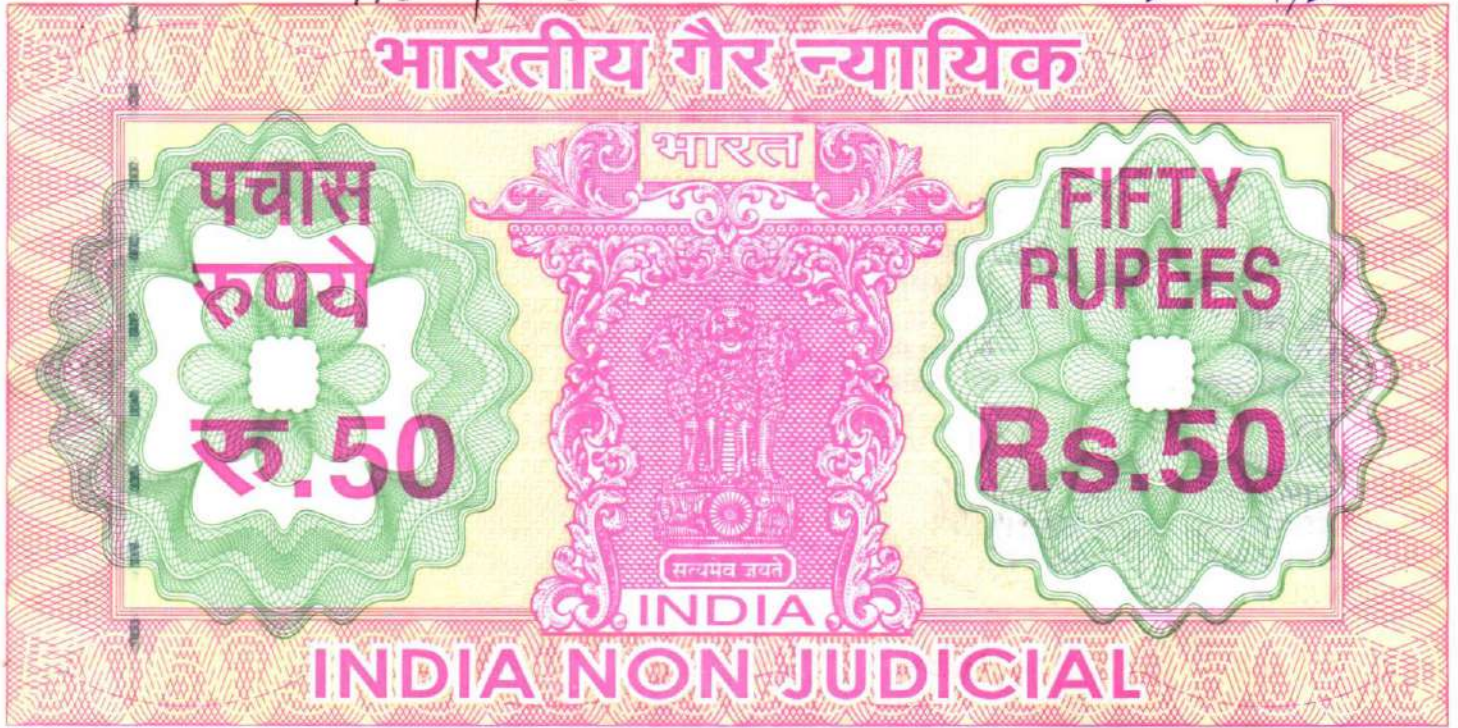


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Certified that the Document is admitted to Registration The Signature Sheet and the endorsement sheets attached to this document are the part of this Document



Additional Registrar of Assurances II Kolkata

ADDITIONAL REGISTRAR OF ASSURANCES-II, KOLKATA

29 AUG 2025

DEED OF CONVEYANCE

This DEED OF CONVEYANCE is made on this 21st day of August (2025) Two Thousand Twenty-Five **BETWEEN**

Visit Case No. 258 dt. 25⁰⁸/25
 K(1) - 50/-
 K(2) - 400/-
 Total
 Paid on

05 JUN 2025

SL NO. 243,
NAME-
ADDRESS-
RS.- 500
NAME OF THE
STAMP VENDOR-
KESAB KUMAR BASU
SERAMPONE COURT
W.B., HOOGHLY

SUPRIYO BASU LLP
TEMPLE CHAMBERS
Room No. 48, Ground Floor
6, Old Post Office Street
Kolkata-700001



442

Nayan Bhattacharya



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Identified by my
Sanjibata Saha
O/O- Late Manab Ch. Saha
Adv. Barasat Court

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ADDITIONAL REGISTRAR
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(1) SRI KISOR KUMAR CHAKRABARTI *alias* **KISOR CHAKRABARTI**, (PAN: AYJPC4884D), (DOB: 11/08/1944), (AADHAAR NO: 4432-0209-7158), son of Late Mohini Mohon Chakrabarty *alias* Late Mohini Mohon Chakraborty *alias* Late Mohini Mohan Chakraborty *alias* Late Mohini Mohon Chakrabarti, by nationality Indian, by faith Hindu, by occupation Professional, residing at Phase-1, DC/5/5 Golf Green, Urban complex, Golf Green, Circus Avenue, Post Office: Golf Green, Police Station: Golf Green (previously Jadavpur), Kolkata-700095, being represented by his true, lawful and constituted attorney, **SRI NAYAN BHATTACHARYA**, (PAN: AEGPB5837G), (DOB: 01/04/1945), (AADHAAR NO: 5916-2918-6612), son of Late Srish Chandra Bhattacharya, by nationality Indian, by faith Hindu, by occupation Retired, residing at 49/1B Bose Para Lane, Post Office: Baghbazar, Police Station: Shyampukur, Kolkata-700003, appointed by virtue of a General Power of Attorney dated 30th January 2024 registered in the Office of the Additional Registrar of Assurances-I Kolkata and recorded in Book-I, Volume No. 1901-2024, at Pages 27337 to 27358, being Deed No. 190100725 for the year 2024 **(2) SRI MUKUL CHAKRABARTY** *alias* **MUKUL CHAKRABORTY**, (PAN: ABJPC9997L), (DOB: 17/03/1946), (AADHAAR NO: 4886-2700-1123), son of Late Mohini Mohon Chakrabarty *alias* Late Mohini Mohon Chakraborty *alias* Late Mohini Mohan Chakraborty *alias* Late Mohini Mohon Chakrabarti, by nationality Indian, by faith Hindu, by occupation Professional, residing at 17A Golf Club Road, Post Office: Tollygunge, Police Station: Golf Green (previously Jadavpur), Kolkata-700033, **(3) SMT. JAYASRI CHATTERJI**, (PAN: AGXPC2500J), (DOB: 09/09/1948), (AADHAAR NO: 4684-2883-2261), daughter of Late Mohini Mohon Chakrabarty *alias* Late Mohini Mohon Chakraborty *alias* Late Mohini Mohan Chakraborty *alias* Late Mohini Mohon Chakrabarti, by nationality Indian, by faith Hindu, by occupation Housewife, residing at 109/33 Hazra Road, Post Office: Kalighat, Police Station: Tollygunge, Kolkata-700026, **(4) SRI CHANDAN CHAKRABORTY**, (PAN: AVJPC4199A), (DOB: 04/10/1956), AADHAAR NO: 4460-4511-5024), (Mobile: 9830971956), son of Late Mohini Mohon Chakrabarty *alias* Late Mohini Mohon

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Chakraborty alias Late Mohini Mohan Chakraborty alias Late Mohini Mohon Chakrabarti, by nationality Indian, by faith Hindu, by occupation Service, having overseas address at 7 Clydesdale CT, Plianshoro, New Jersey 08536, The United States of America and having local address at 20 Pitambar Bhattacharjee Lane, Post Office: Beliaghata, Police Station: Narkeldanga (previously Beliaghata), Kolkata-700009, being represented by his true, lawful and constituted attorney, being his brother, **SRI MUKUL CHAKRABARTY** *alias* **MUKUL CHAKRABORTY**, (PAN: ABJPC9997L), (DOB: 17/03/1946), (AADHAAR NO: 4886-2700-1123), (Mobile: 9231402829), son of Late Mohini Mohon Chakraborty alias Late Mohini Mohon Chakraborty alias Late Mohini Mohan Chakraborty alias Late Mohini Mohon Chakrabarti, by nationality Indian, by faith Hindu, by occupation Professional, residing at 17A Golf Club Road, Post Office: Tollygunge, Police Station: Golf Green (previously Jadavpur), Kolkata-700033, appointed by virtue of a General Power of Attorney dated 08th January 2024 registered in the Office of the Additional Registrar of Assurances-II Kolkata and recorded in Book-I, Volume No. 1902-2024, at Pages 24845 to 24861, being Deed No. 190200249 for the year 2024 and **(5) SRI MALAY CHAKRABARTI**, (PAN: DITPC7721J), (DOB: 04/10/1956), son of Late Mohini Mohon Chakraborty alias Late Mohini Mohon Chakraborty alias Late Mohini Mohan Chakraborty alias Late Mohini Mohon Chakrabarti, by nationality Indian, by faith Hindu, by occupation Retired, having overseas address at 15222, The United States of America and having local address at 20 Pitambar Bhattacharjee Lane, Post Office: Beliaghata, Police Station: Narkeldanga (previously Beliaghata), Kolkata-700009, being represented by his true, lawful and constituted attorney, being his brother, **SRI MUKUL CHAKRABARTY** *alias* **MUKUL CHAKRABORTY**, (PAN: ABJPC9997L), (DOB: 17/03/1946), (AADHAAR NO: 4886-2700-1123), (Mobile: 9231402829), son of Late Mohini Mohon Chakraborty alias Late Mohini Mohon Chakraborty alias Late Mohini Mohan Chakraborty alias Late Mohini Mohon Chakrabarti, by nationality Indian, by faith Hindu, by occupation Professional, residing at 17A Golf Club Road, Post Office: Tollygunge, Police Station: Golf Green (previously

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Jadavpur), Kolkata-700033, appointed by virtue of a General Power of Attorney duly notarized on 7th June 2025 before the Notary Public (Jeongsik Sohn), State of Washington, United States of America and also before the Assistant Consular Officer, Consulate General of India, Seattle, United States of America on 30th June 2025 and duly adjudicated before the Stamp Superintendent, Kolkata Collectorate on 05th August 2025, hereinafter collectively referred to as the **'VENDORS'** (which term or expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their respective heirs, successors, executors, legal representatives, administrators and permitted assigns) of the **ONE PART;**

AND

M/S. EKDANTAYA PROPERTIES, (PAN: AALFE7296F), (DOI: 29/11/2024), a partnership firm, constituted under the provisions of the Indian Partnership Act 1932, having its office at 67 Amherst Street, Post Office: Raja Ram Mohan Sarani, Police Station: Amherst Street, Kolkata-700009, being represented by its Partners, **(1) SMT. NIKITA JAISWAL**, (PAN: AWGPJ5116J), (DOB: 26/05/1993) (AADHAAR NO: 3576-2339-4482), daughter of Sri Jayant Jaiswal alias Jayant Kumar Jaiswal, by nationality Indian, by faith Hindu, by occupation Business, residing at 67 Amherst Street, Post Office: Raja Ram Mohan Sarani, Police Station: Amherst Street, Kolkata-700009 and **(2) SMT. KARINA SINGH GUPTA**, (PAN: KNXPS8159A), (DOB: 07/07/2000), (AADHAAR NO: 5737-0794-7319), (Mobile: 6290166118), daughter of Sri Pradip Singh and wife of Sri Jayanta Gupta, by nationality Indian, by faith Hindu, by occupation Business, residing at 47 Pathuria Ghat Street, Post Office: Beadon Street, Police Station: Joranagan, Kolkata-700006, West Bengal, India hereinafter collectively referred to as the **"PURCHASER"** (which term or expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors-in-office and legal representatives and permitted assigns) of the **OTHER PART.**

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The Vendors and the Purchaser are hereinafter individually referred as "**Party**" and collectively as "**Parties**".

WHEREAS:

1. (1) Sri Kalipada Kundu and (2) Sri Purna Chandra Kundu, by way of a Deed of Sale in Bengali language (kobala) dated 11th October 1915 registered in the Office of the District Registrar, Alipore, District 24 Parganas (now District South 24 Parganas) and recorded in Book-I, Volume No. 37, at Pages 269 to 276, being Deed No. 03002 for the year 1915, sold, conveyed and transferred in favour of one Sri Tinkary Chaudhary **ALL THAT** piece and parcel of land measuring 03 (three) cottahs, more or less, **TOGETHER WITH** a three storeyed residential building constructed thereon, measuring a built-up area/covered area of 4,558 square feet, more or less, [out of which the **(a)** the Ground Floor, measuring a built-up area/covered area of 1,668 square feet, more or less, **(b)** the First Floor, measuring a built-up area of 1,624 square feet, more or less, and **(c)** the Second Floor, measuring a built-up area of 1,266 square feet, more or less,], comprised in Mouza Garpar, Touzi No. 1298/2833, Dihi Panchannagram, Taloq No. 835, Division III, Sub-Division 22, Holding No. 157 (formerly 104), situated and lying at Municipal Premises No. 20 Pitambar Bhattacharjee Lane, Kolkata-700009, Police Station: Narkeldanga (previously Beliaghata), within the limits of Ward No. 028 and Brough No. IV of the Kolkata Municipal Corporation, Sub-Registration Office Sealdah, District South 24 Parganas, West Bengal (hereinafter referred as "**SCHEDULE PROPERTY**"), morefully described in the **SCHEDULE** hereunder.

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2. The said Sri Tinkary Chaudhary, a Hindu then governed by the personal laws of the Hindus, died intestate on 26th August 1926, leaving behind him, survived by his wife, Smt. Binodini Chaudhurani along with six sons, (1) Sri Shyama Prosad Chaudhury (2) Sri Rama Prosad Chaudhary (3) Sri Sakti Prosad Chaudhary (4) Sri Sibani Prosad Chaudhury (5) Sri Sabasana Prosad Chaudhury and (6) Sri Sarbani Prosad Chaudhury, as his legal heiress and heirs, wherein only the said six sons of Late Tinkary Chaudhary jointly and equally inherited all right, title and interest of their father, Late Tinkary Chaudhary, in respect of the Schedule Property, each having an undivided 1/6th (one-sixth) share and/or interest therein, as per then personal laws of the Hindus.
3. Thereafter, the aforesaid six sons Late Tinkary Chaudhary, i.e. (1) Sri Shyama Prosad Chaudhury (2) Sri Rama Prosad Chaudhary (3) Sri Sakti Prosad Chaudhary (4) Sri Sibani Prosad Chaudhury (5) Sri Sabasana Prosad Chaudhury and (6) Sri Sarbani Prosad Chaudhury executed a Deed of Partition in Bengali language (Bantannama) dated 16th October 1933 registered in the Office of the District Registrar, Alipore, District 24 Parganas (now District South 24 Parganas) and recorded in Book-I, Volume No. 95, at Pages 01 to 63, being Deed No. 04116 for the year 1933 (hereinafter referred as the "**Partition Deed**"), wherein they caused the estate of Late Tinkary Chaudhary partitioned by metes and bounds and the said (1) Smt. Binodini Chaudhurani (2) Sri Shyama Prosad Chaudhury (3) Sri Sabasana Prosad Chaudhury and (4) Sri Sarbani Prosad Chaudhury were allotted the entirety of the Schedule Property to the exclusion of the remaining legal heirs of Late Tinkary Chaudhary, the same being (1) Sri Rama Prosad Chaudhary (2) Sri Sakti Prosad Chaudhary and (3) Sri Sibani Prosad Chaudhury. The said Partition Deed further contemplated that in the event of demise of Smt. Binodini Chaudhurani, her undivided share and/or interest in the Schedule

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Property shall devolve upon her said three sons, (1) Sri Shyama Prosad Chaudhury (2) Sri Sabasana Prosad Chaudhury and (3) Sri Sarbani Prosad Chaudhury.

4. The said Smt. Binodini Chaudhurani died on 28th September 1939 and upon her demise, her undivided share and/or interest in the Schedule Property devolved upon her said three sons, (1) Sri Shyama Prosad Chaudhury (2) Sri Sabasana Prosad Chaudhury and (3) Sri Sarbani Prosad Chaudhury, who became the joint and absolute owners of the entirety of the Schedule Property, each having an undivided 1/3rd (one-third) share and/or interest therein, in terms with the Partition Deed.

5. Consequently, the said (1) Sri Shyama Prosad Chaudhury (2) Sri Sabasana Prosad Chaudhury and (3) Sri Sarbani Prosad Chaudhury, as vendors therein, along with the consent and concurrence of (1) Sri Rama Prosad Chaudhury (2) Sri Sakti Prosad Chaudhury and (3) Sibani Prosad Chaudhury, joining as confirming parties therein, by way of an Indenture of Conveyance dated 23rd January 1942 registered in the Office of the Sub-Registrar, Sealdah, District 24 Parganas and recorded in Book-I, Volume No. 02, at Pages 223 to 236, being Deed No. 00098 for the year 1942, sold, conveyed and transferred in favour of (1) Sri Mohini Mohon Chakrabarti (2) Sri Nirmal Chandra Chakrabarti and (3) Sri Santosh Kumar Chakrabarty, all sons of Late Murari Mohan Chakrabarty alias Murari Mohan Chakraborty, the entirety of the Schedule Property, for the sale consideration mentioned therein, each of the said (1) Sri Mohini Mohon Chakrabarti (2) Sri Nirmal Chandra Chakrabarti and (3) Sri Santosh Kumar Chakrabarty having their respective undivided 1/3rd (one-third) share and/or interest in the Schedule Property.

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6. The said Sri Santosh Kumar Chakrabarty, a Hindu governed by the Dayabhaga School of Hindu Law died intestate without having any children on 04th May 1984, leaving behind him, survived by his wife, Smt. Renu Chakrabarty, who solely inherited all right, title and interest in respect of her husband, Late Santosh Kumar Chakrabarty, in respect of his undivided 1/3rd (one-third) share and/or interest in the Schedule Property, as per the Hindu Succession Act 1956. Late Santosh Kumar Chakrabarty' father Late Murari Mohan Chakrabarty alias Murari Mohan Chakraborty and his mother, both having predeceased him.
7. Smt. Renu Chakrabarty, a Hindu governed by the Dayabhaga School of Hindu Law died testate on 08th September 1992 after making and publishing her last Will and Testament dated 18th August 1990, wherein she made bequest in respect of her undivided 1/3rd (one-third) share and/or interest in the Schedule Property in favour of her husband's sister's sons or sons of her sister-in-law or nephews, (1) Sri Ashok Ganguly alias Ashok Kumar Ganguly and (2) Sri Arun Ganguly alias Arun Kumar Ganguly, who were appointed as the joint executors, and joint beneficiaries in respect of the undivided 1/3rd (one-third) share and/or interest in the Schedule Property.
8. The said Sri Ashok Ganguly alias Ashok Kumar Ganguly, as one of the appointed Executor of the aforesaid Will and Testament dated 18th August 1990 executed by his aunt, Late Renu Chakrabarty obtained an Order of Probate against the said Will and Testament dated 18th August 1990, vide Act 39 Case No. 27 of 1994 from the Ld. Court of the District Delegate at Alipore, District 24 Parganas and thereby became the sole and absolute owners in respect of an undivided 1/6th (one-sixth) share and/or interest in the Schedule Property, out of the undivided 1/3rd (one-third) share and/or interest of his aunt, Late Renu Chakrabarty.

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9. The said Sri Mohini Mohon Chakrabarti, a Hindu governed by the Dayabhaga School of Hindu Law died testate on 21st July 1988 after making and publishing his Last Will and Testament dated 15th March 1981, wherein he inter alia made bequest of his undivided 1/3rd (one-third) share and/or interest in the Schedule Property, in favour of his wife, Smt. Rekha Chakraborty, as the sole beneficiary to his Last Will and Testament dated 15th March 1981 subject to his own life interest therein and the said Sri Mohini Mohon Chakrabarti also appointed his two sons, (1) Sri Kisor Kumar Chakrabarti alias Kisor Chakrabarti and (2) Sri Mukul Chakraborty alias Mukul Chakraborty, as the Executors of his Last Will and Testament dated 15th March 1981.

10. The said Sri Nirmal Chandra Chakrabarti, a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 26th February 2005 as a bachelor, leaving behind him, survived by his four nephews (1) Sri Kisor Kumar Chakrabarti alias Kisor Chakrabarti (2) Sri Mukul Chakraborty alias Mukul Chakraborty (3) Sri Chandan Chakraborty and (4) Sri Malay Chakrabarti along with her only niece, Smt. Jayasri Chatterji (all being the Vendors herein), as his only legal heirs and heiress, who jointly and equally inherited all right, title and interest of their paternal uncle, Late Nirmal Chandra Chakrabarti, in respect his undivided 1/3rd (one-third) share and/or interest in the Schedule Property, each having an undivided 1/15th (one-fifteenth) share and/or interest in the Schedule Property, as per Class-II legal heirs and heiress under the Hindu Succession Act 1956. Late Nirmal Chandra Chakrabarti's father Late Murari Mohan Chakraborty alias Murari Mohan Chakraborty and his mother, both having predeceased him and Late Nirmal Chandra Chakrabarti's two brothers, Late Santosh Kumar Chakraborty having predeceased him on 04th May 1984 and his

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brother, Late Mohini Mohon Chakrabarti having predeceased him on 21st July 1988.

11. Consequent to the demise of Late Mohini Mohon Chakrabarti, his two sons, the said (1) Sri Kisor Kumar Chakrabarti alias Kisor Chakrabarti and (2) Sri Mukul Chakrabarty alias Mukul Chakraborty, as the Executors of his Last Will and Testament dated 15th March 1981 applied for an Order for Grant of Probate vide P.L.A. No. 66 of 2023 before the Testamentary and Intestate Jurisdiction of the Hon'ble High Court at Calcutta and obtained an Order of Probate from the Hon'ble High Court at Calcutta on 16th December 2023 and in terms of the said Last Will and Testament dated 15th March 1981 of Late Mohini Mohon Chakrabarti, his wife, Smt. Rekha Chakraborty, as the sole beneficiary therein, became the sole and absolute owner in respect of an undivided 1/3rd (one-third) share and/or interest in the Schedule Property.
12. The said Smt. Rekha Chakraborty, wife of Late Mohini Mohon Chakrabarti, a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 24th January 2021, leaving behind her, survived his four sons (1) Sri Kisor Kumar Chakrabarti alias Kisor Chakrabarti (2) Sri Mukul Chakrabarty alias Mukul Chakraborty (3) Sri Chandan Chakraborty and (4) Sri Malay Chakrabarti along with her only daughter, Smt. Jayasri Chatterji (all being the Vendors herein), as her only legal heirs and heiress, who jointly and equally inherited all right, title and interest of their mother, Late Rekha Chakraborty, in respect her undivided 1/3rd (one-third) share and/or interest in the Schedule Property, each having an undivided 1/15th (one-fifteenth) share and/or interest in the Schedule Property, as per Class-I legal heirs and heiress under the Hindu Succession Act 1956.
13. The said Sri Ashok Ganguly alias Ashok Kumar Ganguly, son of Late Kantilal Ganguly, by way of a Deed of Gift dated 03rd August 2000

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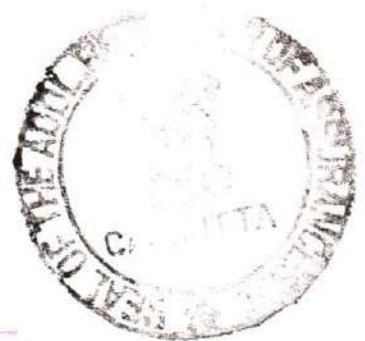
ADDITIONAL REGISTRAR
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registered in the Office of the Additional Registrar of Assurances-I Kolkata and recorded in Book-I, Volume No. 125, at Pages 313 to 330, being Deed No. 03784 for the year 2001, gifted and conveyed, out of his natural love and affection, in favour of his 04 (four) nephews, (1) Sri Kisor Kumar Chakrabarti alias Kisor Chakrabarti (2) Sri Mukul Chakrabarty alias Mukul Chakraborty (3) Sri Chandan Chakraborty and (4) Sri Malay Chakrabarti (the Vendor Nos. 1, 2, 4 and 5 herein) his undivided $1/6^{\text{th}}$ (one-sixth) share and/or interest in the Schedule Property, each having an undivided $1/24^{\text{th}}$ (one by twenty-fourth) share and/or interest therein.

14. The said Sri Arun Ganguly alias Arun Kumar Ganguly, son of Late Kantilal Ganguly, a Hindu governed by the Dayabhaga School of Hindu Law died intestate as a bachelor on 19th January 2020, leaving behind him, survived by his four nephews (1) Sri Kisor Kumar Chakrabarti alias Kisor Chakrabarti (2) Sri Mukul Chakrabarty alias Mukul Chakraborty (3) Sri Chandan Chakraborty and (4) Sri Malay Chakrabarti along with her only niece, Smt. Jayasri Chatterji (all being the Vendors herein), as her only legal heirs and heiress, who jointly and equally inherited all right, title and interest of their uncle, Late Arun Ganguly alias Arun Kumar Ganguly, in respect his undivided $1/6^{\text{th}}$ (one-sixth) share and/or interest in the Schedule Property, each having an undivided $1/30^{\text{th}}$ (one-thirtieth) share and/or interest in the Schedule Property, as per Class-II legal heirs and heiress under the Hindu Succession Act 1956.
15. An Affidavit of legal heirship was sworn before the Ld. 01st Court of the Executive Magistrate, Sadar Howrah, vide Serial No. 13391/2025 dated 18th August 2025 by Sri Mukul Chakrabarty alias Mukul Chakraborty, wherein (1) Sri Kisor Kumar Chakrabarti alias Kisor Chakrabarti (2) Sri Mukul Chakrabarty alias Mukul Chakraborty (3) Sri Chandan Chakraborty (4) Sri Malay Chakrabarti and (5) Smt. Jayasri Chatterji (the Vendors

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herein) were declared as the only legal heirs and heiress of (1) Late Nirmal Chandra Chakrabarti (2) Late Rekha Chakraborty and (3) Late Arun Ganguly alias Arun Kumar Ganguly.

16. In the above-mentioned circumstances, the said (1) Sri Kisor Kumar Chakrabarti alias Kisor Chakrabarti (2) Sri Mukul Chakraborty alias Mukul Chakraborty (3) Smt. Jayasri Chatterji (4) Sri Chandan Chakraborty and (5) Sri Malay Chakrabarti (all being the Vendors herein) have become the joint and absolute owner of the Schedule Property in the following manner:

Sl. No.	Name of the Vendors	Undivided Share and/or interest in the Schedule Property
1.	Sri Kisor Kumar Chakrabarti alias Kisor Chakrabarti	05/24 th share
2.	Sri Mukul Chakraborty alias Mukul Chakraborty	05/24 th share
3.	Smt. Jayasri Chatterji	01/6 th share
4.	Sri Chandan Chakraborty	05/24 th share
5.	Sri Malay Chakrabarti	05/24 th share
Total Share:		24/24th = 1

17. The said Vendors consequently got their respective names mutated and recorded in the records of the Assessment-Collection Department of the Kolkata Municipal Corporation in respect of the Schedule Property, vide Assessee No. 110281000184 and duly paid municipal taxes thereof.
18. The Vendors herein being the joint and absolute owners in respect of the Schedule Property are now for their own reasons and purposes, decided to sell and transfer the Schedule Property and the Purchaser herein approached the Vendors with a proposal to purchase the Schedule Property and the Vendors have represented to the Purchaser that **(a)** the Vendors are the joint and absolute owners of the Schedule Property free

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from all encumbrances **(b)** the Vendors did not enter into any agreement or agreement for sale or created any mortgage or encumbered with anybody in respect of the Schedule Property **(c)** the Schedule Property is free from all encumbrances, charges, liens, lis pendens, attachments, trust whatsoever **(d)** the Schedule Property is not affected by any attachment including attachments under any Certificate Case or any proceedings started at the instance of the Income Tax and Wealth Tax Authorities or Government Authorities under the Public Demand Recovery Act or otherwise whatsoever **(e)** there are no Certificate Case or proceedings pending against the Vendors for realization of arrears of Income Tax or other taxes or otherwise under the Public Demand Recovery Act or any other Act for the time being in force **(f)** the Schedule Property is not affected by any notice or scheme of the concerned local authority or any other authority or the Government or any other public body or bodies **(g)** no declaration has been made or published for the acquisition of the Schedule Property or any part thereof under the Land Acquisition Act for the time being in force for the acquisition of the Schedule Property **(h)** the Schedule Property or any portion thereof is not affected by any notice for acquisition or requisition under the Defence of India Act or Rules, framed thereunder or any other acts or enactments whatsoever **(i)** there is no impediment under provisions of the Urban Land (Ceiling & Regulation) Act, 1976 for transferring and conveying the Schedule Property by the Vendors in favour the Purchaser **(j)** there are no other adjacent plot owner/s or any other person/s having any pre-emptive right to purchase the Schedule Property **(k)** there is no tenancy, license or lease with respect to the Schedule Property and **(l)** the Schedule Property is in khas possession of the Vendors herein.

19. Relying upon the aforesaid representations by the Vendors herein and believing the same true, the Purchaser herein agreed to purchase the

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Schedule Property mentioned in the **SCHEDULE** written hereunder and the Vendors agreed to sell and transfer Schedule Property in favour of the Purchaser for the consideration hereinafter appearing.

NOW THIS DEED OF CONVEYANCE WITNESSETH:

1. That in terms of the said agreement and in consideration of a sum of **Rs.1,48,30,000/- (Rupees One Crore Forty-Eight Lakhs and Thirty Thousand only)**, [subject to deduction of tax deducted at source (TDS) @ 1% on the circle rate/market value of the Schedule Property, in compliance with Section 194-IA of the Income Tax Act 1961], being paid by the Purchaser to the Vendors herein on or before the execution of these presents, the receipt whereof the Vendors do hereby admit and acknowledge and also by the **MEMO OF CONSIDERATION** written hereunder and the Vendors do hereby release and discharge the properties sold by these presents and also the Purchaser, the Vendors do hereby sell, transfer, grant, convey, assign and assure unto and to the use of the said Purchaser free from all encumbrances and without any defects in title, the Schedule Property, i.e. **ALL THAT** piece and parcel of land measuring **03 (three) cottahs**, more or less, **TOGETHER WITH** a three storeyed residential building constructed thereon, measuring a built-up area/covered area of **4,558 square feet**, more or less, [out of which ~~the~~ **(a) the Ground Floor**, measuring a built-up area/covered area of **1,668 square feet**, more or less, **(b) the First Floor**, measuring a built-up area of **1,624 square feet**, more or less, and **(c) the Second Floor**, measuring a built-up area of **1,266 square feet**, more or less,], comprised in Mouza Garpar, Touzi No. 1298/2833, Dihi Panchannagram, Taloq No. 835, Division III, Sub-Division 22, Holding No. 157 (formerly 104), situated and lying at **Municipal Premises No. 20 Pitambar Bhattacharjee Lane, Kolkata-700009**, Police Station: Narkeldanga

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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

21 AUG 2025

(previously Beliaghata), within the limits of Ward No. 028 and Brough No. IV of the Kolkata Municipal Corporation [vide **Assessee No. 110281000184**], Sub-Registration Office Sealdah, District South 24 Parganas, West Bengal **TOGETHER WITH** all common rights of easement and other advantages appurtenant thereto, morefully described in the **SCHEDULE** hereunder **ALONG WITH** right of egress and ingress through common passage to the Schedule Property **TOGETHER WITH** out-houses or other buildings, erections, fixtures, walls, yards, courtyards and benefit and advantages of liberties, easements, privileges, appendages and appurtenance whatsoever to the Schedule Property or any part thereof belonging or in anywise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong thereto and the reversion/s, remainder and remainders, rents, issues and profits thereof and of every part thereof **TOGETHER WITH** all further estate, right, title, inheritance, use, trust, property, claim, and demand whatsoever both at law and equity of the Vendors into and upon the Schedule Property or part thereof **AND** all deeds and evidences of title relate to the Schedule Property which now are or hereafter shall or may be in the custody or possession of the Vendors and **TO HAVE, HOLD, ENJOY AND POSSESS** the Schedule Property hereby granted, conveyed, transferred unto and to the use and benefit of the Purchaser as a transferable estate of inheritance free from all encumbrances absolutely and forever.

2. **THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:**

- a) That notwithstanding any acts, deeds or things hereinbefore done, executed or knowingly suffered to the contrary the Vendors are now

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RECEIVED THE SECRETARY TO THE GOVERNMENT OF ASSAM
DISBURSEMENT SECTION

24 AUG 1965

lawfully seized and possessed of the Schedule Property free from all encumbrances, attachments or any defects in title whatsoever;

- b) That the interest, the Vendors do hereby profess to transfer, subsists and they have a good right, full power and absolute authority to sell, transfer, grant, convey, assign and assure the Schedule Property sold by these presents;
- c) That the Purchaser shall hereafter peaceably and quietly hold, possess and enjoy the Schedule Property without any claim or demand whatsoever from the Vendors or any person claiming through or under them;
- d) That the Vendors herein, covenant with the Purchaser that they have a clear and marketable title in the Schedule Property being sold by these presents without any charges, encumbrances and defects in title;
- e) That the Purchaser shall be entitled to mutate and record its name in the records of the Kolkata Municipal Corporation along with any other applicable authority/ies with respect to the Schedule Property.
- f) The Vendors shall be liable to pay all rates, taxes, arrears and other dues in respect to the Schedule Property till the date of registration of this Deed of Conveyance and after the execution and registration of this Deed of Conveyance, the same will be devolved upon the Purchaser who will pay all the taxes, rates, etc. arising out of the Schedule Property.
- g) The Purchaser shall be entitled to sell, transfer, mortgage, lease and exercise all other acts of ownership with respect to the Schedule Property without any restriction or permission from the Vendors or any persons claiming under them;

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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
24 AUG 2025

- h) That simultaneously with the execution of these presents the Vendors shall deliver khas, vacant and peaceful possession of the Schedule Property to the Purchaser along with delivery of all original title documents pertaining to the Schedule Property, i.e. **(1) Original** Indenture of Conveyance dated 23rd January 1942 registered in the Office of the Sub-Registrar, Sealdah, District 24 Parganas and recorded in Book-I, Volume No. 02, at Pages 223 to 236, being Deed No. 00098 for the year 1942 amongst (1) Sri Shyama Prosad Chaudhury (2) Sri Sabasana Prosad Chaudhury and (3) Sri Sarbani Prosad Chaudhury, as vendors therein, along with the consent and concurrence of (1) Sri Rama Prosad Chaudhury (2) Sri Sakti Prosad Chaudhury and (3) Sibani Prosad Chaudhury, joining as confirming parties therein, and (1) Sri Mohini Mohon Chakrabarti (2) Sri Nirmal Chandra Chakrabarti and (3) Sri Santosh Kumar Chakrabarty, all sons of Late Murari Mohan Chakrabarty alias Murari Mohan Chakraborty, as purchasers therein **(2) Certified Copy** Last Will and Testament dated 15th March 1981 executed by Late Mohini Mohon Chakrabarti along with Order for Grant of Probate vide P.L.A. No. 66 of 202 before the Testamentary and Intestate Jurisdiction of the Hon'ble High Court at Calcutta in favour of (1) Sri Kisor Kumar Chakrabarti alias Kisor Chakrabarti and (2) Sri Mukul Chakrabarty alias Mukul Chakraborty, as the Executors therein **(3) Original** Mutation Certificate issued by the Assessment-Collection Department of the Kolkata Municipal Corporation in respect of the Schedule Property, vide Assessee No. 110281000184 **(4) Original** General Power of Attorney dated 30th January 2024 registered in the Office of the Additional Registrar of Assurances-I Kolkata and recorded in Book-I, Volume No. 1901-2024, at Pages 27337 to 27358, being Deed No. 190100725 for the year 2024 executed by Sri Kisor Kumar Chakrabarti alias Kisor Chakrabarti, as grantor/principal therein and Sri Nayan Bhattacharya, as attorney therein **(5) Original** General Power of Attorney dated 08th January 2024

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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
24 AUG 2005

registered in the Office of the Additional Registrar of Assurances-II Kolkata and recorded in Book-I, Volume No. 1902-2024, at Pages 24845 to 24861, being Deed No. 190200249 for the year 2024 executed by Sri Chandan Chakraborty, as grantor/principal therein and Sri Mukul Chakrabarty alias Mukul Chakraborty, as attorney therein **(6) Certified Copy** of Deed of Gift dated 03rd August 2000 registered in the Office of the Additional Registrar of Assurances-I Kolkata and recorded in Book-I, Volume No. 125, at Pages 313 to 330, being Deed No. 03784 for the year 2001 between Sri Ashok Ganguly alias Ashok Kumar Ganguly, son of Late Kantilal Ganguly, as donor therein and 1) Sri Kisor Kumar Chakrabarti alias Kisor Chakrabarti (2) Sri Mukul Chakrabarty alias Mukul Chakraborty (3) Sri Chandan Chakraborty and (4) Sri Malay Chakrabarti, as donees therein **along with** all lost deed compliance documents, i.e. **(a)** General Diary, vide GDE No. 646 dated 12th August 2025 with Golf Green Police Station **(b)** Public newspaper publication dated 14th August 2025 in English daily newspaper 'The Indian Express' and Bengali daily newspaper 'Aajkal' **(c)** Advocate's No Claim Certificate dated 21st August 2025 and **(d)** Indemnity-Cum Declaration dated 21st August 2025 **(7) Original** General Power of Attorney duly notarized on 07th June 2025 before the Notary Public (Jeongsik Sohn), State of Washington, United States of America and also before the Assistant Consular Officer, Consulate General of India, Seattle, United States of America on 30th June 2025 and duly adjudicated before the Stamp Superintendent, Kolkata Collectorate on 05th August 2025 executed by Sri Malay Chakrabarti, as grantor/principal therein and Sri Mukul Chakrabarty alias Mukul Chakraborty, as attorney therein and **(8) Original** Affidavit of legal heirship sworn before the Ld. 01st Court of the Executive Magistrate, Sadar Howrah, vide Serial No. 13391/2025 dated 18th August 2025 by Sri Mukul Chakrabarty alias Mukul Chakraborty, wherein (1) Sri Kisor Kumar Chakrabarti alias Kisor Chakrabarti (2) Sri Mukul Chakrabarty alias Mukul Chakraborty (3) Sri Chandan Chakraborty

1



24 AUG 2005



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



192025260222871358

GRN Details

GRN: 192025260222871358 Payment Mode: SBI Epay
GRN Date: 21/08/2025 08:34:39 Bank/Gateway: SBIPay Payment Gateway
BRN : 6842361450256 BRN Date: 21/08/2025 08:35:41
Gateway Ref ID: 2523392786294 Method: HDFC Bank - Retail NB
GRIPS Payment ID: 210820252022287134 Payment Init. Date: 21/08/2025 08:34:39
Payment Status: Successful Payment Ref. No: 2002341985/2/2025
[Query No/*Query Year]

Depositor Details

Depositor's Name: Mr EKDANTAYA PROPERTIES
Address: 67 AMHERSTREET KOLKATA
Mobile: 8697841493
Period From (dd/mm/yyyy): 21/08/2025
Period To (dd/mm/yyyy): 21/08/2025
Payment Ref ID: 2002341985/2/2025
Dept Ref ID/DRN: 2002341985/2/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002341985/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	1038070
2	2002341985/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	148700
			Total	1186770

IN WORDS: ELEVEN LAKH EIGHTY SIX THOUSAND SEVEN HUNDRED SEVENTY ONLY.

PAID

(4) Sri Malay Chakrabarti and (5) Smt. Jayasri Chatterji (the Vendors herein) were declared as the only legal heirs and heiress of (1) Late Nirmal Chandra Chakrabarti (2) Late Rekha Chakraborty and (3) Late Arun Ganguly alias Arun Kumar Ganguly.

- i) That the Vendors shall make all necessary arrangements and extend assistance in order to ensure that the Purchaser can cause transfer of name in respect of the concerned electricity meter/s, if any, with regard to the Schedule Property with the concerned electricity department.

THE SCHEDULE ABOVE REFERRED TO AS

(Description of the "**SCHEDULE PROPERTY**" sold by these presents)

ALL THAT piece and parcel of land measuring **03 (three) cottahs**, more or less, **TOGETHER WITH** a three storeyed residential building constructed thereon, measuring a built-up area/covered area of **4,558 square feet**, more or less, [out of which the **(a)** the **Ground Floor**, measuring a built-up area/covered area of **1,668 square feet**, more or less, **(b)** the **First Floor**, measuring a built-up area of **1,624 square feet**, more or less, and **(c)** the **Second Floor**, measuring a built-up area of **1,266 square feet**, more or less,] **[having cemented flooring, without any lift facility and being 83 years old]**, comprised in Mouza Garpar, Touzi No. 1298/2833, Dihi Panchannagram, Taloq No. 835, Division III, Sub-Division 22, Holding No. 157 (formerly 104), situated and lying at **Municipal Premises No. 20 Pitambar Bhattacharjee Lane, Kolkata-700009**, Police Station: Narkeldanga (previously Beliaghata), within the limits of Ward No. 028 and Brough No. IV of the Kolkata Municipal Corporation [vide **Assessee No. 110281000184**], Sub-Registration Office Sealdah, District South 24 Parganas, West Bengal **TOGETHER WITH** all common rights of easement and other advantages appurtenant thereto. The **(a)** site plan of the Schedule Property is delineated and demarcated in the **PLAN**

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ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
21 AUG 2025

NO. 1 annexed herewith and bordered in colour **RED** thereon and **(b)** the building plan, showing the areas in the Ground Floor, First Floor and the Second Floor of the Schedule Property is delineated and demarcated in the **PLAN NO. 2** annexed herewith and bordered in colour **RED** thereon.

The Schedule Property is butted and bounded as follows:

On the North:	By Premises No. 18 Pitambar Bhattacharjee Lane;
On the South:	By Sewered ditch beyond which are Premises No. 21 Pitambar Bhattacharjee Lane and 16 Garpar Road;
On the East:	By Premises No. 16 Garpar Road;
On the West:	By Pitambar Bhattacharjee Lane;

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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
21 AUG 2025

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

For **SRI KISOR KUMAR
CHAKRABARTI** *alias* **KISOR
CHAKRABARTI**

Nayan Bhattacharya
[being represented by his true, lawful
and constituted attorney,
SRI NAYAN BHATTACHARYA]

Mukul Chakrabarty
SRI MUKUL CHAKRABARTY
alias **MUKUL CHAKRABORTY**

For **SRI CHANDAN
CHAKRABORTY**

Jayasri Chatterji
SMT. JAYASRI CHATTERJI

Mukul Chakrabarty
[being represented by his true, lawful
and constituted attorney, being his
brother, **SRI MUKUL
CHAKRABARTY** *alias* **MUKUL
CHAKRABORTY**]

For **SRI MALAY CHAKRABARTI**

Mukul Chakrabarty
[being represented by his true, lawful and constituted attorney, being his
brother, **SRI MUKUL CHAKRABARTY** *alias* **MUKUL CHAKRABORTY**]
[VENDORS]

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RECEIVED
OFFICE OF THE SECRETARY
GOVERNMENT OF WEST BENGAL

24 AUG 2005

For M/S. EKDANTAYA PROPERTIES

EKDANTAYA PROPERTIES
Nikita Jaiswal
 Partner

EKDANTAYA PROPERTIES
Karina Singh Gupta
 Partner

Partner, SMT. NIKITA JAISWAL

Partner, SMT. KARINA SINGH
 GUPTA


[PURCHASER]

WITNESSES:

1) *Sanjukta Saha*
Bansat Durbagles man
Kol - 127.

2) *M: Hum Sale,*
G, Old Post-Office Street
Kowala - 700001.

Drafted By:



Advocate

Sourav Banerjee
 Advocate
 High Court, Calcutta
 Enrolment No. WB/359/2013

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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

21 AUG 2025

MEMO OF CONSIDERATION

Received from the Purchaser a sum of **Rs.1,48,30,000/- (Rupees One Crore Forty-Eight Lakhs and Thirty Thousand only)** towards full and final settlement in respect of the sale consideration against the Schedule Property paid in the following manner:

MODE	DATE	BANK	AMOUNT (IN RUPEES)	FAVOURING
By Cash	18/03/2025	Not Applicable	2,000/-	Malay Chakrabarti
By NEFT	26/04/2025	HDFC Bank Limited	2,00,000/-	Malay Chakrabarti
By RTGS	20/08/2025	HDFC Bank Limited	27,38,300/-	Malay Chakrabarti
By Cash	18/03/2025	Not Applicable	2,000/-	Mukul Chakraborty
By NEFT	26/04/2025	HDFC Bank Limited	2,00,000/-	Mukul Chakraborty
By RTGS	20/08/2025	HDFC Bank Limited	27,38,300/-	Mukul Chakraborty
By Cash	18/03/2025	Not Applicable	2,000/-	Jayasri Chatterjee
By NEFT	26/04/2025	HDFC Bank Limited	2,00,000/-	Jayasri Chatterjee
By RTGS	20/08/2025	HDFC Bank Limited	27,38,300/-	Jayasri Chatterjee
By Cash	18/03/2025	Not Applicable	2,000/-	Chandan Chakrabarti
By NEFT	26/04/2025	HDFC Bank Limited	2,00,000/-	Chandan Chakrabarti
By RTGS	20/08/2025	HDFC Bank Limited	27,38,300/-	Chandan Chakrabarti
By Cash	18/03/2025	Not Applicable	2,000/-	Kisor Kumar Chakrabarti
By NEFT	27/04/2025	HDFC Bank Limited	2,00,000/-	Kisor Kumar Chakrabarti
By RTGS	20/08/2025	HDFC Bank Limited	27,18,500/-	Kisor Kumar Chakrabarti
TDS @ 1% deducted and deposited on the circle rate/market value of the Schedule Property, in			1,48,300/-	

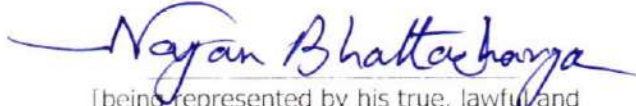
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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
21 AUG 2025

compliance with Section 194-IA of the Income Tax Act 1961		
TOTAL:	1,48,30,000/-	

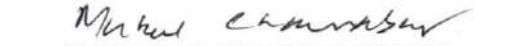
For **SRI KISOR KUMAR CHAKRABARTI**
alias **KISOR CHAKRABARTI**


[being represented by his true, lawful and
constituted attorney,
SRI NAYAN BHATTACHARYA]



SRI MUKUL CHAKRABARTY
alias **MUKUL CHAKRABORTY**

For **SRI CHANDAN CHAKRABORTY**


SMT. JAYASRI CHATTERJI


[being represented by his true, lawful and
constituted attorney, being his brother,
SRI MUKUL CHAKRABARTY *alias*
MUKUL CHAKRABORTY]

For **SRI MALAY CHAKRABARTI**


[being represented by his true, lawful and constituted attorney, being his brother, **SRI**
MUKUL CHAKRABARTY *alias* **MUKUL CHAKRABORTY**]

[VENDORS]

WITNESSES:

1) 

2) 

IDENTIFIED BY:



MISS SANJUKTA SARKER
(AADHAAR NO: 6352-3231-7750)
Daughter of Late Manash Chandra
Sarker, Post Office: Hridayapur
Police Station: Barasat,
Kolkata-700127,
Occupation: Advocate

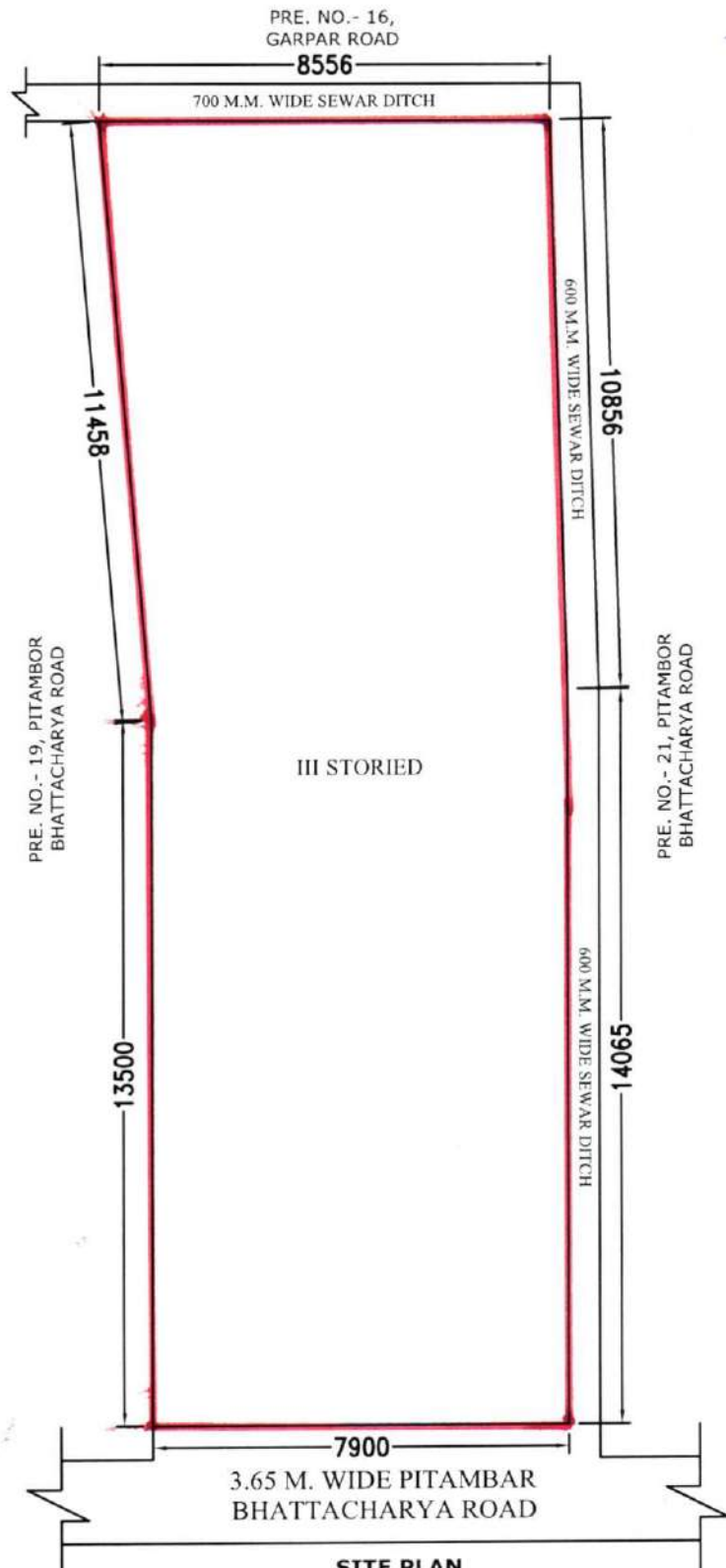
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REGISTRAR
21 AUG 2025

SITE PLAN OF THREE STORIED RESIDENTIAL BUILDING AT PREMISES NO. -20, PITAMBOR BHATTACHARYA ROAD, KOLKATA - 700 009, P.S. - NARKELDANGA, WARD NO.- 28, BOROUGH NO. - IV, UNDER KOLKATA MUNICIPAL CORPORATION,

LAND AREA = 03K. - 00 CH. - 00 SFT. / 2160 SFT. / 200.669 SQM. (M/L)

PLAN NO - 1



Vijay Bhattacharya

NOTE: ALL DIMENTION ARE IN MM BOUNDARY MARKED AS RED BORDI

1. For self and as constituted Attorney of Sri Kisor Kumar Chakrabarti

2. For self and as constituted Attorney of Sri Chandan Chakrabarti, and Malay Chakrabarti

3. Jayanti Chatterji

SIGNATURE OF VENDORS

EKDANTAYA PROPERTIES
Nikita Jain
Partner

EKDANTAYA PROPERTIES
Karun Singh Gupta
Partner

SIGNATURE OF PURCHASERS

Nilambar Roy
NILAMBAR ROY

B-Tech. Civil Eng.
L.B.S.-1/1813
The Kolkata Municipal Corporation
Mobile : 8768534894

SIGNATURE OF L.B.S.

SITE PLAN
Scale = NTS



24 AUG 2025

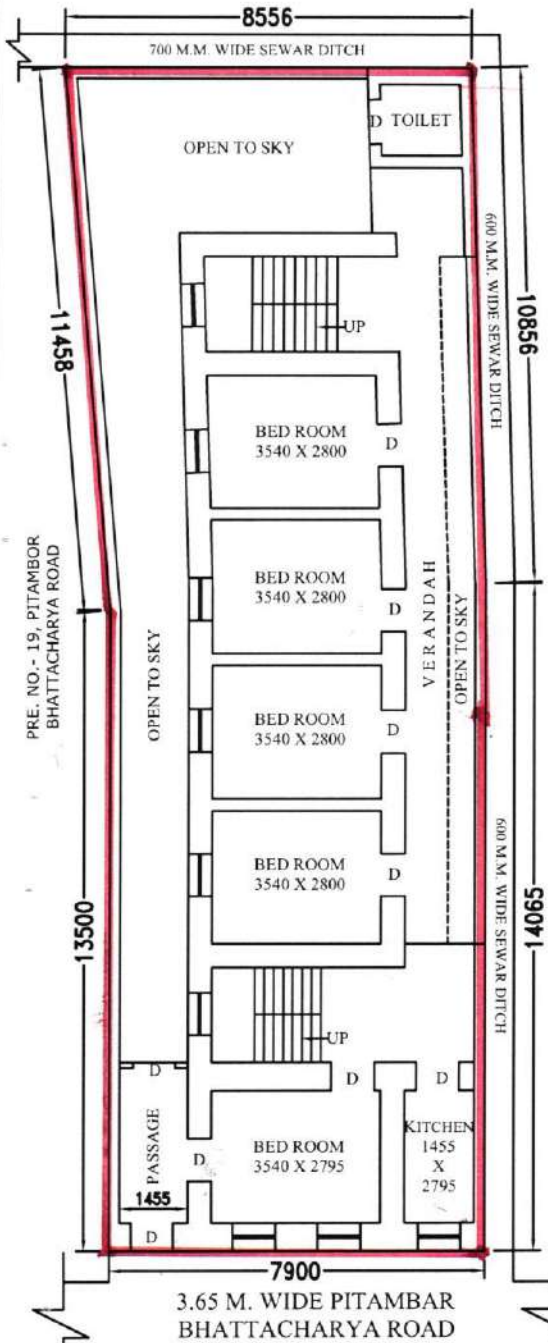
DEED PLAN OF GROUND, FIRST & SECOND FLOOR AT PREMISES NO. - 20, PITAMBOR BHATTACHARYA ROAD, KOLKATA - 700 009, P.S. - NARKELDANGA, WARD NO.- 28, BOROUGH NO.- IV, UNDER KOLKATA MUNICIPAL CORPORATION,

LAND AREA = 03K. - 00 CH. - 00 SFT. / 2160 SFT. / 200.669 SQM. (M/L)
 GROUND FLOOR BUILTUP AREA = 1668 SFT. / 154.960 SQM.
 FIRST FLOOR BUILTUP AREA = 1624 SFT. / 150.873 SQM.
 SECOND FLOOR BUILTUP AREA = 1266 SFT. / 117.614 SQM.
 TOTAL FLOOR BUILTUP AREA = 4558 SFT. / 423.447 SQM.

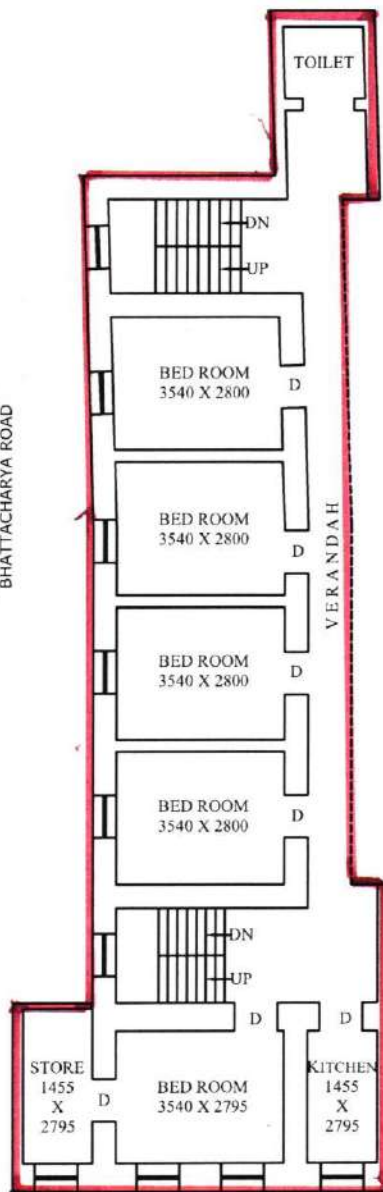


NOTE: ALL DIMENSION ARE IN MM BOUNDARY MARKED AS RED BORD

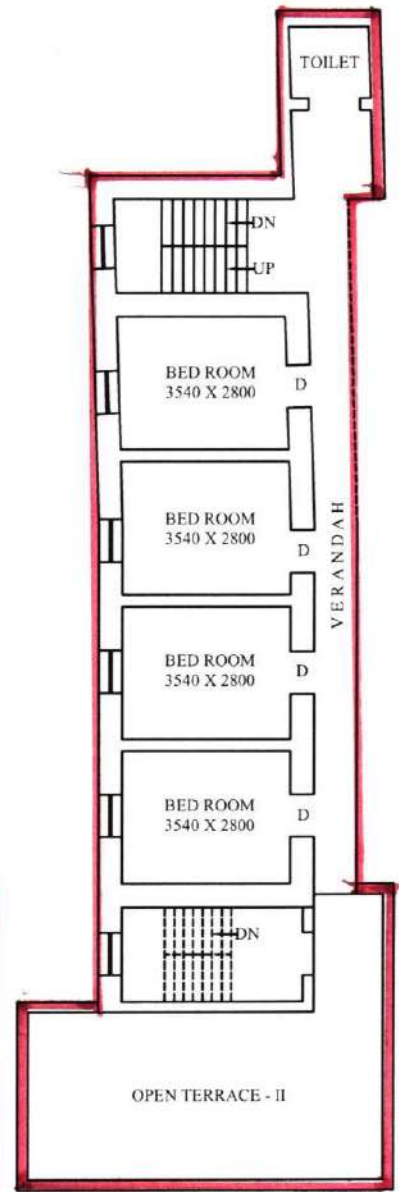
PLAN NO-2



GROUND FLOOR PLAN
Scale = NTS



FIRST FLOOR PLAN
Scale = 1:100



SECOND FLOOR PLAN
Scale = 1:100

Nilambar Roy
NILAMBAR ROY
 B-Tech. Civil Engg.
 L.B.S.-I/1813

The Kolkata Municipal Corporation
 Mobile : 8768534894

SIGNATURE OF L.B.S.

Nayan Bhattacharya
 For self and as constituted
 Attorney of Sri Kisor Kumar
 Chakrabarti
 2. Jayanti Chatterjee
 For self and as constituted
 Attorney of Sri Chandan Chakrabarti
 and Malay Chakrabarti
 3. Jayanti Chatterjee
SIGNATURE OF VENDORS

EKDANTAYA PROPERTIES
Nikita Jaiswal
 Partner

EKDANTAYA PROPERTIES
Karinalish Gupta
 Partner
SIGNATURE OF PURCHASER






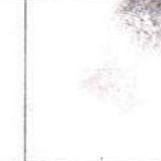
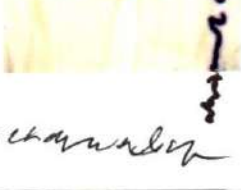




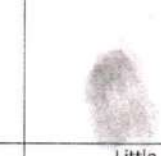





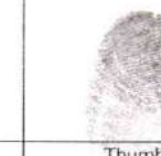





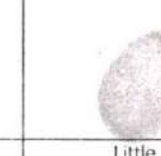




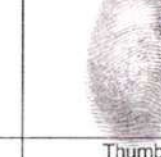





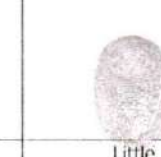

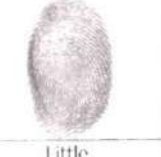


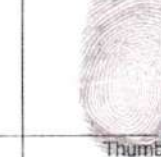





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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
21 AUG 2025

REGISTRAR OF ASSURANCES
WEST BENGAL
CALCUTTA

SPECIMEN FORM TEN FINGER PRINTS

 <i>Munim Chaudhary</i>					
	Little	Ring	Middle	Fore	Thumb
 <i>Munim Chaudhary</i>					
	Thumb	Fore	Middle	Ring	Little
 <i>Jayanti Chatterji</i>					
	Little	Ring	Middle	Fore	Thumb
 <i>Jayanti Chatterji</i>					
	Thumb	Fore	Middle	Ring	Little
 <i>Nikita Jaiswal</i>					
	Little	Ring	Middle	Fore	Thumb
 <i>Nikita Jaiswal</i>					
	Thumb	Fore	Middle	Ring	Little
 <i>Madhura Gupta</i>					
	Little	Ring	Middle	Fore	Thumb
 <i>Madhura Gupta</i>					
	Thumb	Fore	Middle	Ring	Little



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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
21 AUG 2025

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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
21 AUG 2025





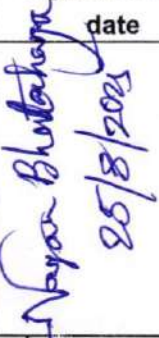



Government of West Bengal

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

OFFICE OF THE A.R.A. - II KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19022002341985/2025

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	Shri Nayan Bhattacharya 49/1B, Bosepara Lane, City:- Kolkata, P.O:- Baghbazar, P.S:- Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700003	Attorney of Seller [Shri Kisor Kumar Chakrabar ti]		 H42	 25/8/2025
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Miss SANJUKTA SARKER Daughter of Late Manash Chandra Sarker City:- Not Specified, P.O:- Hridaypur, P.S:-Barasat, District:-North 24- Parganas, West Bengal, India, PIN:- 700127	Shri Mukul Chakraborty, Smt Jayasri Chatterji, Shri Nayan Bhattacharya, Shri Mukul Chakraborty, Smt Nikita Jaiswal, Smt Karina Singh Gupta		 443	 25/08/2025

(Satyajit Biswas)

ADDITIONAL REGISTRAR
OF ASSURANCE

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

Kolkata, West Bengal

Dated this 21st day of August, 2025

BETWEEN

**Sri Kisor Kumar Chakrabarti *alias* Kisor Chakrabarti & Others
.... VENDORS**

AND

**M/S. Ekdantaya Properties
.... PURCHASER**

DEED OF CONVEYANCE

**Municipal Premises No. 20 Pitambar Bhattacharjee Lane,
Kolkata-700009, Police Station: Narkeldanga (previously
Beliaghata)**

Supriyo Basu LLP

(previously M/s. Supriyo Basu & Associates, Advocates)
Room No.48, Ground Floor
Temple Chambers
6, Old Post Office Street
Kolkata-700001

Major Information of the Deed

Deed No :	I-1902-10474/2025	Date of Registration	29/08/2025
Query No / Year	1902-2002341985/2025	Office where deed is registered	
Query Date	14/08/2025 1:17:41 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Supriyo Basu LLP Room No. 48, Ground Floor, Temple Chambers, 6, Old Post Office Street, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8910825107, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 1,48,30,000/-	Rs. 1,48,30,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,38,120/- (Article:23)	Rs. 1,48,784/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :






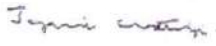
District: South 24-Parganas, P.S:- Narikeldanga, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Pitambar Bhattacharjee Lane, Premises No: 20, Ward No: 028, Holding No:157 Pin Code : 700009

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	3 Katha	1,18,30,000/-	1,18,30,000/-	Property is on Road ,Last Reference Deed No : 1606-I -00098-1942
Grand Total :				4.95Dec	118,30,000 /-	118,30,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4558 Sq Ft.	30,00,000/-	30,00,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1668 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 83 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1624 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 83 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 1266 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 83 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		4558 sq ft	30,00,000 /-	30,00,000 /-	




Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Shri Kisor Kumar Chakrabarti, (Alias: Kisor Chakrabarti) Son of Late Mohini Mohon Chakrabarty Phase-1, Urban Complex, Golf Green, Circus Avenue, DC/5/5, Golf Green, City:- Not Specified, P.O:- Golf Green, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700095 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: ayxxxxx4d, Aadhaar No: 44xxxxxxx7158, Status :Individual, Executed by: Attorney, Executed by: Attorney</p>			
2	<p>Name</p> <p>Shri Mukul Chakraborty, (Alias: Mukul Chakrabarty) Son of Late Mohini Mohon Chakrabarty Executed by: Self, Date of Execution: 21/08/2025 , Admitted by: Self, Date of Admission: 21/08/2025 ,Place : Office</p>	<p>Photo</p>  <p>21/08/2025</p>	<p>Finger Print</p>  <p>Captured LTI 21/08/2025</p>	<p>Signature</p>  <p>21/08/2025</p>
<p>17A, Golf Club Road, City:- Not Specified, P.O:- Tollygunge, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: abxxxxxx7l, Aadhaar No: 48xxxxxxxx1123, Status :Individual, Executed by: Self, Date of Execution: 21/08/2025 , Admitted by: Self, Date of Admission: 21/08/2025 ,Place : Office</p>				
3	<p>Name</p> <p>Smt Jayasri Chatterji Daughter of Late Mohini Mohon Chakrabarty Executed by: Self, Date of Execution: 21/08/2025 , Admitted by: Self, Date of Admission: 21/08/2025 ,Place : Office</p>	<p>Photo</p>  <p>21/08/2025</p>	<p>Finger Print</p>  <p>Captured LTI 21/08/2025</p>	<p>Signature</p>  <p>21/08/2025</p>
<p>Hazra Road, 109/33, Kabi Bharati Sarani, City:- Not Specified, P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: agxxxxxx0j, Aadhaar No: 46xxxxxxxx2261, Status :Individual, Executed by: Self, Date of Execution: 21/08/2025 , Admitted by: Self, Date of Admission: 21/08/2025 ,Place : Office</p>				
4	<p>Shri Chandan Chakrabarti Son of Late Mohini Mohon Chakrabarty 20, Pitambar Bhattacharjee Lane, City:- Not Specified, P.O:- Beliaghata, P.S:-Narikeldanga, District:-South 24-Parganas, West Bengal, India, PIN:- 700009 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: avxxxxxx9a, Aadhaar No: 44xxxxxxxx5024, Status :Individual, Executed by: Attorney, Executed by: Attorney</p>			
5	<p>Shri Malay Chakrabarti Son of Late Mohini Mohon Chakrabarty 20, Pitambar Bhattacharjee Lane, City:- Not Specified, P.O:- Beliaghata, P.S:-Narikeldanga, District:-South 24-Parganas, West Bengal, India, PIN:- 700009 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: dxxxxxx1j, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney</p>			




Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Ekdantaya Properties 67, Amherst Street, City:- Kolkata, P.O:- Raja Ram Mohan Sarani, P.S:-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700009 Date of Incorporation:XX-XX-2XX4 , PAN No.:: aaxxxxxx6f,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Attorney Details :




SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Shri Nayan Bhattacharya Son of Late Srish Chandra Bhattacharya 49/1B, Bosepara Lane, City:- Kolkata, P.O:- Baghbazar, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003, Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: aexxxxxx7g, Aadhaar No: 59xxxxxxxx6612 Status : Attorney, Attorney of : Shri Kisor Kumar Chakrabarti</p>			
2	<p>Name Shri Mukul Chakraborty, (Alias Name: Mukul Chakraborty) Son of Late Mohini Mohon Chakraborty Date of Execution - 21/08/2025, , Admitted by: Self, Date of Admission: 21/08/2025, Place of Admission of Execution: Office</p>		 <p>Captured</p>	
	Aug 21 2025 3:31PM	LTI 21/08/2025	21/08/2025	
	<p>17A, Golf Club Road, City:- Not Specified, P.O:- Tollygunge, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033, Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: abxxxxxx7l, Aadhaar No: 48xxxxxxxx1123 Status : Attorney, Attorney of : Shri Chandan Chakrabarti, Shri Malay Chakrabarti</p>			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Name Smt Nikita Jaiswal Daughter of Shri Jayant Jaiswal Date of Execution - 21/08/2025, , Admitted by: Self, Date of Admission: 21/08/2025, Place of Admission of Execution: Office</p>		 <p>Captured</p>	
	Aug 21 2025 3:33PM	LTI 21/08/2025	21/08/2025	
	<p>67, Amherst Street, City:- Kolkata, P.O:- Raja Ram Mohan Sarani, P.S:-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700009, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: awxxxxxx6j, Aadhaar No: 35xxxxxxxx4482 Status : Representative, Representative of : Ekdantaya Properties (as Partner)</p>			

Name	Photo	Finger Print	Signature
Smt Karina Singh Gupta (Presentant) Wife of Shri Jayanta Gupta Date of Execution - 21/08/2025, , Admitted by: Self, Date of Admission: 21/08/2025, Place of Admission of Execution: Office		 Captured	
	Aug 21 2025 3:33PM	LTI 21/08/2025	21/08/2025
47, Pathuriaghata Street, City:- Kolkata, P.O:- Beadon Street, P.S:-Jorabagan, District:-Kolkata, West Bengal, India, PIN:- 700006, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX0 , PAN No.:: knxxxxxx9a, Aadhaar No: 57xxxxxxx7319 Status : Representative, Representative of : Ekdantaya Properties (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Miss SANJUKTA SARKER Daughter of Late Manash Chandra Sarker City:- Not Specified, P.O:- Hridaypur, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700127		 Captured	
	21/08/2025	21/08/2025	21/08/2025
Identifier Of Shri Mukul Chakraborty, Smt Jayasri Chatterji, Shri Nayan Bhattacharya, Shri Mukul Chakraborty, Smt Nikita Jaiswal, Smt Karina Singh Gupta			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Kisor Kumar Chakrabarti	Ekdantaya Properties-0.99 Dec
2	Shri Mukul Chakraborty	Ekdantaya Properties-0.99 Dec
3	Smt Jayasri Chatterji	Ekdantaya Properties-0.99 Dec
4	Shri Chandan Chakrabarti	Ekdantaya Properties-0.99 Dec
5	Shri Malay Chakrabarti	Ekdantaya Properties-0.99 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri Kisor Kumar Chakrabarti	Ekdantaya Properties-911.60000000 Sq Ft
2	Shri Mukul Chakraborty	Ekdantaya Properties-911.60000000 Sq Ft
3	Smt Jayasri Chatterji	Ekdantaya Properties-911.60000000 Sq Ft
4	Shri Chandan Chakrabarti	Ekdantaya Properties-911.60000000 Sq Ft
5	Shri Malay Chakrabarti	Ekdantaya Properties-911.60000000 Sq Ft

Endorsement For Deed Number : I - 190210474 / 2025

On 21-08-2025

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

Presented for registration at 15:25 hrs on 21-08-2025, at the Office of the A.R.A. - II KOLKATA by Smt Karina Singh Gupta ,

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,48,30,000/-

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

Execution is admitted on 21/08/2025 by 1. Shri Mukul Chakraborty, Alias Mukul Chakrabarty, Son of Late Mohini Mohon Chakrabarty, 17A, Road: Golf Club Road, , P.O: Tollygunge, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Professionals, 2. Smt Jayasri Chatterji, Daughter of Late Mohini Mohon Chakrabarty, Hazra Road, 109/33, Road: Kabi Bharati Sarani, , P.O: Kalighat, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife

Identified by Miss SANJUKTA SARKER, , , Daughter of Late Manash Chandra Sarker, P.O: Hridaypur, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700127, by caste Hindu, by profession Advocate

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

Execution is admitted on 21-08-2025 by Smt Karina Singh Gupta, Partner, Ekdantaya Properties (Partnership Firm), 67, Amherst Street, City:- Kolkata, P.O:- Raja Ram Mohan Sarani, P.S:-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700009

Identified by Miss SANJUKTA SARKER, , , Daughter of Late Manash Chandra Sarker, P.O: Hridaypur, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700127, by caste Hindu, by profession Advocate

Execution is admitted on 21-08-2025 by Smt Nikita Jaiswal, Partner, Ekdantaya Properties (Partnership Firm), 67, Amherst Street, City:- Kolkata, P.O:- Raja Ram Mohan Sarani, P.S:-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700009

Identified by Miss SANJUKTA SARKER, , , Daughter of Late Manash Chandra Sarker, P.O: Hridaypur, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700127, by caste Hindu, by profession Advocate

Executed by Attorney

Execution by Shri Mukul Chakraborty, , Mukul Chakrabarty, Son of Late Mohini Mohon Chakrabarty, 17A, Road: Golf Club Road, , P.O: Tollygunge, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by profession Professionals as constituted attorney for 1. Shri Chandan Chakrabarti 20, Road: Pitambar Bhattacharjee Lane, , P.O: Beliaghata, Thana: Narikeldanga, , South 24-Parganas, WEST BENGAL, India, PIN - 700009, 2. Shri Malay Chakrabarti 20, Road: Pitambar Bhattacharjee Lane, , P.O: Beliaghata, Thana: Narikeldanga, , South 24-Parganas, WEST BENGAL, India, PIN - 700009 is admitted by him

Identified by Miss SANJUKTA SARKER, , , Daughter of Late Manash Chandra Sarker, P.O: Hridaypur, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700127, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,48,784.00/- (A(1) = Rs 1,48,300.00/- ,E = Rs 400.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 84.00/-, by online = Rs 1,48,700/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/08/2025 8:35AM with Govt. Ref. No: 192025260222871358 on 21-08-2025, Amount Rs: 1,48,700/-, Bank: SBI EPay (SBIPay), Ref. No. 6842361450256 on 21-08-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,38,120/- and Stamp Duty paid by , by Stamp Rs 50.00/-, by online = Rs 10,38,070/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 843, Amount: Rs. 50.00/-, Date of Purchase: 05/06/2025, Vendor name: K K Basui

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/08/2025 8:35AM with Govt. Ref. No: 192025260222871358 on 21-08-2025, Amount Rs: 10,38,070/-, Bank: SBI EPay (SBlePay), Ref. No. 6842361450256 on 21-08-2025, Head of Account 0030-02-103-003-02

fm2

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 25-08-2025

Endorsement by Commissioner after execution of Visit Commission Case No:-000258 of 2025

Having visited the residence of Shri Nayan Bhattacharya, , Son of Late Srish Chandra Bhattacharya, 49/1B, Road: Bosepara Lane, , P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by profession Retired Person I have this day examined the said Shri Nayan Bhattacharya who has been identified to my satisfaction by Miss SANJUKTA SARKER, , , Daughter of Late Manash Chandra Sarker, P.O: Hridaypur, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700127, by caste Hindu, by profession Advocate AND the said Shri Nayan Bhattacharya has admitted the execution of this document

fm2

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 29-08-2025

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.

fm2

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2025, Page from 487843 to 487881
being No 190210474 for the year 2025.



Digitally signed by SATYAJIT BISWAS
Date: 2025.09.04 15:51:11 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 04/09/2025

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.