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Additional Registrar
of Assurances II Kolkata

ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA

22 AUG 2024



DEED OF CONVEYANCE

THIS INDENTURE OF SALE is made on this 22nd day of

August, 2024 (Two Thousand and Twenty Four);

For MAA SANTOSHI UDYOG

Roelip Sen

Partner

ক্রমিক নং 2040

তারিখ 20/8/24

মূল্য : 100/-

ক্রেতা :

মিসেস :

ভোগ্য :

নাম :

কাশিপুর দাস

SANKAR SAHOO
Advocate
High Court, Calcutta

Ranjita Pan

আব. কলিকতা

ভোগ্যের

রঞ্জিতা পান

ট্রেজারির নাম :- ব্যাংক

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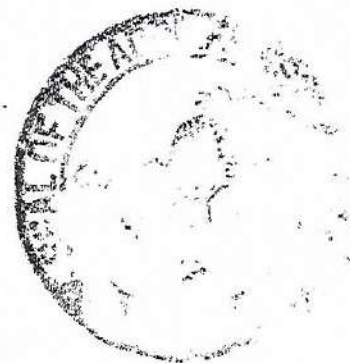
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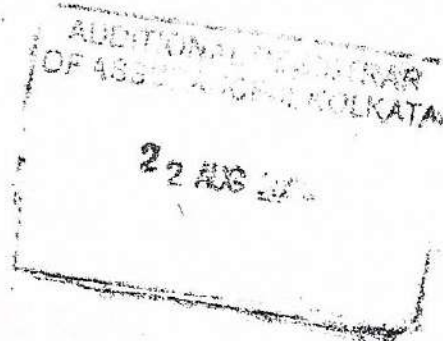
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B E T W E E N

(1) **GOLAM SADIQUE, D.O.B.- 21.05.1986,** (PAN : BVMP5210C), (Aadhaar No. 2165 1462 0948), son of Golam Rasul, by faith - Muslim, by occupation - Business, by Nationality - Indian, residing at 5A, Mirza Ghalib Street, P.O. & P.S. - New Market, Kolkata - 700087, (2) **MD. ANWAR HUSSAIN, D.O.B. - 14.05.1980,** (PAN: AMGPH0036H), (Aadhaar No. 5451 5457 3762), son of Ashraf Hussain, by faith - Muslim, by occupation - Business, by Nationality - Indian, residing at Flat No. B2, 2nd Floor, 25/4, Kavi Md. Iqbal Road, P.O. - Khidirpore, P.S. - Ekbalpore, Kolkata - 700023 and (3) **SHAMSAD KHAN, D.O.B.- 03.04.1977,** (PAN: ANFPK0630A), (Aadhaar No. 3373 2703 7168), son of Badruddin Khan, by faith - Muslim, by occupation - Business, by Nationality - Indian, residing at 14, Ram Shankar Roy Lane, P.O. & P.S. - Entally, Kolkata - 700014, hereinafter called and referred to as the "**VENDORS/FIRST PARTY**" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include **their** heirs, executors, administrators, legal representatives, nominees and assigns) being the party of the **FIRST PART.**

A N D

MAA SANTOSHI UDYOG (PAN: ABDFM0220C), (Date of Incorporation 19/09/2015), a Partnership Firm having its registered

For **MAA SANTOSHI UDYOG**

Proclif Sen

Partner

office at Santoshi Apartment I, Ground Floor, 192/29/A/12, M.S. Mukherjee Road, P.O. B.D. - Sopan, P.S. - Khardah, Kolkata - 700116, District - North 24 Parganas, being represented by its Partners namely (1) **SMT. PARAMITA SEN** (PAN: AURPS0053Q), (Date of Birth 17/10/1970), (Aadhaar No. 7243 1743 7708), wife of Sri Pradip Sen, by faith - Hindu, by occupation - Business, by Nationality - Indian, and (2) **SRI PRADIP SEN** (PAN: AVJPS0937J), (Date of Birth 05/08/1968), (Aadhaar No. 2636 7631 3533), son of Late Patit Paban Sen, by faith - Hindu, by occupation - Business, by Nationality - Indian, both are residing at 87, M.S. Mukherjee Road, P.O. - B.D. - Sopan, P.S. - Khardah, Kolkata - 700116, District - North 24 Parganas, hereinafter called and referred to as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, successors in office and assigns) being the party of the **SECOND PART**.

WHEREAS by a Deed of Sale (in Bengali language) dated 30th May, 1955, registered in the Office of the Sub-Registrar, Barrackpore, in Book No. I, Volume No. 36, at Pages 297 to 300, Being No. 5316 for the year 1955, Dhirendra Nath Basu, son of Late Gyanendra Nath Basu, of Motijheel, Dum Dum, Kolkata 700074, Police Station Dum Dum, District 24 Pargana, sold, conveyed and transferred to Atul Chandra Dey and Nakul Chandra Dey, land classified as Sali (agricultural) measuring **72 (seventy two) decimal**, more or less,

For **MAA SANTOSHI UDYOG**

Pradip Sen

Partner

comprised in R.S. Dag No. 3598, recorded in R.S. Khatian No. 1268, Re. Sa. No. 18, Touzi No. 1505, Mouza Khardah, J.L. No. 2, Police Station Khardah, District North 24 Parganas, free from all encumbrances and for the consideration mentioned therein.

AND WHEREAS by a Deed of Sale (in Bengali language) dated 1st June, 1955, registered in the Office of the Sub-Registrar, Barrackpore, in Book No. I, Volume No. 68, at Pages 41 to 43, Being No. 5361 for the year 1955, Becharam Nag, son of Late Haridas Nag, of Khardah, Police Station Khardah, District 24 Pargana, sold, conveyed and transferred to Atul Chandra Dey and Nakul Chandra Dey, land classified as Sali (agricultural) measuring **49 (forty nine) decimal**, more or less, comprised in comprised in R.S. Dag No. 3597, recorded in R.S. Khatian No. 926, Re. Sa. No. 18, Touzi No. 1505, Mouza Khardah, J.L. No. 2, Police Station Khardah, District North 24 Parganas, free from all encumbrances and for the consideration mentioned therein.

AND WHEREAS by a Deed of Sale (in Bengali language) dated 4th July, 1955, registered in the Office of the Sub-Registrar, Barrackpore, in Book No. I, Volume No. 75, at Pages 59 to 62, Being No. 5984 for the year 1955, Lakshmi Narayan Koley, son of Late Gopal Chandra Koley, of Khardah, Police Station Khardah, District 24 Pargana, sold, conveyed and transferred to Atul Chandra Dey and

For **MAA SANTOSHI UDYOG**

Roelip Sen

Partner

Nakul Chandra Dey, land classified as Sali (agricultural) measuring **14 (fourteen) decimal**, more or less, comprised in R.S. Dag No. 3596, recorded in R.S. Khatian No. 31, Re: Sa. No. 18, Touzi No. 145, Mouza Khardah, J.L. No. 2, Police Station Khardah, District North 24 Parganas, free from all encumbrances and for the consideration mentioned therein.

AND WHEREAS pursuant to the above purchases (1) Atul Chandra Dey and (2) Nakul Chandra Dey, became the joint owners of the land measuring **135 (one hundred and thirty five) decimal**, more or less (hereinafter collectively referred to as the **Mother Property**), each having undivided $\frac{1}{2}$ (half) share thereof, the details of which are tabulated in the Chart below:

Name of Owner	R.S. Dag No.	R.S. Khatian No.	Total Area in Dag (in decimal)	Area Owned in Dag (in decimal)
Atul Chandra Dey	3598	1268	72	36
Atul Chandra Dey	3597	926	49	24.5
Atul Chandra Dey	3596	31	14	07
Nakul Chandra Dey	3598	1268	72	36
Nakul Chandra Dey	3597	926	49	24.5

For MAASANTOSHIUDYOG

Roelip Sen

Partner

Nakul Chandra Dey	3596	31	14	07
Total Area			135	135

Thus, pursuant to the above (1) Atul Chandra Dey became sole and absolute owner of land measuring 67.5 (sixty seven point five) decimal, more or less, out of the entire Property which was comprised in R.S. Dag Nos. 3596, 3597, 3598, recorded in R.S. Khatian Nos., 31, 926, 1268 respectively, Re. Sa. No. 18, Mouza Khardah, J.L. No. 2, Police Station Khardah, District North 24 Parganas (hereinafter collectively referred to as the **Atul's Property**) and (2) Nakul Chandra Dey became sole and absolute owner of land measuring 67.5 (sixty seven point five) decimal, more or less, out of the Mother Property which was comprised in R.S. Dag Nos. 3598, 3597 and 3596, recorded in R.S. Khatian Nos. 1268, 926 and 31 respectively, Re. Sa. No. 18, Mouza Khardah, J.L. No. 2, Police Station Khardah, District North 24 Parganas (hereinafter collectively referred to as the **Nakul's Property**).

AND WHEREAS on 05.10.1967 Atul Chandra Dey, a Hindu, governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him, surviving, wife, Sukhada Sundari Dey and his 3 (three) sons, namely, (1) Paresh Chandra Dey (2) Naresh Chandra Dey and (3) Suresh Chandra Dey, as his only legal heiress and heirs,

who jointly and in equal share inherited the right, title and interest of Late Atul Chandra Dey in Atul's Property, free from all encumbrances.

AND WHEREAS in the year of 1969 Sukhada Sundari Dey, a Hindu, governed by the Dayabhaga School of Hindu Law, died intestate leaving behind her, surviving, her 3 (three) sons, namely, (1) Paresh Chandra Dey (2) Naresh Chandra Dey and (3) Suresh Chandra Dey, as her only legal heirs, who jointly and in equal share inherited the right, title and interest of Late Sukhada Sundari Dey in Atul's Property, free from all encumbrances. Pursuant to the above (1) Paresh Chandra Dey (2) Naresh Chandra Dey and (3) Suresh Chandra Dey became the joint owners of Atul's Property, details of which are tabulated in the Chart below:

R.S. Dag No.	R.S. Khatian No.	Total Area in Dag (in decimal)	Area Inherited in Dag (in decimal)
3598	1268	72	36.00
3597	926	49	24.5
3596	31	14	07.00
		Total	67.50

AND WHEREAS Nakul Chandra Dey being the sole and absolute owner of Nakul's Property, sold, conveyed and transferred land measuring 10.38 (ten point three eight) decimal, more or less, comprised in R.S. Dag No. 3598, recorded in R.S. Khatian No. 1268

which was a forming part and portion of Nakul's Property. Thus, Nakul Chandra Dey left with land measuring 57.12 (fifty seven point one two) decimal, more or less (hereinafter collectively referred to as the **Nakul's Property**), free from all encumbrances, details of which are tabulated in the Chart below:

R.S. Dag No.	R.S. Khatian No.	Total Area in Dag (in decimal)	Area Retained in Dag (in decimal)
3598	1268	72	25.62
3597	926	49	24.5
3596	31	14	07
		Total	57.12

AND WHEREAS by a Deed of Sale (in Bengali language) dated 10th February, 1971, registered in the Office of the Registrar, Alipore, 24 Parganas, in Book No. I, Volume No. 23, at Pages from 155 to 159, Being No. 506 for the year 1971, Nakul Chandra Dey, son of Late Kali Prasanna Dey, of Simulpur, Post Office Thakurnagar, Police Station Gaighata, District 24 Pargana, also of Gouripur, Police Station Dum Dum, District 24 Pargana, sold, conveyed and transferred to (1) Paresh Chandra Dey (2) Naresh Chandra Dey and (3) Suresh Chandra Dey, entirety of Nakul's Property i.e. land measuring **57.12** (fifty seven point one two) decimals more or less, comprised in R.S. Dag Nos. 3598 (an area of land measuring about **25.62** Decimals more or less), 3596 (an area of land measuring about **07.00** Decimals

more or less) and 3597 (an area of land measuring about **24.50** Decimals more or less) , recorded in R.S. Khatian Nos. 1268, 31 and 926, Re. Sa. No. 18, Mouza Khardah, J.L. No. 2, Police Station Khardah, District North 24 Parganas, free from all encumbrances and for the consideration mentioned therein.

AND WHEREAS pursuant to the above purchase (1) Paresh Chandra Dey (2) Naresh Chandra Dey and (3) Suresh Chandra Dey became the joint and absolute owners of (A) Atul's Property and (B) Nakul's Property aggregating to land measuring **124.62** (one hundred and twenty four point six two) decimal, more or less (hereinafter collectively referred to as the **Larger Property**) each having undivided $1/3^{\text{rd}}$ share therein, details of which are tabulated in the Chart below:

R.S. Dag No.	R.S. Khatian No.	Total Area in Dag (in decimal)	Area Owned in Dag (in decimal)
3598	1268	72	61.62
3597	926	49	49.00
3596	31	14	14.00
		Total	124.62

AND WHEREAS not being able to look after the share *inter alia* in the Larger Property, by a Power of Attorney (in Bengali language) dated 13th November, 1979, registered in the Office of the Sub-

Registrar, Barrackpore, in Book No. IV, Volume No. 6, at Pages 170 to 172, Being No. 294 for the year 1979, Suresh Chandra Dey (one of the joint owners of the Larger Property) constituted and appointed his elder brother, Paresh Chandra Dey, as his constituted attorney to look after, manage and maintain and to appear before all authorities with regard to his share in the Larger Property.

AND WHEREAS not being able to look after the share *inter alia* in the Larger Property, by a Power of Attorney (in Bengali language) dated 4th February, 1983, registered in the Office of the Sub-Registrar, Barrackpore, in Book No. IV, Volume No. I, at Pages 75 to 77, Being No. 22 for the year 1983, Naresh Chandra Dey (one of the joint owners of the Larger Property) constituted and appointed his elder brother, Paresh Chandra Dey, as his constituted attorney to look after, manage and maintain and to appear before all authorities with regard to his share in the Larger Property.

AND WHEREAS during peaceful physical possession of the Larger Property (1) Paresh Chandra Dey (2) Naresh Chandra Dey and (3) Suresh Chandra Dey jointly sold, conveyed and transferred diverse plots out of the Larger Property to diverse person/s and/or individuals and left with land measuring 49.5 (forty nine point five) decimal, more or less, equivalent to 30 (thirty) cottah, more or less, out of the Larger Property (hereinafter collectively referred to as the **Balance Property**)

each having undivided $1/3^{\text{rd}}$ share therein, free from all encumbrances and charges whatsoever and howsoever.

AND WHEREAS by a Deed of Sale (in Bengali language) dated 22nd October, 1997, registered in the Office of the Additional District Sub-Registrar, Barrackpore, in Book No. I, Volume No. 112, at Pages 311 to 316, Being No. 4401 for the year 2001, (1) Naresh Chandra Dey, and (2) Suresh Chandra Dey, both sons of Late Atul Chandra Dey, both residing at 27, Nandankanan (South), Police Station Khardah, District North 24 Pargana, represented by their constituted attorney, Paresh Chandra Dey, son of Late Atul Chandra Dey, sold, conveyed and transferred to Susmita Dey, wife of Paresh Chandra Dey, of 56/3, Nimtala Street, Police Station Jorabagan, Kolkata, undivided $2/3^{\text{rd}}$ share out of the Balance Property i.e. land measuring 30 (thirty) Cottahs, more or less, i.e 20 (twenty) cottahs, more or less, comprised in R.S. Dag Nos. 3596, 3597, 3598 and recorded in R.S. Khatian Nos. 31, 926, 1268, Re. Sa. No. 18, Mouza Khardah, J.L. No. 2, Touzi No. 145, 149 & 1505, Police Station Khardah, within Ward No. 6 of Khardah Municipality, registration District Barrackpore, District North 24 Parganas, free from all encumbrances and for the consideration mentioned therein.

AND WHEREAS pursuant to the above purchase (1) Susmita Dey became the sole and absolute owner of land measuring about 20

(twenty) cottahs, more or less, out of the Balance Property (hereinafter collectively referred to as **Susmita's Property**), free from all encumbrances and charges whatsoever and howsoever and (2) Paresh Chandra Dey became the sole and absolute owner of land measuring 10 (ten) cottah, more or less, out of the Balance Property (hereinafter collectively referred to as **Paresh's Property**), free from all encumbrances and charges whatsoever and howsoever.

AND WHEREAS on 6th April, 2021, Paresh Chandra Dey, a Hindu, governed by the Dayabhaga School of Hindu Law, died intestate, leaving behind him, his wife, Susmita Dey and his only daughter, Tanusree Dey, as his only legal heiresses who jointly and in equal share inherited the right, title and interest of Late Paresh Chandra Dey in Paresh's Property, free from all encumbrances.

AND WHEREAS Susmita Dey and Tanusree Dey became the joint and absolute owners of land measuring 30 (thirty) cottahs more or less, in diverse share (hereinafter collectively referred to as the **Joint Larger Property**), free from all encumbrances.

AND WHEREAS by a Deed of Sale dated 24th November, 2023 registered in the Office of the Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2023, at Pages 593311 to 593337, Being No. 190216456 for the year 2023 (hereinafter referred to as the **Said Deed**), (1) Susmita Dey, wife of Late Paresh Chandra

Dey and (2) Tanusree Dey, daughter of Late Paresh Chandra Dey, both of 56/3, Nimtala Ghat Street, Post Office Beadon Street, Police Station Jorabagan, Kolkata 700006, sold, conveyed and transferred to the Vendors, herein i.e. (1) Golam Sadique, son of Golam Rasul of 5A, Mirza Ghalib Street, Post Office New Market, Police Station New Market, Kolkata - 700087 and (2) Md. Anwar Hussain, son of Ashraf Hussain of Flat No. B2, 2nd Floor, 25/4, Kavi Md. Iqbal Road, Post Office Khiddirpore, Police Station Ekbalpore, Kolkata 700023 and (3) Shamsad Khan, son of Badruddin Khan of 14, Ram Shankar Roy Lane, Post Office Entally, Police Station Entally, Kolkata 700 014, **ALL THAT** piece and parcel of Sali land measuring 9 (nine) cottah, more or less, out of the Joint Larger Property (hereinafter referred to as the **Said Property**), free from all encumbrances and charges whatsoever and howsoever.

AND WHEREAS pursuant to the execution and registration of the Said Deed the Vendors, i.e. (1) Golam Sadique, (2) Md. Anwar Hussain, and (3) Shamsad Khan have become the joint and absolute owners of the Said Property and which was mutated in the records of Khardah Municipality under Holding No. 27/7, Nandan Kanan, Kolkata 700117, Police Station Khardah, within the limits of Ward No. 12 of Khardah Municipality and also seized and possessed thereof free from all encumbrances and charges in any manner whatsoever and

enjoying the same with good right and absolute power of ownership and have every right to transfer the same to anybody in anyway.

AND WHEREAS after execution and registration of the Said Deed, the Vendors herein have realized that there have been some inadvertent typographical errors in the Said Deed (hereinafter referred to as the **Said Errors**) and the Vendors approached (1) Susmita Dey and (2) Tanusree Dey being the vendors of the Said Deed to execute and register a Deed of Declaration to rectify such errors in the Said Deed.

AND WHEREAS By a Deed of Declaration dated 22.08.2024 registered in the Office of the Additional Registrar of Assurances II, Kolkata, in Book No. I, Being No. 10217 for the year 2024, (1) Susmita Dey and (2) Tanusree Dey being the vendors of the Said Deed and (1) Golam Sadique, (2) Md. Anwar Hussain, and (3) Shamsad Khan being the purchasers of the Said Deed jointly declare, confirm and rectify the Said Errors occurred in the Said Deed.

AND WHEREAS the Vendors hereby declare that the Said Property is free from all encumbrances, mortgages, charges, liens, claims, demands, leases, tenancies, licenses, occupancy rights, attachments, trusts, debutter, prohibitions, restrictions, restrictive covenants, executions, acquisitions, requisitions, vestings, alignments, easements, injunctions, court orders, lispendens and



liabilities whatsoever and the Vendors have good, clear and marketable title thereon.

AND WHEREAS the Vendors have agreed to sell and the Purchaser has agreed to purchase the Said Property i.e. **ALL THAT** piece and parcel of **Sali** land measuring about **3** (Three) cottah **0** (Zero) Chittacks **07** (Seven) sq.ft., more or less, comprised in R.S. Dag No. 3598, corresponding L.R. Dag No. 6882, recorded in L.R. Khatian No. 56, Mouza Khardah, J.L. No. 2, Re.Sa. No. 18, Touzi No. 145, 149 & 1505, situate, lying at and being Municipal Holding No. 27/7, Nandan Kanan, Kolkata 700 117, Police Station Rahara (previously Khardah), within the limits of Ward No. 12 of Khardaha Municipality, District of North 24 Parganas, more fully described in the **SCHEDULE** below free from all encumbrances, at or for a total consideration of **Rs. 51,50,000/-** (Rupees Fifty One Lakh Fifty Thousand) **only**.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-

In pursuance of said agreement and in consideration of the sum of **Rs. 51,50,000/-** (Rupees Fifty One Lakh Fifty Thousand) **only** duly paid by the Purchaser to the Vendors before execution of this Deed of Conveyance, the receipt whereof the Vendors hereby admit and acknowledge and of and from the same or every part thereof forever acquit, release and discharge the Purchaser as also every portion of the demised plot of land free from all encumbrances and charges the

Vendors hereby grant, sell, convey transfer assign and assure **ALL THAT** piece and parcel of **Sali** land measuring about **3** (Three) cottah **0** (Zero) Chittacks **07** (Seven) sq.ft., more or less, comprised in R.S. Dag No. 3598, corresponding L.R. Dag No. 6882, recorded in L.R. Khatian No. 56, Mouza Khardah, J.L. No. 2, Re.Sa. No. 18, Touzi No. 145, 149 & 1505, situate, lying at and being Municipal Holding No. 27/7, Nandan Kanan, Post Office Rahara, Kolkata 700117, Police Station Rahara (previously Khardah), within the limits of Ward No. 12 of Khardaha Municipality, District of North 24 Parganas, more fully and particularly described in the **SCHEDULE** hereunder written and hereinafter referred to as "**the SAID PROPERTY**" OR **HOWSOEVER OTHERWISE** Said Property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the Said Property or any and every part thereof belonging to or in any way, appertaining to or usually hold, used, occupied or enjoyed therewith or reputed to belong or be appurtenant thereto and the rents, issues, profits thereof and all other legal incidents thereof all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim and demand whatsoever, of the Vendors unto and upon the Said Property and every part thereof and all other evidence of title whatsoever in any way relating to or

concerning the said property which now are or hereafter shall or may be in possession, power of control of the Vendors or any other person or persons from the Vendors and procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the Said Property, hereby granted, transferred, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchaser absolutely and forever, free from all encumbrances whatsoever.

THE VENDORS HEREBY COVENANT WITH THE PURCHASER

AS FOLLOWS :-

- I) **THAT** notwithstanding any act, deed, matter or thing whatsoever by the Vendors herein or their predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendors fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the Said Property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and

- II) **THAT** notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendors now have good right, full lawful and absolute authority and indefeasible title to grant, convey,

transfer and assign the Said Property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents; and

- III) **THAT** the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold, occupy, possess and enjoy the Said Property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for her absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Vendors or any person or persons whatsoever; and
- IV) **THAT** free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, lispence and attachments whatsoever; and
- V) **THAT** further the Vendors and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the Said Property or any and every part thereof from, under or in trust for the Vendors and/or their

predecessor-in-title or any of them shall and will from time to time and all times hereafter the requests and costs of the Purchaser do and execute or cause to be executed or done all such acts, deeds, assurances and things whatsoever for further better and more perfectly assuring the Said Property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required; and

- VI) **THAT** the Said Property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and
- VII) **THAT** no notice issued under the Public demands recovery Act, has been served on the Vendors nor any such notice have been published; and
- VIII) **THAT** the Vendors have not yet received any notice of requisition or acquisition of the property described in the schedule below and the Said Property has been affected by any scheme of road alignment or for any other purposes; and

- IX) **THAT** the Purchaser and all person claiming through or under its have undisputed and all manner of rights through or over the Said Property and all other rights of easements at law and in equity; and
- X) **THAT** the Vendors shall and will, at all times hereafter be bound to indemnify the Purchaser against any loss or damage may be suffered by the Purchaser by reason of any defect in title or possession of Vendors or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, lispence or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchaser ; and
- XI) **THAT** simultaneously with the execution of this deed of conveyance, the deliver peaceful vacant possession of the Said Property and road/passage leading to Said Property described in the schedule below unto the Purchaser for the absolute use and benefits of the Purchaser as full and absolute owner thereof and all rights, Purchaser by virtue of this deed of conveyance absolutely and forever;
- XII) **THAT** the Vendors doth hereby declare that the Said Property is free from all sorts of encumbrances whatsoever and he has good

and marketable right title and interest over the said property, as described in the schedule hereto below; and

XIII) **AND FURTHER THAT** the Purchaser shall be entitled to get its name mutate in the records of Khardaha Municipality, B.L.R.O office and/or recorded in any other Government records and shall obtain separate document/s of title in respect of the Said Property hereby transferred, sold and conveyed in the manner aforesaid AND THAT the Vendors shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of the said plots of land in favour of the Purchaser in the records at the office of the Block Land and Land Reforms and Collectorate and other Govt. Offices.

XIV) The **VENDORS** doth hereby declare and confirm that they have not hold any excess of land within the meaning of W.B. Land Reforms Act, 1956 and also Urban Land (Ceiling & Regulation) Act 1976.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of vacant **Sali** land measuring about 3 (Three) cottahs 0 (Zero) Chittacks 07 (Seven) sq.ft., more or less, comprised in R.S. Dag No. 3598, corresponding L.R. Dag No. 6882, recorded in L.R. Khatian No. 56, Mouza Khardah, J.L. No. 2, Re.Sa.

No. 18, Touzi No. 145, 149 & 1505, situate, lying at and being Municipal Holding No. 27/7, Nandan Kanan, Post Office Rahara, Kolkata 700117, Police Station Rahara (previously Khardah), within the limits of Ward No. 12 of Khardaha Municipality, District of North 24 Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto total area of land as shown in the **Plan** attached herewith and marked with **RED** colour border which shall be treated as part of this Deed of Conveyance and butted and bounded as follows:

ON THE NORTH	:	11'-06" wide Common Passage;
ON THE SOUTH	:	Existing structure;
ON THE EAST	:	owners on land;
ON THE WEST	:	owners on land;

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

IN WITNESS WHEREOF the Vendors, and Purchaser have hereto
unto set and subscribed their hands the day, month and year first above
written.

SIGNED, SEALED AND DELIVERED

in the presence of :-

1. *M. Dawid Blum*
44 B, Ismail Street
Kolkata - 700014

2. *Mamarr Guesica*
Nawal, Shyam Patel
Hosurah - 711312.

Mr. Kamaul Hussain
Yogam Lodique
[Signature]

SIGNATURE OF THE VENDORS

For MAA SANTOSHI UDYOG

Paramita Sen

Partner

For MAA SANTOSHI UDYOG

Prochif Sen

Partner

SIGNATURE OF THE PURCHASER

DEED PREPARED BY ME

Sankar Saha
FAR 21/417/2026

Advocate
High Court, Calcutta,

RECEIVED of and from the within named Purchaser within mentioned sum of **Rs. 51,50,000/-** (Rupees Fifty One Lac Fifty Thousand) only by the Vendors as total consideration money as per memo below:

MEMO OF CONSIDERATION

Date	Demand draft/Cheque No.	Bank & Branch	Amount in Rs.
21.08.2024	733087	State Bank of India	43,00,000/-
22.08.2024	477488	State Bank of India	50,000/-
21.08.2024	733089	State Bank of India	8,00,000/-
(Rupees Fifty One Lac Fifty Thousand) only			51,50,000/-

WITNESSES

1. *M. Dawood Alam*
44 B, Ismail Street
Kolkata - 700014

2. *Mamarr Ghoria*

md Anwar Hussain

Aslam Ladique

[Signature]

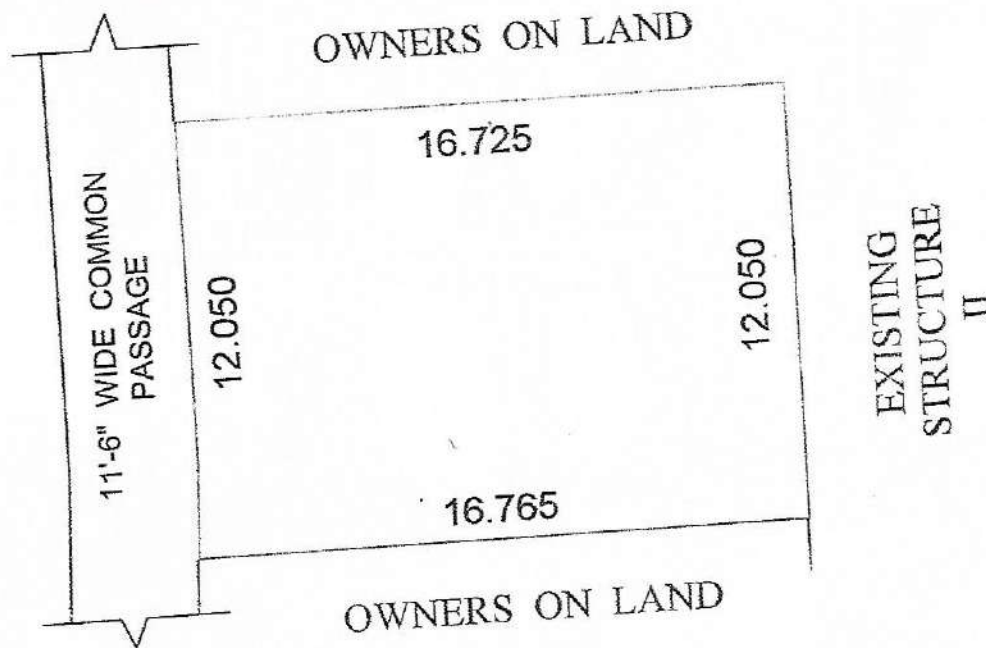
SIGNATURE OF THE VENDORS

OF MOUZA - KHARDAH, HOLDING NO:- 27/7, NANDA KANAN, WARD
NO. - 02, R.S. NO.-18, TOUZI NO.-145,149 & 1505, L.R. ~~8-888~~. DAG NO.-6682.
TIAN NO.- 56, P. S. - KHARDAH, UNDER KHARDAH MUNICIPALITY, DIST. -
24 - PARGANAS.

LAND AREA :- 03 KA. - 00 CH. - 07 SQ.FT. (201.3094 SQ.M.)

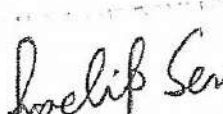


SCALE :- 1:200



Md Boulos Hossain
Golam Sadique


SIGN. OF VENDOR

Paramita Sen

Roelip Sen

SIGN. OF PURCHASER


Arup Kumar Saha
B.C.E., A.I.E.
31/25, B. T. Road
H. L. DRAWN BY 319801

SPECIMEN FORM FOR TEN FINGERPRINTS



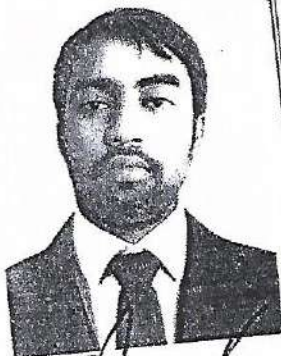
Robert Sabaque

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



MAHMOUD HUSSEIN

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Shahin

Shahin

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

SPECIMEN FORM FOR TEN FINGERPRINTS



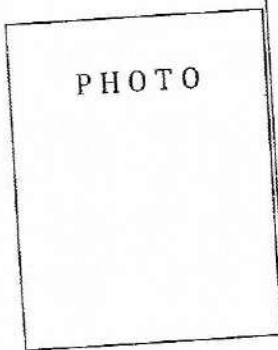
Anamita Sen

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Anilip Sen

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

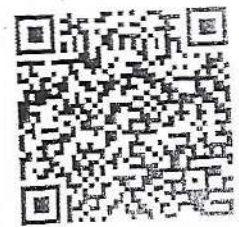


Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

For MAA SANTOSHI UDYOG

Anilip Sen
Partner

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



192024250174251048

GRN Details

GRN:	192024250174251048	Payment Mode:	SBI Epay
GRN Date:	22/08/2024 09:47:41	Bank/Gateway:	SBIePay Payment Gateway
BRN :	3060992146929	BRN Date:	22/08/2024 09:48:23
Gateway Ref ID:	IGARSKVWK8	Method:	State Bank of India NB
GRIPS Payment ID:	220820242017425103	Payment Init. Date:	22/08/2024 09:47:41
Payment Status:	Successful	Payment Ref. No:	2002242317/3/2024
			[Query No**/Query Year]

Depositor Details

Depositor's Name:	Mr PRADIP SEN
Address:	87, M S Mukherjee Road, Khardah-700116
Mobile:	8336920698
Period From (dd/mm/yyyy):	22/08/2024
Period To (dd/mm/yyyy):	22/08/2024
Payment Ref ID:	2002242317/3/2024
Dept Ref ID/DRN:	2002242317/3/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002242317/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	309020
2	2002242317/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	51514
			Total	360534

IN WORDS: THREE LAKH SIXTY THOUSAND FIVE HUNDRED THIRTY FOUR ONLY.

For MAA SANTOSHI UDYOG

Pradip Sen

Partner

Name	Photo	Finger Print	Signature
Mr PRADIP SEN (Presentant) Son of Late Patit Paban Sen Date of Execution - 22/08/2024, , Admitted by: Self, Date of Admission: 22/08/2024, Place of Admission of Execution: Office	 Aug 22 2024 5:33PM	 Captured LTI 22/08/2024	 22/08/2024

87, M.S. Mukherjee Road, City:- , P.O:- B D Sopan, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700116, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.: avxxxxxx7j, Aadhaar No: 26xxxxxxxx3533 Status : Representative, Representative of : MAA SANTOSHI UDYOG (as Partner)

Identifier Details :			
Name	Photo	Finger Print	Signature
Mr ISHAN BANERJEE Son of Mr Sudip Banerjee High Court, Calcutta, City:- , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 22/08/2024	 Captured 22/08/2024	 22/08/2024

Identifier Of GOLAM SADIQUE, MD ANWAR HUSSAIN, SHAMSAD KHAN, Smt PARAMITA SEN, Mr PRADIP SEN

Transfer of property for L1

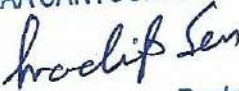
Sl.No	From	To. with area (Name-Area)
1	GOLAM SADIQUE	MAA SANTOSHI UDYOG-1.65535 Dec
2	MD ANWAR HUSSAIN	MAA SANTOSHI UDYOG-1.65535 Dec
3	SHAMSAD KHAN	MAA SANTOSHI UDYOG-1.65535 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Nandan Kanan, Mouza: Khardah, , Ward No: 012, Holding No:27/7 JI No: 2, Pin Code : 700117

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 6882, LR Khatian No:- 56	Owner:ব্রজ চন্দ্র দে, Gurdian:কালীপ্রসন্ন দে, Address:লিডা , Classification:শালি, Area:0.15550000 Acre,	Seller is not the recorded Owner as per Applicant.

For MAA SANTOSHI UDYOG



Partner

Major Information of the Deed

Deed No. :	I-1902-10235/2024	Date of Registration	22/08/2024
Query No. / Year	1902-2002242317/2024	Office where deed is registered	
Query Date	21/08/2024 4:08:00 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Sankar Sahoo 123B, South Sinthi Road, Thana : Sinthi, District : North 24-Parganas, WEST BENGAL, PIN - 700030, Mobile No. : 6297164908, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 51,50,000/-	Rs. 51,50,000/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 3,09,120/- (Article:23)	Rs. 51,598/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Nandan Kanan, Mouza: Khardah, , Ward No: 012, Holding No:27/7 JI No: 2, Pin Code : 700117

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-6882 (RS :-)	LR-56	Bastu	Shali	3 Katha 7 Sq Ft	51,50,000/-	51,50,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :					4.966Dec	51,50,000 /-	51,50,000 /-	

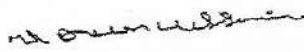
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger-Print	Signature
1	GOLAM SADIQUE Son of Golam Rasul Executed by: Self, Date of Execution: 22/08/2024 , Admitted by: Self, Date of Admission: 22/08/2024 ,Place : Office	 22/08/2024	 Captured LTI 22/08/2024	 22/08/2024
5A, Mirza Ghalib Street, City:- , P.O:- New Market, P.S:-New Market, District:-Kolkata, West Bengal, India, PIN:- 700087 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: bvxxxxxx0c, Aadhaar No: 21xxxxxxxx0948, Status :Individual, Executed by: Self, Date of Execution: 22/08/2024 , Admitted by: Self, Date of Admission: 22/08/2024 ,Place : Office				

For **MAA SANTOSHI UDYOG**

Handwritten Signature

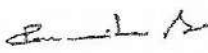
Partner

Name	Photo	Finger Print	Signature
MD ANWAR HUSSAIN Son of Ashraf Hussain Executed by: Self, Date of Execution: 22/08/2024 , Admitted by: Self, Date of Admission: 22/08/2024 ,Place : Office	 22/08/2024	 Captured LTI 22/08/2024	 22/08/2024
2nd Floor, 25/4, Kavi Md. Iqbal Road, Flat No: B2, City:- , P.O:- Khiddirpore, P.S:-Ekbalpore, District:-South 24-Parganas, West Bengal, India, PIN:- 700023 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.: amxxxxxx6h, Aadhaar No: 54xxxxxxxx3762, Status :Individual, Executed by: Self, Date of Execution: 22/08/2024 , Admitted by: Self, Date of Admission: 22/08/2024 ,Place : Office			
Name	Photo	Finger Print	Signature
SHAMSAD KHAN Son of Badruddin Khan Executed by: Self, Date of Execution: 22/08/2024 , Admitted by: Self, Date of Admission: 22/08/2024 ,Place : Office	 22/08/2024	 Captured LTI 22/08/2024	 22/08/2024
14, Ram Shankar Roy Lane, City:- , P.O:- Entally, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700014 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.: anxxxxxx0a, Aadhaar No: 33xxxxxxxx7168, Status :Individual, Executed by: Self, Date of Execution: 22/08/2024 , Admitted by: Self, Date of Admission: 22/08/2024 ,Place : Office			

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MAA SANTOSHI UDYOG Santoshi Apartment I, Ground Floor, 192/29/A/12, M.S. Mukherjee Road, City:- , P.O:- B D Sopan, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700016 Date of Incorporation:XX-XX-2XX5 , PAN No.: abxxxxxx0c,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :				
Sl No	Name,Address,Photo,Finger print and Signature			Signature
1	Name Smt PARAMITA SEN Wife of Mr Pradip Sen Date of Execution - 22/08/2024, , Admitted by: Self, Date of Admission: 22/08/2024, Place of Admission of Execution: Office	Photo  Aug 22 2024 5:31PM	Finger Print  Captured LTI 22/08/2024	Signature  22/08/2024
87, M.s. Mukherjee Road, City:- , P.O:- B D Sopan, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700116, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.: auxxxxxx3g, Aadhaar No: 72xxxxxxxx7708 Status : Representative, Representative of : MAA SANTOSHI UDYOG Pradip Sen Partner				

Pradip Sen

Partner

2024
Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23
Indian Stamp Act 1899.

Presentation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)
Presented for registration at 17:15 hrs on 22-08-2024, at the Office of the A.R.A. - II KOLKATA by Mr PRADIP SEN.

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
51,50,000/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)
Execution is admitted on 22/08/2024 by 1. GOLAM SADIQUE, Son of Golam Rasul, 5A, Mirza Ghalib Street, P.O: New
Market, Thana: New Market, , Kolkata, WEST BENGAL, India, PIN - 700087, by caste Muslim, by Profession
Business, 2. MD ANWAR HUSSAIN, Son of Ashraf Hussain, 2nd Floor, 25/4, Kavi Md. Iqbal Road, Flat No: B2, P.O:
Khiddirdipore, Thana: Ekbalpore, , South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Muslim, by
Profession Business, 3. SHAMSAD KHAN, Son of Badruddin Khan, 14, Ram Shankar Roy Lane, P.O: Entally, Thana:
Entally, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Muslim, by Profession Business
Indetified by Mr ISHAN BANERJEE, , Son of Mr Sudip Banerjee, High Court, Calcutta, P.O: GPO, Thana: Hare Street,
Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]
Execution is admitted on 22-08-2024 by Smt PARAMITA SEN, partner, MAA SANTOSHI UDYOG (Partnership Firm),
Santoshi Apartment I, Ground Floor, 192/29/A/12, M.S. Mukherjee Road, City:- , P.O:- B D Sopan, P.S:-Khardaha,
District:-North 24-Parganas, West Bengal, India, PIN:- 700016
Indetified by Mr ISHAN BANERJEE, , Son of Mr Sudip Banerjee, High Court, Calcutta, P.O: GPO, Thana: Hare Street,
Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 22-08-2024 by Mr PRADIP SEN, Partner, MAA SANTOSHI UDYOG (Partnership Firm),
Santoshi Apartment I, Ground Floor, 192/29/A/12, M.S. Mukherjee Road, City:- , P.O:- B D Sopan, P.S:-Khardaha,
District:-North 24-Parganas, West Bengal, India, PIN:- 700016
Indetified by Mr ISHAN BANERJEE, , Son of Mr Sudip Banerjee, High Court, Calcutta, P.O: GPO, Thana: Hare Street,
Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees
Certified that required Registration Fees payable for this document is Rs 51,598.00/- (A(1) = Rs 51,500.00/- , E = Rs
14.00/- , I = Rs 55.00/- , M(a) = Rs 25.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online
= Rs 51,514/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/08/2024 9:48AM with Govt. Ref. No: 192024250174251048 on 22-08-2024, Amount Rs: 51,514/-, Bank:
SBI EPay (SBlePay), Ref. No. 3060992146929 on 22-08-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty
Certified that required Stamp Duty payable for this document is Rs. 3,09,020/- and Stamp Duty paid by Stamp Rs
100.00/-, by online = Rs 3,09,020/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 2040, Amount: Rs.100.00/-, Date of Purchase: 20/08/2024, Vendor name: R Paul
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/08/2024 9:48AM with Govt. Ref. No: 192024250174251048 on 22-08-2024, Amount Rs: 3,09,020/-,
Bank: SBI EPay (SBlePay), Ref. No. 3060992146929 on 22-08-2024, Head of Account 0030-02-103-003-02

For MAA SANTOSHI UDYOG

Pradip Sen

Partner

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



Digitally signed by SATYAJIT BISWAS
Date: 2024.09.10 15:28:55 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 10/09/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

For MAA SANTOSHI UDYOG

haelip Sen

Partner