred to as the "VENDORS" (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their respective heirs, successors, legal representatives, administrators, executors, nominees and/or assigns) of the ONE PART

DREAM REALTORS
Bijal Chandra
Partner
Partner

That the VENDORS Nos. 9, 10 and 11 are represented by their Constituted Attorney namely SRI PRAVIN AGARWAL (PAN: ADZPA690SC, Aadhaar No. 5726 4412 1506) son of Late Behari Lal Agarwal, by faith- Hindu, by nationality- Indian, by occupation -Business, residing at Lake District Apartment, 74 & 74/1, Narkeldanga Main Road, Block- 4, Lobby- 2, Flat-1G, Phoolbagan, P.O & P.S Phoolbagan, Kolkata- 700054, District Kolkata, by virtue of General Power of Attorney executed on 14.07.2021 by the aforesaid VENDORS being Nos. 9, 10 and 11 and duly registered before A.D.S.R. Belghoria and recorded in Book No. 1, Volume No1526-2021 pages 97657 to 97679 being No. 152602712 for the year 2021.

AND

DREAM REALTORS (PAN AASFD4875C) a partnership firm, having its Registered Office at Block B, Ground Floor, Basudha Enclave, 28B Nilganj Road, P.O. & P.S. Belgharia, Kolkata - 700056, District North 24 Parganas, having its partners namely:-

1. SMT. DEHOLINA CHAKRABORTY (PAN- ADRPC4131G), Aadhaar No: 206372588727 Wife of Sri Biswarup Chakraborty, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at Plot No. 4 at Premises No. 4, M.M. Feeder Road, Post Office and Police Station - Belghoria, Kolkata - 700 056, District North 24-Parganas;
 2. SRI BISWARUP CHAKRABORTY (PAN - ACPPC8383D), Aadhaar No: 364704743671 Son of Late Sunil Kumar Chakraborty, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at Plot No. 4 at Premises No. 4, M.M. Feeder Road, Post Office and Police Station - Belghoria, Kolkata - 700 056, District North 24-Parganas;
 3. SMT. PUTUL PAUL (PAN - AFQPP7342P), Aadhaar No: 232897847835 Wife of Sri Tapan Kumar Paul, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at Plot No. 3, 4, M.M. Feeder Road, Post Office and Police Station - Belghoria, Kolkata - 700 056, District North 24-Parganas;
 4. SRI ABHISHEK KUMAR PAUL (PAN - AZVPP8015K), Aadhaar No: 741666542696 son of Sri Tapan Kumar Paul, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at Plot No. 3, 4, M.M. Feeder Road, Post Office and Police Station - Belghoria, Kolkata - 700 056, District North 24-Parganas;
 5. SMT. SUMITA SARKAR (PAN AZQPS7810P), Aadhaar No: 357424056501, wife of Sri Ashim Sarkar, by religion-Hindu, by nationality - Indian, by occupation Business residing at 34/3, Lake View Park, Post Office ISI, Kolkata - 700 108, Police Station- Baranagar, District- North 24 Parganas;
 6. SRI ASHIM SARKAR (PAN ALPPS2766K), Aadhaar No: 279831683603, Son of Late Chittaranjan Sarkar, by religion-Hindu, by nationality - Indian, by occupation Business residing at 34/3, Lake View Park, Post Office ISI, Kolkata - 700 108, Police Station- Baranagar, District- North 24 Parganas;
 7. SRI MANISH KUMAR SARAF (PAN ASUPS7027D) Aadhaar No: 678307983229 son of Late Bishwanath Saraf, by religion-Hindu, by nationality-Indian, by occupation-Business residing at 54/3, Sukumar Ghosh Road, P.O-Nandan Nagar, Police Station-Belghoria, Kolkata-700083, District North 24 Parganas;
 8. SRI BINOD KUMAR AGARWAL (PAN:ACWPA7633H) Aadhaar No: 868559391793 and, Son of Late Binwari Lal Agarwal residing at 14 B T Road, Club Town Heights, Block - 3, Flat No. - 5C, 5th Floor, P.O. + P.S. - Belghoria, District: North 24 Parganas, Kolkata: 700 056;
- hereinafter jointly called and referred to as the "PURCHASER(S)" which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its/their heirs, executors, administrators, legal representatives and assigns] Party of the **OTHER PART**.

DREAM REALTORS
Binod Kumar
Partner

All the partners of the said Dream Realtors represented and acted jointly by its two partners as per notarized partnership deed dated 14.06.2021, namely:

1. SRI. BISWARUP CHAKRABORTY (PAN - ACPPC8383D), Aadhaar No: 364704743671 Son of Late Sunil Kumar Chakraborty, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at Plot No. 4 at Premises No. 4, M.M. Feeder Road, Post Office and Police Station - Belghoria, Kolkata - 700 056, District North 24 Parganas; and
2. SRI ASHIM SARKAR (PAN ALPPS2766K), Aadhaar No: 279831683603, Son of Late Chittaranjan Sarkar, by religion-Hindu, by nationality Indian, by occupation Business residing at 34/3, Lake View Park, Post Office 151, Kolkata - 700 108, Police Station- Baranagar, District- North 24 Parganas;

WHEREAS by an indenture of Conveyance dated 24th November 1965 entered into between Dr Devaprosad Mitra and others, stated therein as Vendors and Ramanand Charity Trust, as the purchaser therein, the said Dr Devaprosad Mitra on receipt of valuable consideration from the said Ramanand Charity Trust, sold transferred and conveyed all that piece and parcel of Rayati land measuring 2 Bighas, 16 Cottahs, 11 Chittaks and 16 sq.ft. together with buildings and structures erected thereon, being Holding No.597 (formerly No. 1029/110 & also 589) in ward No.11(formerly Ward No. 2) of the Kamarhati Municipality in C S Plot No. 6092 Khatian No. 828, Mouza- Ariadaha, Village Ariadaha, Touzi No.173, R.S. No. 12, J.L.No. 1, Police Station Baranagore, Sub-registration Office Cossipore, Dum Dum, presently known as Premises No. 5 M M Feeder Road, Police Station, Belgharia, Kolkata-700057 together with structures lying thereon, hereinafter referred to as the "said property" and more particularly described in the First Schedule written hereunder;

AND WHEREAS the said indenture dated 24th November 1965 was registered in Book No. 1, Volume No. 193, pages no. 152 to 161, being No. 6926 for the year 1965 in the office of the Registrar of Assurances, Calcutta.

AND WHEREAS thus the said Ramanand Charity Trust became the absolute Owner of the "said property".

AND WHEREAS the said Ramanand Charity Trust as Owner duly applied in the Office of the Block Land and Land Reforms Officer, Barrackpore- II for mutation of the "said property" in the name of the Ramanand Charity Trust.

AND WHEREAS the Trustees of the said Ramanand Charity Trust after purchasing the "said property" started a school in a portion of the "said property" in the name of the Ariadaha Ramanand Charity Vidyalaya in the year 1965 and the said school is still functioning in a portion of the "said property" occupying an area of approximately 14 Cottahs 3 Chittaks and 30 sq.ft.

AND WHEREAS the said Ramanand Charity Trust was desirous of selling a part and portion of the "said property" being land measuring 34 Cottahs 5 Chittaks and 13 sq.ft. in holding No.597 (formerly No. 1029/110 & also 589) in ward No.11(formerly Ward No. 2) of the Kamarhati Municipality and appertaining to C S Plot No. 6092 Khatian No. 828, Mouza- Ariadaha, Village Ariadaha, Touzi No.173, R.S. No. 12, J.L.No. 1, presently known as S M M Feeder Road, Police Station Belghoria, Sub-registration Office Cossipore, Dum Dum, Kolkata- 700057, together with structures lying thereon, and approached to Sri Suresh Kumar Agarwal, Sri Manoj Kumar Agarwal, Sri Vinod Kumar Agarwal, Sri Sunil Kumar Katarukta, Sri Bishal More, Sri Pratik Kumar More, Sri Behari Lal Agarwal, and Mrs. Maya Agarwal, hereinafter referred jointly to as "said persons", with an offer to sell, transfer, convey and/or assign the part and

DREAM REALTORS


Partner

portion of the "said property" for and at a total consideration of Rs.1,35,00,000/- (Rupees: One Crore Thirty-five Lakhs) only.

AND WHEREAS the said Ramanand Charity Trust for the purpose of selling, transferring and disposing off a part and portion of the "said property" being land measuring 34 Cottahs 5 Chittaks and 13 sq.ft in holding No.597 (formerly No. 1029/110 & also 589) in ward No.11 (formerly Ward No. 2) of the Kamarhati Municipality and appertaining to C S Plot No. 6092 Khatian No. 828, Mouza- Ariadaha, Village Ariadaha, Touzi No.173, R.S. No. 12, J.L.No. 1, presently known as S M M Feeder Road, Police Station Belghoria, Sub-registration Office Cossipore, Dum Dum, Kolkata- 700057, together with structures lying thereon, had instituted a case before the court of Id District Judge at Barasat, being Misc Case No. 137 of 2011, inter alia seeking permission of the Learned Court to sell, transfer, convey, assign, assure and dispose of the aforesaid part and portion of the "said property".

AND WHEREAS the Id District Judge vide order no. 11 dated 9th January'2012 in Misc Case No. 137 of 2011, inter alia permitted the said Ramanand Charity Trust to sell the aforesaid part and portion of the "said property" for not less than Rs.1,11,57,000/- (Rupees: One Crore Eleven Lakhs Fifty Seven Thousand) only.

AND WHEREAS the said Ramanand Charity Trust and its Trustees further represented to the "said persons" that by a Resolution dated 4th July' 2014 passed by the Board of Trustees, it has been decided agreed and promised to cause sell of the aforesaid part and portion of the "said property" to, for and in favours of the "said persons" provided they are ready and willing to offer price of the "said premises" in excess of Rs.1,11,57,000/- (Rupees: One Crore Eleven Lakhs Fifty Seven Thousand) only.

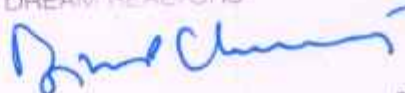
AND WHEREAS the said Ramanand Charity Trust and its Trustees further represented to the "said persons" that Ariadaha Ramanand Charity Vidyalaya will be the confirming party to cause sell of the aforesaid part and portion of the "said property" to, for and in favours of the "said persons" provided they are ready and willing to offer price of the aforesaid part and portion of the "said property" in excess of Rs.1,11,57,000/- (Rupees: One Crore Eleven Lakhs Fifty Seven Thousand) only.

AND WHEREAS the aforesaid Ariadaha Ramanand Charity Vidyalaya in its General Body meeting held on June 28, 2014 have agreed in principle to confirm to cause sell of the aforesaid part and portion of the "said property" and to render fullest co-operation to the said Ramanand Charity Trust and any intending Purchaser/s of the aforesaid part and portion of the "said property" for all times to come.

AND WHEREAS it has been agreed by and between the said Ramanand Charity Trust and the "said persons" that the original deed of conveyance dated 24th November 1965 will be retained by the said Ramanand Charity Trust and undertook that it will not mortgage and/or keep as guarantee and/or security the said deed of conveyance dated 24th November 1965 or any part and portion of the "said property" with any bank, institution, investor and/or person under any circumstances whatsoever.

AND WHEREAS the said Ramanand Charity Trust for the purpose of selling the aforesaid part and portion of the "said property" to the "said persons", has passed a resolution dated 4th July' 2014 approving the sale of the aforesaid part and portion of the "said property" in favour of the "said persons" and has authorized Mr. Partmanand Agarwal as the person to sign and execute necessary deed of conveyance and register the same in favour of the "said persons"

DREAM REALTORS



and to sign and execute all such other documents and/or papers and to do all matters therewith and/or incidental thereto.

AND WHEREAS by an indenture of Conveyance dated 19th November 2014 entered into between Ramanand Charity Trust stated therein as Vendor, Ariadaha Ramanand Charity Vidyalaya stated therein as confirming party and the "said persons" being Sri Suresh Kumar Agarwal, Sri Manoj Kumar Agarwal, Sri Vinod Kumar Agarwal, Sri Sunil Kumar Kataruka, Sri Bishal More, Sri Pratik Kumar More, Sri Behari Lal Agarwal, Mrs. Maya Agarwal, as the Purchasers therein, the said Ramanand Charity Trust, on Receipt of Valuable consideration from the said Sri Suresh Kumar Agarwal, Sri Manoj Kumar Agarwal, Sri Vinod Kumar Agarwal, Sri Sunil Kumar Kataruka, Sri Bishal More, Sri Pratik Kumar More, Sri Behari Lal Agarwal, Mrs. Maya Agarwal, sold transferred and conveyed all that piece and parcel of land measuring 34 Cottahs 5 Chittaks and 13 sq.ft together with tin shed structure measuring approximately 2000 sq.ft being part and portion of "said property" comprised in holding No.597 (formerly No. 1029/110 & also 589) in ward No.11 (formerly Ward No. 2) of the Kamarhati Municipality and appertaining to C S Plot No. 6092 Khatian No. 828, Mouza- Ariadaha, Village Ariadaha, Touzi No.173, R.S. No. 12, J.L.No. 1, known as Premises No. 5 M M Feeder Road, Police Station Belghoria, Sub-registration Office Belghoria (formerly Cossipore, Dum Dum), Kolkata- 700057, together with structures lying thereon.

AND WHEREAS Sri Suresh Kumar Agarwal, Sri Manoj Kumar Agarwal, Sri Vinod Kumar Agarwal, Sri Sunil Kumar Kataruka, Sri Bishal More, Sri Pratik Kumar More, Sri Behari Lal Agarwal, Mrs. Maya Agarwal, became owners jointly with equal share (1/8 part), of all that piece and parcel of undivided land measuring 34 Cottahs 5 Chittaks and 13 sq.ft together with tin shed structure measuring approximately 2000 sq.ft. being part and portion of "said property" comprised in holding No.597 (formerly No. 1029/110 & also 589) in ward No.11 (formerly Ward No. 2) of the Kamarhati Municipality and appertaining to C S Plot No. 6092 Khatian No. 828, Mouza- Ariadaha, Village Ariadaha, Touzi No.173, R.S. No. 12, J.L.No. 1, now known as Premises No. 5 M M Feeder Road, Police Station Belghoria, Sub-registration Office Belghoria (formerly Cossipore, Dum Dum), Kolkata- 700057, together with structures lying thereon, by virtue of a Registered Deed of Conveyance duly registered in the office of A.R.A-II, Kolkata and recorded in Book No. I, CD Volume No. 69, pages from 3018 to 3044, being No. 14053 for the year 2014 with absolute right, title and interest over the same free from all encumbrances.

AND WHEREAS the said Sri Suresh Kumar Agarwal, Sri Manoj Kumar Agarwal, Sri Vinod Kumar Agarwal, Sri Sunil Kumar Kataruka, Sri Bishal More, Sri Pratik Kumar More, Sri Behari Lal Agarwal, Mrs. Maya Agarwal, became fully seized and possessed of all that piece and parcel of undivided land measuring 34 Cottahs 5 Chittaks and 13 sq.ft together with tin shed structure measuring approximately 2000 sq.ft. being part and portion of the "said property" comprised in holding No.597 (formerly No. 1029/110 & also 589) in ward No.11 (formerly Ward No. 2) of the Kamarhati Municipality and appertaining to C S Plot No. 6092 Khatian No. 828, Mouza- Ariadaha, Village Ariadaha, Touzi No.173, R.S. No. 12, J.L.No. 1, known as Premises No. 5 M M Feeder Road, Police Station Belghoria, Sub-registration Office Belghoria (formerly Cossipore, Dum Dum), Kolkata- 700057, together with structures lying thereon, by payment of proportionate rents and taxes respectively to the Settlement Department of Govt. of W.B. as well as Kamarhati Municipality after getting their name mutated with the said authorities. The aforesaid property got recorded in the name of the "said persons" in R.S. Plot No. 6092 corresponding to L.R. Plot No. 6993 under L.R. Khatian No. 8358 and corresponding to new L.R. Khatian Nos. 8727, 8728, 8729, 8734, 8732, 8733, 8731 and 8730 in the L.R Settlement of Govt. of W.B. in their name respectively and the classification of land recorded as *Bastu Bahutal Abasan* In the assessment record of the Kamarhati Municipality their names got

recorded in Holding No. 597/1, under Ward No. 11, under premises No. 5/A, M.M. Road of the said Municipality, hereinafter referred to as the "said premises" and more particularly described in the Second Schedule written hereunder.

AND WHEREAS the said Behari Lal Agarwal after purchasing the "said premises" as one of the joint owner with 1/8 share, recorded his name in the records of L.R Settlement in respect of 1/8 share of the "said premises" and while thus seized and possessed the undivided 1/8 share of the "said premises", said Behari Lal Agarwal died intestate on 30.04.2021, leaving behind his surviving his wife namely Sushila Devi Agarwal, his two son namely Sri Pravin Agarwal & Sri Vikram Agarwal and daughter namely Mrs. Priyanka Devi Sarraf as his only legal heirs and successors to inherit the said 1/8 share of the "said premises" equally and thus they became the joint owners with undivided 1/32 share each of the "said premises", with absolute right, title and interest over the same free from all encumbrances. A declaration of legal heirs was solemnly affirmed by Mrs. Sushila Devi Agarwal before the Metropolitan Magistrate, Calcutta.

AND WHEREAS the "VENDORS" are now absolutely and lawfully seized and possessed of or otherwise well and sufficiently entitled to the "said premises" according to their share as mentioned herein above, lying at Holding No. 597/1, under Ward No. 11, of Kamarhati Municipality, premises No. 5/A, M.M. Road, P.S. Belgharia, Kolkata-700057, having absolute right, title and interest over the same free from all encumbrances.

AND WHEREAS for their bonafide needs and legal requirements, the "VENDORS" publicly announced for sale of the "said premises" and the "PURCHASER(S)" proposed to purchase the same at a total consideration of Rs. 4,50,00,000/- (Rupees: Four Crore Fifty Lakh) only which being considered and decided by the "VENDORS" as the rightful price, the "VENDORS" in their sound and disposing mind without any pressure, force, compulsion or coercion have agreed to sell and transfer the "said premises" unto the PURCHASER(S).

AND WHEREAS according to the proposal of the "PURCHASER(S)" the "VENDORS" entered into an Agreement for sale with the "PURCHASER(S)" on 04.08.2021 with regard to the sale of the "said premises" free from all encumbrances for a total consideration of Rs. 4,50,00,000/- (Rupees: Four Crore fifty Lakh) only, out of which a sum of Rs. 2,00,00,000/- (Rupees Two Crore) only is paid by the PURCHASER(S) to the VENDOR(S) as earnest money.

AND WHEREAS the "PURCHASER(S)" issued notice to all concerned in the matter of purchase of the "said premises" from the "VENDORS" herein by publishing notice in local vernacular language as well as in English language through Ananda Bazar Patrika and The Telegraph Newspaper respectively, both are on 05.08.2021 and No claim, demand, objection has been received in connection with the purchase of the 'said premises' from the "VENDORS" herein.

Now, therefore, this Deed of Conveyance witnesseth:-

A. That in pursuance of the said agreement and in consideration of the sum of Rs. 2,00,00,000/- (Rupees: Two Crore only paid as earnest money at the time of agreement and the sum of Rs. 2,50,00,000/- (Rupees: Two Crore fifty Lakh) only paid on or before the execution of these presents by the "PURCHASER(S)" to the "VENDORS" (receipt whereof the Vendors hereby admit and acknowledge), making together the said sum of Rs. 4,50,00,000/- (Rupees: Four Crore Fifty Lakh) only truly paid by the "PURCHASER(S)" to the "VENDORS" as per the Memo of Consideration hereunder written on or before execution of these presents (the receipt whereof the "VENDORS" doth hereby admits and acknowledges the same and of and from the same and every part thereof acquit release and forever discharge the premises hereby sold to the "PURCHASER(S)" the "VENDORS" do hereby indefeasibly sell grant convey transfer

assure and assign unto the "PURCHASER(S)" ALL THAT land measuring approximately 34 Cottahs 5 Chittaks and 13 Sq.ft comprised in holding No. 597/1 (formerly 597, 1029/110 and also 589) in ward No.11 (formerly Ward 2) of the Kamarhati Municipality appertaining to C.S Plot No.6092 Khatian No. 828 corresponding to R.S. Dag No. 6092 under R.S. Khatian No. 828, in Mouza- Ariadaha, Village Ariadaha, Touzi No. 173, R.S. No.12, J.L. No. 1 now known as premises No. 5/A, M. M. Feeder Road, Police Station Belghoria, Kolkata-700057 Sub Registration office Cossipore, Dum Dum, together with structures lying thereat hereinafter referred to as the "said Premises" and more particularly described in the Second Schedule written hereunder and marked with border RED in the plan annexed hereto, together with all right title and interest belonging to the "VENDORS" in the said Premises free from all encumbrances charges claims demands liabilities attachment whatsoever TOGETHER WITH all erections standing thereon, yards, courts areas, sewers, drains ways, path, passage, common and other passage, ground water, water courses, fixture AND all manner of former and other rights, liberties, privileges, easement and benefits whatsoever in the said Premises hereditaments and premises belonging to or in anyways appertaining thereto or usually held or enjoyed therewith or reputed to or belonging to or be appurtenant thereto and revision or revisions remainder or remainders and the rents issues and profits thereof AND all the estate right title and interest of the "VENDORS" and all other persons having any beneficial interest into or upon the said Premises and every part thereof and all documents and muniments and writings and other evidence of title which exclusively relate to the said Premises or any part thereof which now are or heretofore was or may be in the custody power or possession of the "VENDORS" or in the custody power or possession of any person from whom they can procure the same without action or suit TO HAVE AND TO HOLD the same unto and to the use of the "PURCHASER(S)" absolutely and forever as and for an indefeasible title or inheritance in fee simple in possession free from all encumbrances TOGETHER WITH all pits area yards drains sewers ways paths and passages and all manner of former and other rights, lights, liberties, advantages, easements, privileges, emoluments, appendages and appurtenances whatsoever in the "said Premises" or any part thereof belonging or in any ways appertaining or with which the same or any part thereof now are or is or at any time or times heretofore were or was held used occupied or enjoyed therewith or reputed to belong or be appurtenant thereof and the revision or revisions remainder or remainders and the rents issues and profits thereof and every part thereof and all the legal incidents thereof And all the estate right title interest inheritance use possession premises claim and demand whatsoever both at law and in equity of the "VENDORS" into and upon the said Premises and every part thereof which Together with all deeds muniments writings evidences of title and other documents exclusively relating to or concerning the said Premises and every part thereof which now are or hereafter shall or may be in the possession custody or power of the "VENDORS" or any person or persons from whom the "VENDORS" can or may procure the same TO HAVE AND TO HOLD the "said Premises" and ALL AND SINGULAR the "said Premises" hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be together with all rights numbers and appurtenances thereof unto and to the use of the "PURCHASER(S)" absolutely and forever free from all encumbrances and liabilities whatsoever AND the "VENDORS" doth hereby covenant with the "PURCHASER(S)" that the "VENDORS" is absolutely seized and possessed of the "said premises", as aforesaid free from all encumbrances and liabilities whatsoever as an absolute owner thereof and That the "VENDORS" hath good right full power absolute authority and indefeasible title to grant sell convey transfer assign assure ALL AND SINGULAR the said Premises hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the use of the "PURCHASER(S)" free from all encumbrances and liabilities whatsoever in the manner aforesaid according to the true intent and meaning of these presents and That the "PURCHASER(S)" shall and will and may from time to time and at all times hereafter peaceably and quietly enter into hold posses and enjoy the "said Premises" hereby granted sold and conveyed and receive and take rents issues and profits thereof and every part thereof without any lawful suit trouble

hindrance eviction interruption disturbance claim and demand whatsoever from of or by the "VENDORS" or any other person or persons whomsoever and that free and clear and freely and clearly and absolutely acquitted exonerated discharged and released or otherwise by and at the costs and expenses of the "VENDORS" well and sufficiently saved defended kept harmless and indemnified of from and against all and all manner of former and other estates mortgages charges liens lis-pendens claims demands debts attachment liabilities executions and/or encumbrances whatsoever and further that the "VENDORS" and all persons having or lawfully or equitably claiming any estate right title interest claim and demand whatsoever in to or upon the "said Premises" hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be or any part thereof from through under or in trust for the "VENDORS" shall from time to time and at all times hereafter at the request and cost of the "PURCHASER(S)" do or execute or cause to be done or executed all such acts deeds and things as may be asked by the "PURCHASER(S)" for further better and more perfect effectual and satisfactory granting transferring and assuring the "said Premises" and every part or parcel thereof unto and to the use of the "PURCHASER(S)" free from all encumbrances and liabilities whatsoever as shall or may be required by the "PURCHASER(S)"

B. The "VENDORS" doth hereby covenant with the "PURCHASER(S)" that:

(i) the "VENDORS" now have in themselves good right and full power to convey and transfer by way of sale the "said premises" hereby conveyed or intended so to be unto and to the use of the Purchasers in the manner aforesaid;

(ii) the "PURCHASER(S)" may from time to time and at all times hereafter peaceably and quietly enter upon, occupy, or possess and enjoy the "said premises" hereby conveyed with their appurtenances, and receive the rents, issues and profits thereof and every part thereof for their own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by them the "VENDORS" or any person or persons claiming or to claim, from, under or in trust for them or any of them;

(iii) the "PURCHASER(S)" shall hold the "said premises" free and clear and freely and clearly and absolutely exonerated, and forever released and discharged or otherwise by the "VENDORS" and well and sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever made occasioned and suffered by the "VENDORS" or by any other person or persons claiming or to claim by, from, under or in trust for them;

(iv) the "VENDORS" and all persons having or claiming any estate, right, title or interest in the "said premises" hereby conveyed or any part thereof by, from, under or in trust for the Vendors or any of them shall and will from time to time and at all times hereafter at the request and costs of the "PURCHASER(S)" do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, whatsoever for better and more perfectly and absolutely granting the "said premises" and every part thereof hereby conveyed unto and to the use of the Purchasers in manner aforesaid as by the "PURCHASER(S)" shall be reasonably required.

(v) That the "VENDORS" shall be liable in all respects for suppression of facts regarding any co-sharer or co-sharers or of any other claimant or claimants, if any, in respect of right, title, ownership and interest of the "said premises" hereby sold and/or for any such acts or deeds or any other wrongful acts or deeds of the "VENDORS" if the "PURCHASER(S)" sustains any loss or is interrupted or in any way disturbed by such person or persons hereinbefore mentioned or for any omission and/or erroneous description or writing in this Indenture in the matter of peaceful possession and/or enjoyment of the "said premises", the "VENDORS" shall be liable to make good of the loss.

(vi) That the "said premises" is not subjected to any encumbrances, mortgages, charges, lien, attachments, claim, demand, acquisition proceedings by Government or any kind whatsoever

and should thereby and the "VENDORS" shall discharge the same from and out of his own funds and keep the "PURCHASER(S)" indemnified.

(vii) That the "VENDORS" hereby declares with the "PURCHASER(S)" that the "VENDORS" has/have paid all the taxes, rates and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the "said premises" more fully described in the Second Schedule hereunder up to the date of execution of this sale deed and the "PURCHASER(S)" shall bear and pay the same hereafter. If any arrears are found due to the earlier period, the same shall be discharged by the "VENDORS"

C. That the "VENDORS" have handed over the vacant and peaceful physical possession of the "said premises" more fully described in the *Second Schedule* hereunder to the "PURCHASER(S)" and delivered the connected original title documents in respect of the "said premises" hereby conveyed on the date of execution of these presents.

D. **SEVERABILITY:** If any provision of this Conveyance shall be determined to be void or unenforceable under the Act or the Rules and Regulations made there under or under other applicable laws, such provisions of this Conveyance shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Conveyance and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Conveyance shall remain valid and enforceable as applicable at the time of execution of this Conveyance.

FIRST SCHEDULE ABOVE REFERRED TO
(Description of the entire Property)

ALL THAT piece and parcel of land measuring 2 Bighas, 16 Cottahs, 11 Chittaks and 16 sq.ft. together with buildings and structures erected thereon, being Holding No.597 (formerly No. 1029/110 & also 589) in ward No.11(formerly Ward No. 2) of the Kamarhati Municipality in C S Plot No. 6092 Khatian No. 828, Mouza- Ariadaha, Village Ariadaha, Touzi No.173, R.S. No. 12, J.L.No. 1, Police Station Boranagore, Sub-registration Office Cossipore, Dum Dum at present Sub-registration Office Belgharia, presently known as Premises No. 5 M. M. Feeder Road, Police Station, Belgharia, Kolkata-700057 together with structures lying thereat

SECOND SCHEDULE ABOVE REFERRED TO
(Description of the said Premises / property)

ALL THAT piece and parcel of undivided *Bastu Bahutal Abasan* land measuring 34(Thirty-four) Cottahs 5 (Five) Chittaks and 13(Thirteen) sq.ft together with tin shed structure measuring approximately 2000(Two Thousand) sq.ft. for residential use only being part and portion of the land comprised in holding No. 597/1 (formerly No. 597, 1029/110 & also 589) in ward No.11(formerly Ward No. 2) of the Kamarhati Municipality and appertaining to C S Plot No. 6092 Khatian No. 828, corresponding to R.S. Plot No. 6092 (Six thousand ninety-two) under R.S. Khatian No. 828 corresponding to L.R. Plot No. 6993 under L.R. Khatian No. 8358 and corresponding to new L.R. Khatian Nos. 8727, 8728, 8729, 8734, 8732, 8733, 8731 and 8730 Mouza- Ariadaha, Village Ariadaha, Touzi No.173, R.S. No. 12, J.L.No. 1, now known as Premises No. 5/A M. M. Feeder Road, Police Station Belghoria, Sub-registration Office Belghoria (formerly Cossipore, Dum Dum), Kolkata- 700057, together with structures lying thereat, butted and bounded by as follows:-

On the North: Gouri Abasan, M.M.Feeder Road and Ariadaha Ramanand Charity Vidyalaya.
On the South: Club Town Garden Housing Complex
On the East: Ariadaha Ramanand Charity Vidyalaya & Club Town Garden Housing Complex
On the West: Gouri Abasan & Club Town Garden Housing Complex

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals after understanding the contents of this Deed of Conveyance on the day, month and year above written.

Signed, Sealed and Delivered
at Belgharia in the presence of :

WITNESSES:

1. Sun - Agla
1. Satyajit Shankar Wale
Mahesh Baneswar
Sushesh Wale
1202 - 114 P.S. Chardah

2. Ripankar Datta
No-2, Durganagar
P.O + P.S - Chardaha
Dist - Nadia
Pin - 741222

3. Sun - Agla
4. Sun - Agla
5. BISHAL more
6. Anshu Kumar Mishra
7. Clara Agarwal
8. Pran Agarwal
(for self and as Constituted Attorney of
Mrs. Sushila Devi Agarwal,
Sri Vikram Agarwal and
Mrs. Priyanka Devi Sarraf.)
"VENDORS"

DREAM REALTORS

Bimal Chakraborty
Partner

1.

DREAM REALTORS

Adhir Sanyal
Partner

2.

For and on behalf of Dream Realtors
"PURCHASER(S)"

Drafted as per the information and/or
instruction given by the parties herein
by :-

Sati Nath Nag

(Shri Sati Nath Nag)
Advocate,
Sealdah Civil Court
Enrolment No. WB/263/1984.

MEMO OF CONSIDERATION

RECEIVED from the within named Purchasers the sum of Rs. 2,50,00,000/- (Rupees: Two Crore fifty Lakh) only on the day and year first hereinabove written; together with the sum of Rs. 2,00,00,000/- (Rupees: Two Crore) only received as earnest money at the time of agreement for sale and before as aforesaid makes up the sum of Rs. 4,50,00,000/- (Rupees: Four Crore fifty Lakh) only being the full consideration value of the "said premises/property" as detailed below :-
At the time of Agreement for Sale and before:-
MEMO OF CONSIDERATION - SHEET 1

Sl	Date	Cheque No	Issued by	Banker	Amount	In favour of
1	26.5.21	000026	Biswarup Chakraborty / Debolina Chakraborty	HDFC Feeder Road	10,00,000/-	Vinod Kumar Agarwal
2	26.05.21	000124	Putul Paul	HDFC Dhakhineswar	25,00,000/-	Maya Agarwal
3	26.05.21	194455	Biswarup Chakraborty	AXIS Dhakhineswar	25,00,000/-	Manoj Kumar Agarwal
4	26.05.21	050173	Abhishek Kumar Paul / Putul Paul	AXIS Dhakhineswar	10,00,000/-	Pratik Kumar More
5	26.05.21	194456	Biswarup Chakraborty	AXIS Dhakhineswar	10,00,000/-	Bishal More
6	25.05.21	000102	Ashim Sarkar	HDFC Feeder Road	5,00,000/-	Suresh Kumar Agarwal
7	26.05.21	000085	Abhishek Kumar Paul	HDFC Feeder Road	10,00,000/-	Suresh Kumar Agarwal
8	25.05.21	567681	Sumita Sarkar	PNB Dunlop Bridge	5,00,000/-	Bishal More
9	04.08.21	000002	Dream Realtors	HDFC Feeder Road	17,00,000/-	Sunil Kumar Kataruka
10	04.08.21	000003	Dream Realtors	HDFC Feeder Road	17,00,000/-	Sunil Kumar Kataruka
11	04.08.21	000004	Dream Realtors	HDFC Feeder Road	16,00,000/-	Sunil Kumar Kataruka
12	04.08.21	000005	Dream Realtors	HDFC Feeder Road	12,50,000/-	Bishal More
13	04.08.21	000006	Dream Realtors	HDFC Feeder Road	12,50,000/-	Pratik Kumar More
14	04.08.21	000007	Dream Realtors	HDFC Feeder Road	25,00,000/-	Pravin Agarwal
				TOTAL (Rs.)	2,00,00,000/-	

At the time of Conveyance:-

SHEET-2

Sl.	Date	Cheque No	Banker	Amount	In favour of
1	17.09.21	000008	HDFC , Feeder Road , Kol- 56	36,87,500.00	Pravin Agarwal
2	17.09.21	000009	HDFC , Feeder Road , Kol- 56	36,87,500.00	Maya Agarwal
3	17.09.21	000010	HDFC , Feeder Road , Kol- 56	34,37,500.00	Bishal More
4	17.09.21	000011	HDFC , Feeder Road , Kol- 56	39,37,500.00	Pratik Kumar More
5	17.09.21	000012	HDFC , Feeder Road , Kol- 56	34,50,000.00	Suresh Kumar Agarwal
6	17.09.21	000013	HDFC , Feeder Road , Kol- 56	24,50,000.00	Manoj Kumar Agarwal
7	17.09.21	000014	HDFC , Feeder Road , Kol- 56	39,50,000.00	Vinod Kumar Agarwal
8	Tax Deduction At Source @ 1%			4,50,000.00	
9	11.09.21	000063 000064 000065	HDFC, Bimla Sadan, Patna	-50,000.00	Refund from Sunil Kumar Kataruka
TOTAL (Rs.)				2,50,00,000.00	

WITNESSES:

1. *Sushila Devi Agarwal*1. *Sunil Kumar Agarwal*2. *Manoj Kumar Agarwal*3. *Suresh Kumar Agarwal*4. *Pratik Kumar More*5. *Bishal More*6. *Pratik Kumar More*2. *Priyanka Devi Sarraf*7. *Maya Agarwal*8. *Pravin Agarwal*

(for self and as Constituted Attorney
of Mrs. Sushila Devi Agarwal,
Sri Vikram Agarwal and
Mrs. Priyanka Devi Sarraf.)

"VENDORS"



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

GRN Details

GRN:	192021220083178811	Payment Mode:	Online Payment
GRN Date:	22/09/2021 18:21:59	Bank/Gateway:	State Bank of India
BRN :	CKR4968068	BRN Date:	22/09/2021 18:09:05
Payment Status:	Successful	Payment Ref. No:	2001862853/4/2021
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	SWAPAN KUNDU
Address:	PATNA 1ST LANE NIMTA KOLKATA 700049
Mobile:	9830340827
Email:	to.s.kundu@gmail.com
Contact No:	9830340827
Depositor Status:	Advocate
Query No:	2001862853
Applicant's Name:	Mr BISWARUP CHAKRABORTY
Identification No:	2001862853/4/2021
Remarks:	Sale, Sale Document Payment No 4

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001862853/4/2021	Property Registration- Stamp duty	0030-02-103-003-02	2245020
2	2001862853/4/2021	Property Registration- Registration Fees	0030-03-104-001-16	450014
Total				2695034

IN WORDS: TWENTY SIX LAKH NINETY FIVE THOUSAND THIRTY FOUR ONLY.

PLAN OF LAND COMPRISED IN PREMISES NO.- 5/A M.M. FEEDER ROAD, P.S.- BELGHORIA, P.O.-
ARIADHA, KOLKATA- 700057, DIST.- NORTH 24 PGS. UNDER KAMARHATI MUNICIPALITY & APPERTAINING TO
PLOT NO.-6092, KHATIAN NO.-828, CORRESPONDING TO R.S. PLOT NO.-6092, UNDER R.S. KHATIAN NO.-
25, CORRESPONDING TO L.R. PLOT NO.- 6093 UNDER L.R. KHATIAN-8358 & CORRESPONDING TO NEW L.R.
KHATIAN NO.-8727,8728,8729,8730,8731,8732,8733 AND 8734, MOUZA- ARIADHA-KAMARHATI, TOUZI NO.-
173, R.S. NO.-12, J.L. NO.-1.

SCALE = 1 : 100

AREA OF LAND = 34K-5CH-13SFT AREA OF TIN SHED (RESIDENTIAL) = 2000 SFT



CLUB TOWN GARDEN HOUSING COMPLEX

219'-11"(67055)

CLUB TOWN GARDEN HOUSING COMPLEX

77'-2"(23521)

81'-2"(24740)

ARIADHA RAMANAND
CHARITY VIDYALAYA

112'-8"(34341)

75'-1"(22884)

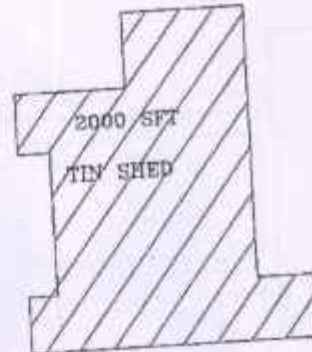
108'-1"(32943)

GOURI ABASAN

8'-7"
(2616)

96'-11"(29540)

CLUB TOWN GARDEN HOUSING COMPLEX



M.M. FEEDER ROAD

VENDOR'S SIGNATURE:-

- 1) *[Signature]*
- 2) *[Signature]*
- 3) *[Signature]*
- 4) *[Signature]*

- 5) *[Signature]*
- 6) *[Signature]*
- 7) *[Signature]*
- 8) *[Signature]*

SELF & CONSTITUTED ATTORNEY
OF MRS. SUSHILA DEVI AGARWAL,
MR. VIKRAM AGARWAL & MRS.
PRIYANKA DEVI SARRAF

PURCHASERS SIGNATURE :-

DREAM REALTORS

[Signature]
Partner

DREAM REALTORS

[Signature]
Partner

OFFICES OF THE A.D.S.R. - DISTRICT NORTH 24 PARGANAS
D.S.R. - BARASAT & R.A. - KOLKATA

1. STATUS: PRESENTANT Name BISHAL MORE
LEFT HAND FINGER PRINT

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE BISHAL MORE

2. LEFT HAND FINGER PRINT Name PRATIK KUMAR MORE

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE PRATIK KUMAR MORE

3. LEFT HAND FINGER PRINT Name MAYA AGARWAL

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Maya Agarwal

4. LEFT HAND FINGER PRINT Name PRAVIN AGARWAL

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Pravin Agarwal

OFFICES OF THE A.D.S.R. - DISTRICT NORTH 24 PARGANAS
D.S.R. - BARASAT & R.A. - KOLKATA

1. STATUS: PRESENTANT

LEFT HAND FINGER PRINT

Name SURESH KUMAR AGARWAL

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



FINGER PRINT

SIGNATURE Suresh Agarwal

2. LEFT HAND FINGER PRINT

Name MANDS KUMAR AGARWAL

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Mands Kumar Agarwal

3. LEFT HAND FINGER PRINT

Name VINOD KUMAR AGARWAL

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Vinod Agarwal

4. LEFT HAND FINGER PRINT

Name SUNIL KUMAR KATARUKA

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Sunil Kataruka

OFFICES OF THE A.D.S.R. - DISTRICT NORTH 24 PARGANAS

D.S.R. - BARASAT & R.A. - KOLKATA

1. STATUS: PRESENTANT
LEFT HAND FINGER PRINT Name BISWARUP CHAKRABORTY

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Biswarup Chakraborty

2. LEFT HAND FINGER PRINT Name ASHIM SARKAR

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Ashim Sarkar

3. LEFT HAND FINGER PRINT Name

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

Space for Photo

RIGHT HAND FINGER PRINT

SIGNATURE

4. LEFT HAND FINGER PRINT Name

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

Space for Photo

RIGHT HAND FINGER PRINT

SIGNATURE

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SURESH KUMAR AGARWAL
SAMPAT LAL AGARWAL

01/04/1961

Permanent Account Number

AFCPA2647C

Suresh Agl
Signature



Suresh Agl

आयकर विभाग INCOME TAX DEPARTMENT	भारत सरकार GOVT. OF INDIA
VINOD KUMAR AGARWAL	
SURESH KUMAR AGARWAL	
20/03/1980	
Permanent Account Number ADAPA6424D	
<i>Surendra Agarwal</i> Signature	

Surendra Agarwal

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABXPK3599E

नाम / Name
SUNE KUMAR KATARUKA

पिता का नाम / Father's Name
JUGAL KISHORE KATARUKA

जन्म की तारीख / Date of Birth
22/02/1968

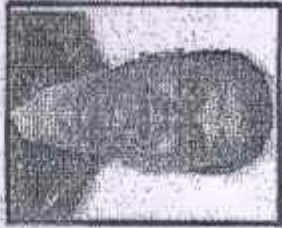
Taxpayer's Signature



1000018



भारत सरकार



Sunil Kumar Kataruka
Sunil Kumar Kataruka
DOB: 22-02-1968
Gender: Male

3123 4904 7827

आधार - आम आदमी का अधिकार



Sunil Kumar

Sunil Kumar

Sunil Kumar



भारत सरकार

S/O Jugal Kishore Kataruka,
Saket Nagar Complex, Flat
No-2/4D, 127, B.T. Road,
Dunlop, ISI Po, ISI PO, Kolkata,
Kolkata, West Bengal, 700108

Address:
S/O Jugal Kishore Kataruka, Saket
Nagar Complex, Flat No-2/4d, 127,
B.T. Road, Dunlop, ISI Po, ISI Po,
Kolkata, Kolkata, West Bengal,
700108



1947
1600 360 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bongaluru-560 001




ভারত সরকার
Government of India

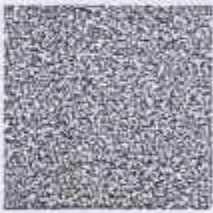
ভারতীয় পরিচয় প্রতিষ্ঠান
Unique Identification Authority of India

ভারতীয় পরিচয় নম্বর/ Enrolment No.: 0654/09026/09462

Download Date: 14/12/2020

To
বিশাল মোর
Bishal More
S/O Pawan Kumar More
Active Acres T 5 F 16H
54/10 D C Day Road
Tangra
Kolkata West Bengal - 700015
9007011707

Issue Date: 27/09/2018



আপনার আধার সংখ্যা / Your Aadhaar No. :
3293 6488 7047
VID : 9182 1833 9585 6626

আমার আধার, আমার পরিচয়




ভারত সরকার
Government of India

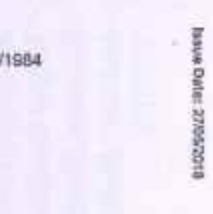
ভারতীয় পরিচয় প্রতিষ্ঠান
Unique Identification Authority of India

Download Date: 14/12/2020



বিশাল মোর
Bishal More
জন্মতারিখ/DOB: 21/07/1984
পুরুষ/ MALE

Issue Date: 27/09/2018



3293 6488 7047
VID : 9182 1833 9585 6626

আমার আধার, আমার পরিচয়




ভারত সরকার
Government of India

ভারতীয় পরিচয় প্রতিষ্ঠান
Unique Identification Authority of India

উদ্দেশ্য

■ আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
■ নিয়মিত ফিউচার কোড / অফলাইন এক্সেসনএল / অনলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন।
■ এটা এক ইলেকট্রনিক প্রক্রিয়াজাত তথ্য নথি।

INFORMATION

■ Aadhaar is a proof of identity, not of citizenship.
■ Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
■ This is electronically generated letter.

■ আধার সারা দেশে মান্য।
■ আধার আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিষেবা প্রাপ্তিতে সাহায্য করে।
■ আধারে আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেটে রাখুন।
■ আধার নিজের স্মার্ট ফোন রাখুন, mAadhaar App য়ে।

■ Aadhaar is valid throughout the country.
■ Aadhaar helps you avail various Government and non-Government services easily.
■ Keep your mobile number & email ID updated in Aadhaar.
■ Carry Aadhaar in your smart phone – use mAadhaar App.




ভারত সরকার
Government of India

ভারতীয় পরিচয় প্রতিষ্ঠান
Unique Identification Authority of India

Download Date: 14/12/2020

ঠিকানা:
S/O পবন কুমার মোর, আক্টিভ অ্যাক্রিস টি ৫ এফ
১৬ই, ৫৪/১০ ডি সি ডে রোড, টাঙ্গরা,
কলকাতা,
পশ্চিম বঙ্গ - ৭০০০১৫

Address:
S/O Pawan Kumar More, Active Acres T 5 F
16H, 54/10 D C Day Road, Tangra, Kolkata,
West Bengal - 700015

Issue Date: 27/09/2018



3293 6488 7047
VID : 9182 1833 9585 6626

আমার আধার, আমার পরিচয়

1047 | help@uidai.gov.in | www.uidai.gov.in

Bishal More



BISHAL MORE

आयकर विभाग
INCOME TAX DEPARTMENT
PRATIK KUMAR MORE
PAWAN KUMAR MORE
01/04/1988
Permanent Account Number
ALWPM98390
Signature
भारत सरकार
GOVT. OF INDIA



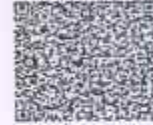
Pratik Kumar More



भारत सरकार
GOVERNMENT OF INDIA



प्रतीक कुमार मोर
Pratik Kumar More
जन्म तारीख/ DOB: 01/04/1988
पुरुष / MALE



6362 6081 9637



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

सरनाम :

S/O: पवन कुमार मोर, ये-
402, प्रतिष्ठा अपार्टमेंट, जजस
बंगलो रोड, ग्रेड सागवती होटल
प्राशन, बोडकडेव, अमदावाद
शहर, अमदावाद,
गुजरात - 380054

Address:

S/O: Pawan Kumar More, A-
402, Pratishtha Apartment, Judges
Bungalow Road, Behind Grand
Shagwan Hotel, Bodikdev,
Ahmedabad City, Ahmedabad,
Gujarat - 380054

6362 6081 9637

Pratik Kumar More



Maya Agarwal

ভারত সরকার
GOVERNMENT OF INDIA

ময়ে আগরওয়াল
Moya Agarwal

জন্ম তারিখ/ DOB: 06/05/1976

লিঙ্গ / GENDER: FEMALE

8979 2164 6006

জাতিসংঘ-সাধারণ মানুষের অধিকার

জাতীয় পরিচয়পত্র প্রদান প্রাধিকার
NATIONAL IDENTITY CARD ISSUANCE OFFICE

ঠিকানা	Address
W/O প্রবীণ আগরওয়াল, চক ডিস্ট্রিক্ট, ব্লক-৪, লোবি-২, ফ্লট নং- ১০৬, ৭৪/১ হারকৈদাং মহানগর, পশ্চিম মেদিনীপুর জিলা, পশ্চিম মেদিনীপুর পিন কোড - ৭২০০২৫	W/O Prabir Agarwal, Lake District, Block-4, Lobby-2, Flat No. - 106, 74/1 Harakidanga Main Road, Howrah Suburb Sarowal, Panchhat, Kolkata 800025 West Bengal - 700025

১৮৮৮

১৮৮৮৮৮৮৮৮৮

১৮৮৮৮৮৮৮৮৮

১৮৮৮৮৮৮৮৮৮

১৮৮৮৮৮৮৮৮৮

১৮৮৮৮৮৮৮৮৮

Agarwal

Choudhary



राष्ट्रीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

Enrolment No.: 2017/00420/01066

To: Pravin Agarwal
S/O Sri Berson Lal Agarwal
Flat No-1G Block 4 Lobby 2 Lake District
74/1 Markandeya Main Road
Near Subhas Sarghar
Phoolbagan
Phoolbagan
Kolkata
West Bengal - 700054
Mobile: 9322710508

Date: 15/11/2011

Ref. No.: 00000500-00160308-00182903



UB 07328958 3 IN

आपका आधार क्रमांक / Your Aadhaar No.

5726 4412 1506

आधार - आम आदमी का अधिकार



भारत सरकार

GOVERNMENT OF INDIA

Pravin Agarwal
Year of Birth: 1978
Male



5726 4412 1506



आधार - आम आदमी का अधिकार

सूचना विभाग



भारत सरकार

INCOME TAX DEPARTMENT

GOVT. OF INDIA

PRAVIN AGARWAL

BEHARI LAL AGARWAL

28/08/1976

सूचना विभाग का पंजीकृत नम्बर

ADZPA6905C

Pravin Agarwal

Signature



120



DREAM REALTORS

Robert Chh...

Partner

DREAM REALTORS

Partner



भारत सरकार
Government of India



विपिन लायट
Binay Chakraborty
संस्थापक / DOB: 13/02/1978
SEX: MALE



3647 0474 3671

मेरा मेरी पहचान



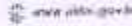
संयुक्त विश्वीकरण प्राधिकरण
Joint Authentication Authority of India

डिजिटल सत्यापन प्रमाण
1. सत्यापन संख्या: 364704743671
2. सत्यापन तिथि: 13/02/2018
3. सत्यापन स्थान: भारत



संयुक्त विश्वीकरण प्राधिकरण
Joint Authentication Authority of India
संयुक्त विश्वीकरण प्राधिकरण
Joint Authentication Authority of India
संयुक्त विश्वीकरण प्राधिकरण
Joint Authentication Authority of India

3647 0474 3671



Binay Chakraborty

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी खाता संख्या कार्ड
Permanent Account Number Card
ACPPC8383D



नाम / Name
BISWARUP CHAKRABORTY

पिता का नाम / Father's Name
SUNIL CHAKRABORTY

जन्म की तारीख
Date of Birth
13/02/1978

31073010
हस्ताक्षर / Signature

Biswarup Chakraborty



ভারত সরকার

Government of India

অশ্বিন সর্কার

Ashim Sarkar

পিতা: চিত্তা রঞ্জন সর্কার

Father: Chitta Ranjan Sarkar



জন্ম তারিখ/DOB: 27/10/1962

পুরুষ / Male



2798 3168 3603

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Unique Identification Authority of India

ঠিকানা: লেকসাইট পার্ক

বারানাগর (পূর্ব), পশ্চিমবঙ্গ

পূর্ব ২৪ পরগণা জেলা

Address: 34/3 LAKE VIEW

PARK, Baranagar (m), ISI

P.O. North 24 Parganas,

West Bengal, 700108

2798 3168 3603

1047

১০৪৭



নথীভুক্ত

www

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVERNMENT OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ALPPS2766K

नाम/ Name
ASHIM SARKAR

पिता का नाम/ Father's Name
CHITTA RANJAN SARKAR

जन्म की तारीख/ Date of Birth
27/10/1962


हस्ताक्षर/ Signature





भारत सरकार
GOVERNMENT OF INDIA



Sushila Devi
Agarwal
DOB: 01/04/1951
Female / FEMALE



2785 9179 7335

Aadhaar-Aam Admi ka Adhikar

Sushila Devi Agarwal



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

W/O Behari Lal Agarwala, Flat No-1G, Block
4, Lobby 2, Lake District, 74/1 Narkeidanga
Main Road, Near Subhas Sarovar,
Phoolbagan, Phoolbagan, Kolkata,
West Bengal - 700054



1947
1800 300 1947

help@uaid.gov.in

www.uaid.gov.in

P.O. Box No. 1947
Bangalore-560 081


भारत सरकार
Government of India


प्रियांका देवी सराफ
Pnyanka Devi Sarraf
जन्म तिथि/DOB: 27/10/1975
लिंग/ GENDER: FEMALE



2825 8814 6472
 UID: 8115 8886 8610 9045

मेरा UID, मेरी पहचान


Unique Identification Authority of India

पता:
 लखौरी बाजार कला सराफ, होल्डिंग नं. 86, उई बाजार
 नजद बिक्रमचिता वस्ती के पास जगदीशपुर,

पिनकोड:
 812002

Address:
 W/O Sumi Kumar Sarraf, holding no-86,
 Laxmi Bazaar road, Bhagalpur near
 Vikramchita colony, Jagdishpur
 Bhagalpur,
 Bihar - 812002



2825 8814 6472
 UID: 8115 8886 8610 9045
 E-2

Pnyanka Devi Sarraf

आयकर विभाग
INCOME TAX DEPARTMENT
VIKRAM AGARWAL
BEHARI LAL AGARWAL
20/10/1982
Permanent Account Number
AGRPA7446F

भारत सरकार
GOVT. OF INDIA



आपका विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

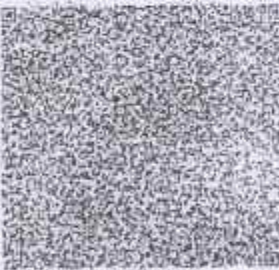
नाम / Name
PRIYANCA DEVI SARRAF

पिता का नाम / Father's Name
BIHARI LAL AGRAWAL

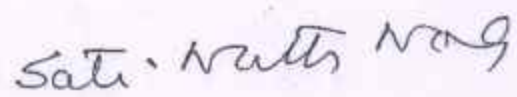
जन्म की तारीख
Date of Birth
27/10/1976

हस्ताक्षर
Signature

22102019







POSTAGE & FREIGHT

POSTAGE & FREIGHT



N1979032

BHOLA NATH NAG

RAMA NAG

DEBIKA NAG

18/3/6B KUMUD GHOSAL ROAD

ARIADHA, NORTH 24 PARGANAS

PIN: 700057, WEST BENGAL, INDIA

E4330896

12/05/2003

KOLKATA

CA2078720094515

Sat, 12th May


Government of India
विनोद कुमार अग्रवाल
Vinod Kumar Agrawal
पिता : सुनील कुमार अग्रवाल
Father : Sunish Kumar Agrwal
जनम तिथि/DOB: 20/03/1980
लिंग / Male
3500 4986 2283

आधार - साधारण मानुषेन अधिकार

Sunish Kumar Agrwal



आधार
भारत सरकार
Unique Identification Authority of India
Government of India

Enrolment No.: 1221/33593/71597

To
Manoj Kumar Agarwal
S/O Suresh Kumar Agarwal
155/95/1A
B T ROAD
KOLKATA
NEAR DUNLOP BRIDGE
Barenagar (m)
ISI PO
North 24 Parganas West Bengal - 700108
9830221595

Official Date: 09/07/2018

Generation Date: 29/01/2018

Signature of Enrollee



आपका आधार क्रमांक / Your Aadhaar No. :

8978 3342 2938

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Manoj Kumar Agarwal
Date of Birth: 07/07/1981
Male/MAL

8978 3342 2938

मेरा आधार, मेरी पहचान



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रतिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
S/O Suresh Kumar Agarwal,
155/95/1A, B T ROAD, KOLKATA,
NEAR DUNLOP BRIDGE, Barenagar
(m), North 24 Parganas,
West Bengal - 700108

8978 3342 2938

Manoj K Agarwal



एन सी आई प्रमाणित पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No.: 1221/33593/71601

To
Suresh Kumar Agarwal
S/O Sampat Lal Agarwal
156/90/1A
B T ROAD
KOLKATA
NEAR DUNLOP BRIDGE
Baranagar (n)
GIRI
North 24 Parganas West Bengal - 700106
9831027257

81061088 AWC generated 28/07/2018

Signature of User



आधार नं. / Your Aadhaar No. :

9176 6809 5750

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India

Suresh Kumar Agarwal
Date of Birth: 01/04/1961
Male/MAL



9176 6809 5750

मेरा आधार, मेरी पहचान



Government of India



AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ एक है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

■ आधार देश भर में मान्य है।

■ आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।

■ Aadhaar is valid throughout the country.

■ Aadhaar will be helpful in availing Government and Non-Government services in future.



एन सी आई प्रमाणित पहचान प्राधिकरण
Unique Identification Authority of India

Address:

S/O Sampat Lal Agarwal, 156/90/1A,
B T ROAD, KOLKATA, NEAR
DUNLOP BRIDGE, Baranagar (n),
North 24 Parganas,
West Bengal - 700106

9176 6809 5750

S- - JLB

Major Information of the Deed

Deed No :	I-1901-06493/2021	Date of Registration	24/09/2021
Query No. / Year	1901-2001862853/2021	Office where deed is registered	1901-2001862853/2021
Query Date	21/09/2021 11:55:24 AM		
Applicant Name, Address & Other Details	BISWARUP CHAKRABORTY Plot No. 4, 4, M. M. Feeder Road, Thana : Belgharia, District : North 24-Parganas, WE BENGAL, PIN - 700056, Mobile No. : 9831119771, Status : Buyer/Claimant		
Transaction	[0101] Sale, Sale Document		
Set Forth value	Rs. 4,50,00,000/-		
Stamp duty Paid(SD)	Rs. 22,50,020/- (Article:23)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urha area)		

Land Details :

District: North 24-Parganas, P.S:- Belgharia, Municipality: ARIADHA KAMARHATI, Road: M.M. Feeder Road, Mouza: Ariadaha, Premises No: 5/A, Ward No: 11 Jt No: 1, Pin Code : 700057

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-6092	RS-828	BASTU WITH AREA >10 COTTAH	34 Katha 5 Chatak 13 Sq Ft	4,42,00,000/-	4,42,00,000/-	Property is on Road ,Last Reference Deed No :1902-I -14053-2014
Grand Total :				56.6454Dec	442,00,000 /-	442,00,000 /-	

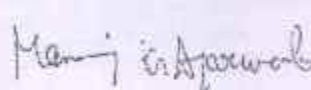
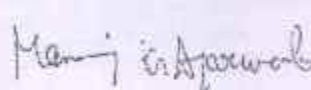
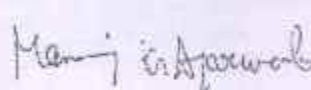
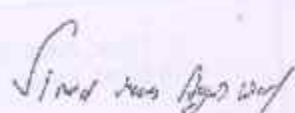
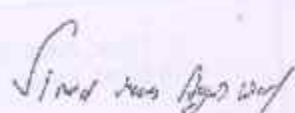
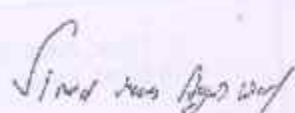
Structure Details :

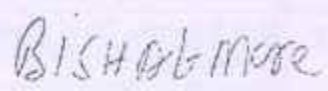
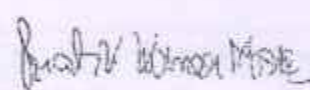
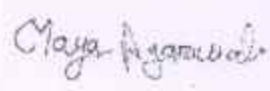
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	8,00,000/-	8,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		2000 sq ft	8,00,000 /-	8,00,000 /-	

DREAM REALTORS

Bijul Chandra
Partner

Seller 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 Suresh Kumar Agarwal Son of Late Sampat Lal Agarwal Executed by: Self, Date of Execution: 24/09/2021 , Admitted by: Self, Date of Admission: 24/09/2021 ,Place : Office </td> <td>  24/09/2021 </td> <td>  LTI 24/09/2021 </td> <td>  24/09/2021 </td> </tr> </tbody> </table> 156/96/1A, B. T. Road, City:- , P.O:- ISI, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700108 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India PAN No.:: AFxxxxxx7C, Aadhaar No: 91xxxxxxxxx5750, Status :Individual, Executed by: Self, Date of Execution: 24/09/2021 , Admitted by: Self, Date of Admission: 24/09/2021 ,Place : Office	Name	Photo	Finger Print	Signature	Mr Suresh Kumar Agarwal Son of Late Sampat Lal Agarwal Executed by: Self, Date of Execution: 24/09/2021 , Admitted by: Self, Date of Admission: 24/09/2021 ,Place : Office	 24/09/2021	 LTI 24/09/2021	 24/09/2021
Name	Photo	Finger Print	Signature						
Mr Suresh Kumar Agarwal Son of Late Sampat Lal Agarwal Executed by: Self, Date of Execution: 24/09/2021 , Admitted by: Self, Date of Admission: 24/09/2021 ,Place : Office	 24/09/2021	 LTI 24/09/2021	 24/09/2021						
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 Manoj Kumar Agarwal Son of Mr Suresh Kumar Agarwal Executed by: Self, Date of Execution: 24/09/2021 , Admitted by: Self, Date of Admission: 24/09/2021 ,Place : Office </td> <td>  24/09/2021 </td> <td>  LTI 24/09/2021 </td> <td>  24/09/2021 </td> </tr> </tbody> </table> 156/96/1A, B. T. Road, City:- , P.O:- ISI, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700108 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India PAN No.:: ADxxxxxx6E, Aadhaar No: 89xxxxxxxxx2938, Status :Individual, Executed by: Self, Date of Execution: 24/09/2021 , Admitted by: Self, Date of Admission: 24/09/2021 ,Place : Office	Name	Photo	Finger Print	Signature	Mr Manoj Kumar Agarwal Son of Mr Suresh Kumar Agarwal Executed by: Self, Date of Execution: 24/09/2021 , Admitted by: Self, Date of Admission: 24/09/2021 ,Place : Office	 24/09/2021	 LTI 24/09/2021	 24/09/2021
Name	Photo	Finger Print	Signature						
Mr Manoj Kumar Agarwal Son of Mr Suresh Kumar Agarwal Executed by: Self, Date of Execution: 24/09/2021 , Admitted by: Self, Date of Admission: 24/09/2021 ,Place : Office	 24/09/2021	 LTI 24/09/2021	 24/09/2021						
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Vinod Kumar Agarwal Son of Mr Suresh Kumar Agarwal Executed by: Self, Date of Execution: 24/09/2021 , Admitted by: Self, Date of Admission: 24/09/2021 ,Place : Office </td> <td>  24/09/2021 </td> <td>  LTI 24/09/2021 </td> <td>  24/09/2021 </td> </tr> </tbody> </table> 156/96/1A, B. T. Road, City:- , P.O:- ISI, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700108 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India PAN No.:: ADxxxxxx4D, Aadhaar No: 35xxxxxxxxx2283, Status :Individual, Executed by: Self, Date of Execution: 24/09/2021 , Admitted by: Self, Date of Admission: 24/09/2021 ,Place : Office	Name	Photo	Finger Print	Signature	Mr Vinod Kumar Agarwal Son of Mr Suresh Kumar Agarwal Executed by: Self, Date of Execution: 24/09/2021 , Admitted by: Self, Date of Admission: 24/09/2021 ,Place : Office	 24/09/2021	 LTI 24/09/2021	 24/09/2021
Name	Photo	Finger Print	Signature						
Mr Vinod Kumar Agarwal Son of Mr Suresh Kumar Agarwal Executed by: Self, Date of Execution: 24/09/2021 , Admitted by: Self, Date of Admission: 24/09/2021 ,Place : Office	 24/09/2021	 LTI 24/09/2021	 24/09/2021						

Name	Photo	Finger Print	Signature
Mr Sunil Kumar Kataruka Son of Mr Jugal Kishore Kataruka Executed by: Self, Date of Execution: 24/09/2021 , Admitted by: Self, Date of Admission: 24/09/2021 ,Place : Office	 24/09/2021	 LTI 24/09/2021	 24/09/2021
127, B. T. Road, Sakat Nagar,, Flat No: 4/2D, City:- , P.O:- ISI, P.S:-Baranagar, District:-North 24 Parganas, West Bengal, India, PIN:- 700108 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABxxxxxx9E, Aadhaar No: 31xxxxxxxx7827, Status :Individual, Executed by: Self, Date of Execution: 24/09/2021 , Admitted by: Self, Date of Admission: 24/09/2021 ,Place : Office			
Mr Bishal More Son of Mr Pawan Kumar More Executed by: Self, Date of Execution: 24/09/2021 , Admitted by: Self, Date of Admission: 24/09/2021 ,Place : Office	 24/09/2021	 LTI 24/09/2021	 24/09/2021
Active Acres T5F 16H, 54/10, D. C. Dey Road, Tangra, City:- , P.O:- Tangra, P.S:-Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700015 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx4C, Aadhaar No: 32xxxxxxxx7047, Status :Individual, Executed by: Self, Date of Execution: 24/09/2021 , Admitted by: Self, Date of Admission: 24/09/2021 ,Place : Office			
Mr Pratik Kumar More Son of Mr Pawan Kumar More Executed by: Self, Date of Execution: 24/09/2021 , Admitted by: Self, Date of Admission: 24/09/2021 ,Place : Office	 24/09/2021	 LTI 24/09/2021	 24/09/2021
A - 402, Pratishtha Apartment, Judges Bunglow Road, BODAKDEB, City:- , P.O:- Ahmedabad, P.S:- D C B AHMEDABAD CITY, District:-Ahmadabad, Gujarat, India, PIN:- 380054 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx9Q, Aadhaar No: 63xxxxxxxx9637, Status :Individual, Executed by: Self, Date of Execution: 24/09/2021 , Admitted by: Self, Date of Admission: 24/09/2021 ,Place : Office			
Mrs Maya Agarwal Wife of Mr Pravin Agarwal Executed by: Self, Date of Execution: 24/09/2021 , Admitted by: Self, Date of Admission: 24/09/2021 ,Place : Office	 24/09/2021	 LTI 24/09/2021	 24/09/2021

DREAM REALTORS

Pravin Kumar
Partner

74 And 74/1, Narkeldanga Main Road, Lobby - 2, Block/Sector: 4, Flat No: 1G, City:- , P.O:- Phulbagan, P.S:-Phulbagan, District:-Kolkata, West Bengal, India, PIN:- 700054 Sex: Female, Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx3B, Aadhaar No: 89xxxxxxxx6006, Status :Individual, Executed by: Self, Date of Execution: 24/09/2021 , Admitted by: Self, Date of Admission: 24/09/2021 ,Place : Office

Sl No	Name	Photo	Finger Print	Signature
8	Mr Pravin Agarwal Son of Late Behari Lal Agarwal Executed by: Self, Date of Execution: 24/09/2021 , Admitted by: Self, Date of Admission: 24/09/2021 ,Place : Office	 24/09/2021	 LTI 24/09/2021	 24/09/2021
74 And 74/1, Narkeldanga Main Road, Lobby - 2, Block/Sector: 4, Flat No: 1G, City:- , P.O:- Phulbagan, P.S:-Phulbagan, District:-Kolkata, West Bengal, India, PIN:- 700054 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx5C, Aadhaar No: 75xxxxxxxx1506, Status :Individual, Executed by: Self, Date of Execution: 24/09/2021 , Admitted by: Self, Date of Admission: 24/09/2021 ,Place : Office				
9	Mrs Sushila Devi Agarwal Wife of Late Behari Lal Agarwal 74 And 74/1, Narkeldanga Main Road, Lobby - 2, Block/Sector: 4, Flat No: 1G, City:- , P.O:- Phulbagan, P.S:-Phulbagan, District:-Kolkata, West Bengal, India, PIN:- 700054 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx6M, Aadhaar No: 27xxxxxxxx7335, Status :Individual, Executed by: Attorney, Executed by: Attorney			
10	Mr Vikram Agarwal Son of Late Behari Lal Agarwal Nester Raga Apartment Outer Ring Road, City:- , P.O:- Mahadevapura, P.S:- MAHADEVAPURA, District:-Bangalore, Karnataka, India, PIN:- 560048 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx6F, Aadhaar No: 60xxxxxxxx9096, Status :Individual, Executed by: Attorney, Executed by: Attorney			
11	Mrs Priyanka Devi Sarraf Daughter of Late Behari Lal Agarwal 86, Urdu Bazar Road, Bhagalpur, City:- , P.O:- Jaghdishpur, P.S:-JAGDISH PUR, District:-Bhagalpur, Bihar, India, PIN:- 812002 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BGxxxxxx4R, Aadhaar No: 28xxxxxxxx6472, Status :Individual, Executed by: Attorney, Executed by: Attorney			

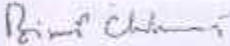
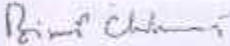
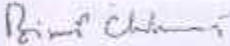
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DREAM REALTORS BASUDHA ENCLAVE, 28, Nilganj Road, Ground Floor, Block/Sector: E, City:- , P.O:- Belghoria, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056 , PAN No.:: AAxxxxxx5C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

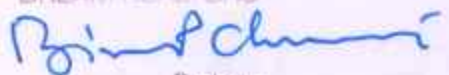
Attorney Details :

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 Pravin Agarwal Son of Late Behari Lal Agarwal Date of Execution - 24/09/2021, , Admitted by: Self, Date of Admission: 24/09/2021, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Sep 24 2021 1:37PM</td> <td>LTI</td> <td>24/09/2021</td> <td>24/09/2021</td> </tr> </tbody> </table> 74 And 74/1, Narkeldanga Main Road, Lobby - 2, Block/Sector: 4, Flat No: 1G, City:- , P.O:- Phulbangan, P.S:-Phulbagan, District:-Kolkata, West Bengal, India, PIN:- 700054, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADxxxxxx5C, Aadhaar No: 57xxxxxxxx1506 Status : Attorney, Attorney of : Mrs Sushila Devi Agarwal, Mr Vikram Agarwal, Mrs Priyanka Devi Sarrai	Name	Photo	Finger Print	Signature	Mr Pravin Agarwal Son of Late Behari Lal Agarwal Date of Execution - 24/09/2021, , Admitted by: Self, Date of Admission: 24/09/2021, Place of Admission of Execution: Office				Sep 24 2021 1:37PM	LTI	24/09/2021	24/09/2021
Name	Photo	Finger Print	Signature										
Mr Pravin Agarwal Son of Late Behari Lal Agarwal Date of Execution - 24/09/2021, , Admitted by: Self, Date of Admission: 24/09/2021, Place of Admission of Execution: Office													
Sep 24 2021 1:37PM	LTI	24/09/2021	24/09/2021										

Representative 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 Biswarup Chakraborty (Presentant) Son of Late Sunil Kumar Chakraborty Date of Execution - 24/09/2021, , Admitted by: Self, Date of Admission: 24/09/2021, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Sep 24 2021 1:44PM</td> <td>LTI</td> <td>24/09/2021</td> <td>24/09/2021</td> </tr> </tbody> </table> Plot No. 4 At Premises No. 4, M.M. Feeder Road, City:- , P.O:- Belghoria, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACxxxxxx3D, Aadhaar No: 36xxxxxxxx3671 Status : Representative, Representative of : DREAM REALTORS (as PARTNER)	Name	Photo	Finger Print	Signature	Mr Biswarup Chakraborty (Presentant) Son of Late Sunil Kumar Chakraborty Date of Execution - 24/09/2021, , Admitted by: Self, Date of Admission: 24/09/2021, Place of Admission of Execution: Office				Sep 24 2021 1:44PM	LTI	24/09/2021	24/09/2021
Name	Photo	Finger Print	Signature										
Mr Biswarup Chakraborty (Presentant) Son of Late Sunil Kumar Chakraborty Date of Execution - 24/09/2021, , Admitted by: Self, Date of Admission: 24/09/2021, Place of Admission of Execution: Office													
Sep 24 2021 1:44PM	LTI	24/09/2021	24/09/2021										
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 Ashim Sarkar Son of Late Chittaranjan Sarkar Date of Execution - 24/09/2021, , Admitted by: Self, Date of Admission: 24/09/2021, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Sep 24 2021 1:45PM</td> <td>LTI</td> <td>24/09/2021</td> <td>24/09/2021</td> </tr> </tbody> </table> 34/3, Lake View Park, City:- , P.O:- ISI, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700108, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ALxxxxxx6K, Aadhaar No: 27xxxxxxxx3603 Status : Representative, Representative of : DREAM REALTORS (as PARTNER)	Name	Photo	Finger Print	Signature	Mr Ashim Sarkar Son of Late Chittaranjan Sarkar Date of Execution - 24/09/2021, , Admitted by: Self, Date of Admission: 24/09/2021, Place of Admission of Execution: Office				Sep 24 2021 1:45PM	LTI	24/09/2021	24/09/2021
Name	Photo	Finger Print	Signature										
Mr Ashim Sarkar Son of Late Chittaranjan Sarkar Date of Execution - 24/09/2021, , Admitted by: Self, Date of Admission: 24/09/2021, Place of Admission of Execution: Office													
Sep 24 2021 1:45PM	LTI	24/09/2021	24/09/2021										

DREAM REALTORS


Partner

Details :

	Photo	Finger Print	Signature
Satinath Nag Son of Late S Nag 3/6B, Kumud Ghosal Road, City:- P.O:- Ariadaha, P.S:-Belgharia, District:- North 24-Parganas, West Bengal, India, PIN:- 700057			<i>Satinath Nag</i>
	24/09/2021	24/09/2021	24/09/2021
Identifier Of Mr Suresh Kumar Agarwal, Mr Manoj Kumar Agarwal, Mr Vinod Kumar Agarwal, Mr Sunil Kumar Kataruka, Mr Bishal More, Mr Pratik Kumar More, Mrs Maya Agarwal, Mr Pravin Agarwal, Mr Pravin Agarwal, Mr Biswarup Chakraborty, Mr Ashim Sarkar			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Suresh Kumar Agarwal	DREAM REALTORS-5.14958 Dec
2	Mr Manoj Kumar Agarwal	DREAM REALTORS-5.14958 Dec
3	Mr Vinod Kumar Agarwal	DREAM REALTORS-5.14958 Dec
4	Mr Sunil Kumar Kataruka	DREAM REALTORS-5.14958 Dec
5	Mr Bishal More	DREAM REALTORS-5.14958 Dec
6	Mr Pratik Kumar More	DREAM REALTORS-5.14958 Dec
7	Mrs Maya Agarwal	DREAM REALTORS-5.14958 Dec
8	Mr Pravin Agarwal	DREAM REALTORS-5.14958 Dec
9	Mrs Sushila Devi Agarwal	DREAM REALTORS-5.14958 Dec
10	Mr Vikram Agarwal	DREAM REALTORS-5.14958 Dec
11	Mrs Priyanka Devi Sarraf	DREAM REALTORS-5.14958 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Suresh Kumar Agarwal	DREAM REALTORS-181.81818200 Sq Ft
2	Mr Manoj Kumar Agarwal	DREAM REALTORS-181.81818200 Sq Ft
3	Mr Vinod Kumar Agarwal	DREAM REALTORS-181.81818200 Sq Ft
4	Mr Sunil Kumar Kataruka	DREAM REALTORS-181.81818200 Sq Ft
5	Mr Bishal More	DREAM REALTORS-181.81818200 Sq Ft
6	Mr Pratik Kumar More	DREAM REALTORS-181.81818200 Sq Ft
7	Mrs Maya Agarwal	DREAM REALTORS-181.81818200 Sq Ft
8	Mr Pravin Agarwal	DREAM REALTORS-181.81818200 Sq Ft
9	Mrs Sushila Devi Agarwal	DREAM REALTORS-181.81818200 Sq Ft
10	Mr Vikram Agarwal	DREAM REALTORS-181.81818200 Sq Ft
11	Mrs Priyanka Devi Sarraf	DREAM REALTORS-181.81818200 Sq Ft

24-09-2021

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

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

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

Presented for registration at 12:15 hrs on 24-09-2021, at the Office of the A.R.A. - I KOLKATA by Mr Biswarup Chakraborty .

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 4,50,00,000/-

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

Execution is admitted on 24/09/2021 by 1. Mr Suresh Kumar Agarwal, Son of Late Sampat Lal Agarwal, 156/96/1A, B. T. Road, P.O: ISI, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700108, by caste Hindu, by Profession Business, 2. Mr Manoj Kumar Agarwal, Son of Mr Suresh Kumar Agarwal, 156/96/1A, B. T. Road, P.O: ISI, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700108, by caste Hindu, by Profession Business, 3. Mr Vinod Kumar Agarwal, Son of Mr Suresh Kumar Agarwal, 156/96/1A, B. T. Road, P.O: ISI, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700108, by caste Hindu, by Profession Business, 4. Mr Sunil Kumar Kataruka, Son of Mr Jugal Kishore Kataruka, 127, B. T. Road, Sakat Nagar,, Flat No: 4/2D, P.O: ISI, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700108, by caste Hindu, by Profession Business, 5. Mr Bishal More, Son of Mr Pawan Kumar More, Active Acres T5F 16H, 54/10, D. C. Dey Road, Tangra, P.O: Tangra, Thana: Tangra, , South 24-Parganas, WEST BENGAL, India, PIN - 700015, by caste Hindu, by Profession Business, 6. Mr Pratik Kumar More, Son of Mr Pawan Kumar More, A - 402, Pratishtha Apartment, Judges Bungalow Road, BODAKDEB, P.O: Ahmedabad, Thana: D C B AHMEDABAD CITY, , Ahmedabad, GUJARAT, India, PIN - 380054, by caste Hindu, by Profession Business, 7. Mrs Maya Agarwal, Wife of Mr Pravin Agarwal, 74 And 74/1, Narkeldanga Main Road, Lobby - 2, Sector: 4, Flat No: 1G, P.O: Phulbagan, Thana: Phulbagan, , Kolkata, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Business, 8. Mr Pravin Agarwal, Son of Late Behari Lal Agarwal, 74 And 74/1, Narkeldanga Main Road, Lobby - 2, Sector: 4, Flat No: 1G, P.O: Phulbagan, Thana: Phulbagan, , Kolkata, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Business

Identified by Mr Satinath Nag, , Son of Late S Nag, 18/3/6B, Kumud Ghosal Road, P.O: Ariadaha, Thana: Belgharia, North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by profession Advocate

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

Execution is admitted on 24-09-2021 by Mr Biswarup Chakraborty, PARTNER, DREAM REALTORS (Partnership Firm), BASUDHA ENCLAVE, 28, Nilganj Road, Ground Floor, Block/Sector: E, City:- , P.O:- Belghoria, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056

Identified by Mr Satinath Nag, , Son of Late S Nag, 18/3/6B, Kumud Ghosal Road, P.O: Ariadaha, Thana: Belgharia, North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by profession Advocate

Execution is admitted on 24-09-2021 by Mr Ashim Sarkar, PARTNER, DREAM REALTORS (Partnership Firm), BASUDHA ENCLAVE, 28, Nilganj Road, Ground Floor, Block/Sector: E, City:- , P.O:- Belghoria, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056

Identified by Mr Satinath Nag, , Son of Late S Nag, 18/3/6B, Kumud Ghosal Road, P.O: Ariadaha, Thana: Belgharia, North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by profession Advocate

Executed by Attorney

Execution by Mr Pravin Agarwal, , Son of Late Behari Lal Agarwal, 74 And 74/1, Narkeldanga Main Road, Lobby - 2, Sector: 4, Flat No: 1G, P.O: Phulbagan, Thana: Phulbagan, , Kolkata, WEST BENGAL, India, PIN - 700054, by caste Hindu, by profession Business as the constituted attorney of 1. Mrs Sushila Devi Agarwal 74 And 74/1, Narkeldanga Main Road, Lobby - 2, Sector: 4, Flat No: 1G, P.O: Phulbagan, Thana: Phulbagan, , Kolkata, WEST BENGAL, India, PIN - 700054, 2. Mr Vikram Agarwal Nester Raga Apartment Outer Ring Road, P.O: Mahadevapura, Thana: MAHADEVAPURA, , Bangalore, KARNATAKA, India, PIN - 560048, 3. Mrs Priyanka Devi Sarraf 86, Urdu Bazar Road, Bhagalpur, P.O: Jagdishpur, Thana: JAGDISH PUR, , Bhagalpur, BIHAR, India, PIN - 812002 is admitted by him

Identified by Mr Satinath Nag, , Son of Late S Nag, 18/3/6B, Kumud Ghosal Road, P.O: Ariadaha, Thana: Belgharia, North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by profession Advocate

DREAM REALTORS

Biswarup Chakraborty
Partner

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,50,098/- (A(1) = Rs 4,50,000/- , E = Rs 55/- , M(a) = Rs 25/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 4,50,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/09/2021 6:24PM with Govt. Ref. No: 192021220083178811 on 22-09-2021, Amount Rs: 4,50,014/-
Bank: State Bank of India (SBIN0000001), Ref. No. CKR4968068 on 22-09-2021, Head of Account 0030-03-104-003-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 22,50,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 22,45,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 16252, Amount: Rs.5,000/-, Date of Purchase: 18/09/2021, Vendor name: Rana Sur

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/09/2021 6:24PM with Govt. Ref. No: 192021220083178811 on 22-09-2021, Amount Rs: 22,45,020/-
Bank: State Bank of India (SBIN0000001), Ref. No. CKR4968068 on 22-09-2021, Head of Account 0030-02-103-003-02



Debasis Patra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1901-2021, Page from 338831 to 338891
being No 190106493 for the year 2021.



Digitally signed by DEBASIS PATRA
Date: 2021.09.25 12:43:11 +05:30
Reason: Digital Signing of Deed.

Debasis Patra

(Debasis Patra) 2021/09/25 12:43:11 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)

DREAM REALTORS

Binit Chatterjee
Partner