

16132/22

I-16157/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

W 475012

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

District Sub-Register-II
Alipore, South 24-Parganas

9 DEC 2022

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DEED OF CONVEYANCE

This Indenture is made on this 7th day of December.... Two Thousand Twenty-Two in the year of Christ.

**THIS DEED OF CONVEYANCE BETWEEN
THE OWNERS AND THE PURCHASER.**

29 SEP 2022

24055

No.Rs. **1000/-** Date *Abhijit Sinha*

Advocate

Names: High Court Calcutta

Address:
Vendor: *Subhankar Das*

Alipur Collectorate, 24 Pgs. (3)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27

Subhankar Das



16473

✓ *Subhankar Das*



16474

✓ *Haran ch. Mondal*



16475

✓ *Alpana Mondal*



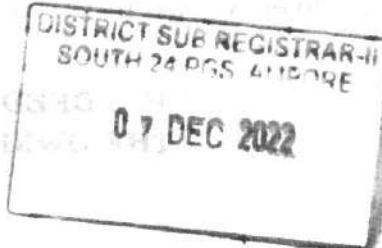
16476

✓ *Mr. Starbha*



16477

✓ *Rinky Guha*





পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

W 475016

IDENTITY OF THE OWNERS

1. **Sri Haran Chandra Mondal** son of Late Manik Chandra Mondal an Indian National, an adult, by faith: Hindu, by Occupation: Others, Permanent Account No.- **CGHPM8607A** and Aadhaar No. **621845281701** resident of P-178B Upen Banerjee Road, Post: Parnasree, Police Station: Parnasree, South 24 Parganas-700060;
2. **Smt Alpana Mondal** wife of Sri Haran Chandra Mondal an Indian National, an adult, by faith: Hindu, by Occupation: Others, Permanent Account No.- **AEVPM4134J** and Aadhaar No. **994304216109** resident of P-178B Upen Banerjee Road, Post: Parnasree, Police Station: Parnasree, South 24 Parganas-700060;

hereinafter called and referred to as the "Owners"/"Vendors" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his respective Legal heirs, legal representatives, executors, administrators and assigns) of the **First Part.**

AND

24051

29 SEP 2022

No.....Rs. **1000/-** Date

Abhijit Sinha
Advocate
High Court Calcutta

Name:.....

Address:.....

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kot-27

24051 to 24055 = 1000 x 5 = 5000

16480

✓ *Alexe Rebath*

16479

✓ *Rushen Mohan*

16481

✓ *Uttam Dasmith*

16482

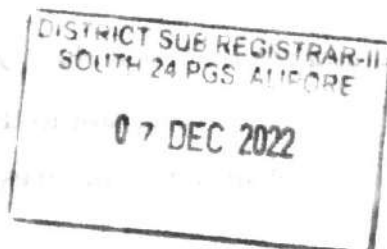
Abhijit Sinha

Identified by m.

Abhijit Sinha

Advocate

High Court, Calcutta
Enrolment. No-WB 551/1998





পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

W 475015

IDENTITY OF THE PURCHASER

"Abashan" a Partnership Firm, Permanent Account No.-**ABDFA9752H** having its Registered Office at 301 Parnasree Pally, Ground Floor, Post Office- Parnasree, Police Station: Parnasree, Kolkata: 700 060, **represented** by its Partners namely:

- (I) **Sri Bablu Saha** son of Late Bibhuti Bhusan Saha, an individual Indian Citizen, inhabitant of Parnasree, Kolkata, Permanent Account No.-**ALGPS2604B** and **Aadhaar No.724074833995**, by faith Hindu, by Profession -Business, resident of 301 Parnasree Pally, 4th Floor, Post Office- Parnasree, Police Station: Parnasree, Kolkata: 700060, District- 24 Parganas (South);
- (II) **Sri Kush Mohinta** son of Late Manindra Nath Mohinta, an individual Indian Citizen, inhabitant of Kolkata, Permanent Account No.-**AEKPM9224J** and **Aadhaar No.964760367942**, by faith Hindu, by Profession -Business, residing at 385 Parnasree, 1st Floor, Post Office- Parnasree, Police Station: Parnasree, Kolkata: 700060 District- 24 Parganas (South);
- (III) **Sri Rinku Guha**, son of Late Nirmal Chandra Guha, an individual, an Indian National, inhabitant of Kolkata by faith : Hindu, by Occupation: Business, Permanent

24052

29 SEP 2022

No.....Rs.-1000/- Date.....

Abhijit Sinha
Advocate
High Court Calcutta

Name:.....

Address:.....

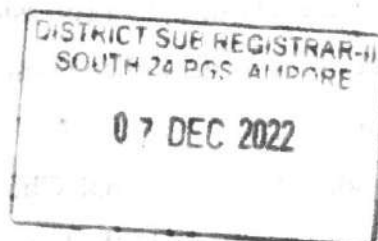
Vendor:.....

Allpur Collectorate, 24 Pgs. (9)

SUBHANKAR DAS

STAMP VENDOR

Allpur Police Court, Kol-27





পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

W 475014

- Account No.-ANBPG1397G and Aadhaar No. 565880645077, residing at 400K, Pallysree Pally, Maharani Indira Devi Road, Post Office & Police Station : Parnasree, Kolkata : 700060, District- 24 Parganas (South);
- (IV) **Sri Tusher Majumder**, son of Manoj Majumder an individual Indian Citizen, inhabitant of Kolkata, Permanent Account No.- **AVVPM4850A** and **Aadhaar No.576146712780** by faith: Hindu, by Occupation: Business, residing at 332, Maharani Indira Devi Road (Pallysree Pally), Post Office & Police Station - Parnasree, word No. 129 of K.M.C, Kolkata -700060, District- 24 Parganas (South);
- (V) **Sri Uttam Debnath** son of Sri Rakhal Chandra Debnath, an individual, an Indian National, inhabitant of Kolkata by faith: Hindu, by Occupation: Business, Permanent Account No.-**ANJPD3356N** and **Aadhaar No.890668605719** residing at 19/10 Maharani Indira Devi Road, Post Office & Police Station: Parnasree, Kolkata: 700060, District- 24 Parganas (South);
- (VI) **Sri Aloke Debnath**, son of Sri Ajoy Kumar Debnath, an individual, an Indian National, inhabitant of Kolkata by faith: Hindu, by Occupation: Business, Permanent Account No.- **APLPD6790E** and **Aadhaar No.737184464981** residing at 204,

24053

29 SEP 2022

No.....Rs.-**1000/-**- Date....*Abhijit Sinha*
Advocate
High Court Calcutta

Name:.....

Address:.....

Vender:.....

Subhankar Das
Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS ALIPORE

07 DEC 2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

W 475013

Maharani Indira Devi Road, Post Office & Police Station: Parnasree, Kolkata: 700060,
District- 24 Parganas (South);

hereinafter jointly/separately called and referred to as the “**Purchaser**” (which terms and expressions shall unless excluded by or repugnant to the context be deemed to mean and include its legal representatives and/or successor or successor-in-office) Parties of the **Others Part.**

**VENDORS S AND PURCHASER COLLECTIVELY ARE THE PARTIES
THE CONTRACTUAL RELATIONSHIP AMONG
THE PARTIES AS FOLLOWS**

Definitions: In this Deed unless the context otherwise requires the following words or terms shall have the following meaning.

- The Vendors s shall mean and include their successors and/or assigns.
- The Building is owned jointly by the Owners/Vendors s, which term or expression shall unless be excluded by or repugnant to the subject or context be deemed to mean and include its respective heirs, executors, administrators and legal representatives.
- The Purchaser shall mean and include its/his/their successors and /or assigns.
- Number: Words denoting the singular number include, where the context permits and requires, the plural number and vice-versa.
- Definitions: Where a word or phrase is defined, other parts of speech or grammatical

24054

29 SEP 2022

No.....Rs.-1000/- Date.....

Abhijit Sinha
Advocate
High Court Calcutta

Name:.....

Address:.....

Vendor: *Subhankar Das*

Allpur Collectorate, S. Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Allpur Police Court, Kot-27



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS ALLPORE

07 DEC 2022

- forms of that word or phrase shall have corresponding meaning.
- f) Masculine gender shall include feminine and neuter genders and vice versa.

R-E-C-I-T-A-L
BACKGROUND- OWNERSHIP OF OWNERS

1. Originally one Ajid Mullah was the absolute owner in respect of some land comprised in the District of South 24 Parganas Block- T/M now Kolkata, Pargana-Balia, Police Station-Behala now Parnasree, Mouza-Behala, J.L. No. 2 now 102, R.S. No.83, Touzi No. 346, **R.S. Khatian No. 262, R.S. Dag No. 196** and private Road of owner in Dag No. 196/1144, measuring about 38 Decimals well known as holding No. 63 of South Suburban Municipality.
2. Said Ajid Mullah died intestate leaving behind his three sons namely Sk Abdul Gani, Sk Abdul Khalek, Sk Rabbani, four daughters namely Maryum Bibi, Khairan Bibi, Hayatan Bibi and Rahatan Bibi and his sons and daughters were amicably settled and portioned their property as per Muslim Foraj law.
3. Said Maryum Bibi died intestate leaving behind her only son namely Sk Nasiruddin son of Late Rahim Box and said Sk Nasiruddin became owner of her monther's share i.e. 2 Decimals out of total 38 Decimals of the above mentioned Land.
4. Sk Nasiruddin has executed a Deed of Sale in favour of Sk Saidul Islam son of late Sk Abdul Khalek and transferred his right title and interest of the Land measuring about 2 Cottahs comprised in the District of South 24 Parganas Block- T/M now Kolkata, Pargana-Balia, Police Station-Behala now Parnasree, Mouza-Behala, J.L. No. 2 now 102, R.S. No.83, Touzi No. 346, R.S. Khatian No. 262, R.S. Dag No. 196 and private Road of owner in Dag No. 196/1144, well known as holding No. 63 of South Suburban Municipality. Which was registered at the office of A.D..S.R. Behala and recorded in Book No. I, Volume No. 84, Pages 295 to 300 being No. 3346 for the year 1989.
5. Similarly Hayatan Bibi has executed a Deed of Sale in favour of Hiranman Bibi wife of Sk Saidul Islam and transferred her right title and interest of the Land measuring about 2 Cottahs comprised in the District of South 24 Parganas Block- T/M now Kolkata, Pargana-Balia, Police Station-Behala now Parnasree, Mouza-Behala, J.L. No. 2 now 102, R.S. No.83, Touzi No. 346, R.S. Khatian No. 262, R.S. Dag No. 196 and

- private Road of owner in Dag No. 196/1144, well known as holding No. 63 of South Suburban Municipality. Which was registered at the office of A.D.S.R. Behala and recorded in Book No. I, Volume No. 85, Pages 001 to 006 being No. 3347 for the year 1989.
6. Sk Saidul Islam and Hiranman Bibi jointly has executed a Deed of Sale in favour of present Vendors namely Sri Haran Chandra Mondal and Smt Alpana Mondal and transferred her right title and interest of the Land measuring about 4 Cottahs comprised in the District of South 24 Parganas Block- T/M now Kolkata, Pargana-Balia, Police Station-Behala now Parnasree, Mouza-Behala, J.L. No. 2 now 102, R.S. No.83, Touzi No. 346, R.S. Khatian No. 262, R.S. Dag No. 196 and private Road of owner in Dag No. 196/1144, well known as holding No. 63 of South Suburban Municipality. Which was registered at the office of A.D.S.R. Behala and recorded in Book No. I, Volume No. 52, Pages 175 to 186 being No. 2887 for the year 1995.
 7. By virtue of above-mentioned Deed of Conveyance, Sri Haran Chandra Mondal and Smt Alpana Mondal jointly became absolute owners of 4 Cottahs comprised in the District of South 24 Parganas Block- T/M now Kolkata, Pargana-Balia, Police Station-Behala now Parnasree, Mouza-Behala, J.L. No. 2 now 102, R.S. No.83, Touzi No. 346, R.S. Khatian No. 262, R.S. Dag No. 196, and private Road of owner in Dag No. 196/1144, well known as holding No. 63 of South Suburban Municipality and mutated their names in the records of BL&LRO, L.R. Khatian No. 10405 &10399, L. R. Dag No. 196 and in KMC as Premises No. 63/2 Upendra Nath Banerjee Road, Assessee No.: 411311927041, Post & PS: Parnasree, Kolkata-700060 District: South 24-Parganas.
 8. Said Sri Haran Chandra Mondal and Smt Alpana Mondal the Vendors herein expressed their intension to sell Land measurement 4 Cottahs comprised in the District of South 24 Parganas Block- T/M now Kolkata, Pargana-Balia, Police Station-Behala now Parnasree, Mouza-Behala, J.L. No. 2 now 102, R.S. No.83, Touzi No. 346, R.S. Khatian No. 262, R.S. Dag No. 196, L.R. Khatian No. 10405 &10399, L. R. Dag No. 196 and private Road of owner in Dag No. 196/1144, well known as holding No. 63 of South Suburban Municipality now KMC Premises No. 63/2 Upendra Nath Banerjee Road, Assessee No.: 411311927041, Post & PS: Parnasree, Kolkata-700060 District: South 24-Parganas herein after called and

referred to as the "**Said Property**" more fully described in the Schedule-"A" below hereunder written.

9. The Vendors confirm and deciare that the Bastu Land being the "Said Property" more particularly described in the schedule hereunder written is collectively owned and possessed by the Vendors.
10. The Vendors confirm and deciare that "Said Property" is free from all encumbrances and doubts.
11. The Vendors confirm and deciare that "Said Property" collectively owned and possessed by the Vendors with a clear and marketable title and free from all charges and encumbrances for the said consideration and on the terms and conditions contained herein.
12. That the Vendors in the manner as aforesaid is entitled to the "Said Property" with clear and marketable title, free from all encumbrances, and no other person or persons has or have any right, title, interest, claim or demand of any nature whatsoever into or upon the same by way of sale, mortgage, lease, exchange, gift, possession, inheritance succession, maintenance, leave and license basis, caretaker basis, right of way, easement right, benami, guarantee, partnership, financier, developer, project consultant, organizer, trust, tenant or otherwise.
13. There is/are no other person or persons who has or have any right, title, interest, claim or demand of any nature whatsoever into or upon the "Said Property" or any part thereof by way of sale, mortgage, lease, exchange, gift, possession, inheritance, succession, maintenance, leave and license basis, caretaker basis, as tenant, right of way, easement right, benami guarantee, partnership, financier, developer, project consultant, organizer, trust or otherwise.
14. That the "Said Property" is not the subject matter of any litigation nor is attached in execution of any decrees and that no acquisition proceedings are pending before any authority whatsoever in respect thereof.
15. That the Vendors have not created any adverse rights or interests in respect of the "Said Property" whereby they are prevented from selling, transferring and conveying the "Said Property" in favour of the Purchaser and there are no proceedings institute or pending against him before any Court or any Authority and that the "Said Property" is not subject to lis-pendens. Except on issue related to

reservation of road, mentioned map of draft Town Planning for which an objection was also raised by the Vendors.

16. That no notice from any public body or authority or any notice under any law has been received or served upon the Vendors or any predecessors - in -title in respect of the said Land, which would prevent the Vendors from selling, transferring and conveying the said Land.
17. That there is no injunction or any other Order from any Court, Tribunal, Collector, Revenue Authority, Urban Development Authority, or any direct or indirect Taxation Authority for any taxes or dues on account whereof the Vendors are disentitled to or restrained from selling, transferring or conveying the said Land.
18. The Vendors hereby sell and convey the "Said Property" to the Purchaser with clear and marketable title, free from all encumbrances whatsoever, with actual, physical, vacant and peaceful possession of the "Said Property" in accordance with the representation and warranties contained herein.
19. That at the time execution this Deed of Conveyance, the Vendors have handed over to the Purchaser all revenue records and original title deed, in respect of the said Land.
20. That the Vendors have not received any notice from Government, Central or State or from Local Authority or from local body, either under the Epidemic Disease Act, Land Acquisition Act, 1884 or under any other enactment or ordinance for acquisition, requisition or otherwise in respect of the "Said Property" or part thereof.
21. That over and above what is stated, no other legal impediment exists for the successful execution of this Deed of Conveyance and handing over the vacant and peaceful possession of the "Said Property" to the Purchaser.

A. Agreement for Purchase:

1. The Purchaser relying on the abovementioned various representation, declaration and assurance made by the Vendors also believing the same to be true and further placing full faith thereon, agreed to purchase the "Said Property" total admeasuring **said 04 Cottahs 00 Chittaks 00 Sq. ft. for a total consideration of Rs. 70, 00, 000/- (Seventy Lakh Only).**
2. The Purchaser have now requested to the Vendors to execute a Deed of Conveyance of the said Property more particularly described in the **Schedule: "A"**

hereunder in his/her/its favour, which the Vendors have agreed to do in the manner hereinafter appearing:

- a. the Vendors further agree and represent the upon execution of this Deed of Conveyance and handing over of the vacant and peaceful possession of the said Land, the Purchaser shall be free to deal with the said Land, as deemed fit by it at its sole discretion;
 - b. the Vendors further agree to execute and deliver all such further documents and do all acts and things as may be reasonable required to effectively carry on the full intent and meaning of this Deed of Conveyance and the transaction contained herein;
 - c. the Vendors hereby further agree to indemnify and keep indemnified the Purchaser from and against any and all loss, damages, claims arising from or out of any representation, warranty, undertaking or covenant hereby made/agreed/undertaken by the Vendors, being or turning out to be, false, untie, misleading, incorrect and/or breached or in connection with the Vendors 's negligence or wilful default or the representations and warranties contained herein;
 - d. the Parties agree that damages may not be and adequate remedy and the Parties shall be entitled to also an injunction, restraining order, right for recovery, specific performance or other equitable relief to restrain any breach or enforce the performance of the covenants, representations, warranties and obligations contained herein. These injunctive and other remedies are cumulative and are in addition to any other rights and remedies that the Parties May have at law or in equity, including without limitation a right for damages and/or monetary compensation.
- B. This Deed of Conveyance is executing in presence of all parties after receiving the full consideration money as agreed upon the Vendor/s and Purchaser/s have this day agreed to execute register a Deed of Conveyance for the **"Said Property"** together with all facilities according to the nature, scope and extent as defined under the Transfer of Property Act, 1896 and hereby sold, conveyed and transferred unto and in favour of the Purchaser/s hereunder absolutely and forever, free from all encumbrances, according to provision of Transfer of Property Act, 1896 and rules or by laws framed there under, sole exclusive transfer and irrevocable right to use and enjoy common parts and/or areas for or a consideration price of **Rs. 70, 00, 000/-**

(Seventy Lakh Only) free from all encumbrances whatsoever. The terms and conditions of this Indenture are appearing herein under.

NOW THIS INDENTURE WITNESSETH THAT being the full consideration Rs. 70, 00, 000/- (Seventy Lakh Only) paid by the Purchaser to the Vendors (the receipt whereof the Vendors do and each of them doth hereby admit and acknowledge and of and from the same and every part thereof do and each of them doth) the Vendors do and each of them doth hereby grant, convey, assure, release and transfer and deliver the vacant and peaceful possession to the Purchaser of all that piece or parcel of the "Said Property" the Vendors do hereby acquit, release and exonerate the Purchaser forever by the Vendors do hereby and hereunder grant, convey, sell, transfer, assign and assure all his estate and interest in the schedule property with all appurtenances, together with all trees, tanks, hedges, ditches, ways, waters, watercourse, lights, liberties, privileges easements whatever to the land described in the Schedule. TOGETHER WITH all and singular all deeds and documents, writings, vouchers and other evidence of title relating to the "Said Property" or any part thereof. AND ALL the estates, right, title, interest, claim and demand whatsoever of the Vendors into or upon the same and every part thereof: TO HAVE AND TO HOLD the same unto and to the use of the purchaser, his heirs, executors, administrators, assigns absolutely and forever together with title deeds, writings, muniment and other evidences of title AND THE VENDORS do hereby covenant with the purchaser, his heirs, executors, administrators representatives and assigns that notwithstanding any acts, deed or things hereto before done, executed or knowingly suffered to the contrary the Vendors is now lawfully seized and possessed of the said property free from any encumbrances, attachments or defect-in title whatsoever and that the Vendors has full power and absolute authority to sell the said property in the manner aforesaid AND the purchaser shall hereafter peaceably and quietly hold, possess and enjoy the said property in khass without any claim or demand whatsoever from the Vendors or any person claiming through or under him. AND FURTHER THAT the Vendors, his heirs, executors, administrators or assigns, covenant with the Purchaser, his heirs, executors, administrators and assigns to save harmless indemnify and keep indemnified the purchaser, his heirs, administrators or assigns from or against all encumbrances, charges and equities whatsoever. AND the Vendors, his heirs, administrators or assigns further covenant that he or they shall at the

request and cost of the purchaser, his heirs, executors, administrators or assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in manner aforesaid according to the true intent and meaning of this deed. AND TOGETHER WITH all paths (if any), passages (if any), liberties, easement, rights, privileges, advantages, members and appurtenances whatsoever to the "Said Property" belonging or in anywise appertaining to or with the same or any part thereof now or at any time, hereto before usually held, used, occupied or enjoyed or reputed or known as a part or member thereof or appurtenant thereto AND ALL the estates, rights, title, interest, use, possession, both at law and equity of the Vendors into, out of or upon the "Said Property" and all benefits, claims and demands whatsoever on or upon the "Said Property" hereby granted, conveyed, transferred and assured or intended so to be with every of their rights, members and appurtenances. AND THAT the Vendors shall be responsible for payment of all the cesses, rates and taxes and other charges payable in respect of the said Property up to the date of the execution of this Sale Deed/Deed of conveyance by the Vendors in favour of the Purchaser in respect of the said property and upon execution of this Deed of Conveyance/Sale Deed, the Purchaser shall be responsible for payment of all the cesses, rates and taxes and other charges payable in respect of the said Property viz. property Tax, education cess, Land Revenue, common maintenance, Turnover Tax or payment of similar and/or of any other Local, State or Central Government or any other Public Authority. AND THAT if in future any betterment charges, development charges deposit is payable whether of past or of present than the same shall be paid by the Purchaser only. AND THAT the Vendors doth hereby covenant, with the Purchaser that notwithstanding any act, deed, matter or thing whatsoever by the Vendors or any person or persons lawfully or equitably claiming or to claim by, from, under, through or in trust for the Vendors s or any one or more of them made, done committed or omitted or knowingly suffered to the contrary, the Vendors have in themselves good right, full power and absolute authority to grant, convey, release and assure the said Land being the same hereby granted, conveyed, released and assured or intended so to be unto and to the use of the Purchaser in the manner aforesaid. AND THAT the Vendors do and each of them doth hereby covenant with the Purchaser that the Purchaser shall at all times hereafter peacefully and quietly be entitled to hold and own the "Said Property" and remain in exclusive occupation and enjoyment of the "Said

Property" and/or any part thereof in the Purchaser ' own right to hold, possess, occupy and enjoy the said Land and/or any interference, disturbance, interruption, hindrance, claim or demand whatsoever by, from through , under or in the trust for the Vendors or any other person or persons lawfully or equitably claiming by, from , through under or in trust for the Vendors , AND THAT free and clear and freely, clearly and absolutely acquitted exonerated and forever discharged or otherwise by the Vendors well and sufficiently saved, defended and kept harmless and indemnified of from and against all former and other estates, titles, charges and encumbrances whatsoever had made executed occasioned or suffered by the Vendors or by any other person or persons lawfully or equitably claiming or to claim by from under through or in trust for the Vendors or any of them or any person or persons having lawfully equitably claiming any estate or interest whatsoever in the "Said Property" or any part thereof from under through or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and cost of the Purchaser or any of them or of the person or persons requiring the same claiming under them do and execute caused to be done and executed all such further and other acts, deeds , matters, things, conveyances, and assurances in law whatsoever for the better and more perfectly assuring the "Said Property" and every part thereof UNTO and to the use of the Purchaser in the manner aforesaid or its Counsel-in-Law shall reasonably require.

SCHEDULE: "A"

"THE SAID PROPERTY"

ALL That piece and parcel of Bastu land measuring **4 Cottahs along with 100 Sq. ft. RT Shed** comprised in the District of South 24 Parganas Block- T/M now Kolkata, Pargana-Balia, Police Station-Behala now Parnasree, Mouza-Behala, J.L. No. 2 now 102, R.S. No.83, Touzi No. 346, R.S. Khatian No. 262, R.S. Dag No. 196, L.R. Khatian No. 10405 &10399, L. R. Dag No. 196 and along with right to use of a private Road of owner in Dag No. 196/1144, well known as holding No. 63 of South Suburban Municipality now KMC Premises No. 63/2 Upendra Nath Banerjee Road, Assessee No.: 411311927041, Post & PS: Parnasree, Kolkata-700060 District: South 24-Parganas. The Land is shown on the Plan annexed hereto with the border Red and the Plan is treated as a part of this Deed. Transferred area is being butted and bounded as follows:

Zone: Banamali Naskar Road- Khudiram Bose Sarani

On the North: By the P-179 Upen Nath Banerjee Road;

On the South: By 63/1 Upen Nath Banerjee Road;

On the East: By the 12 Feet wide KMC Road and Vivekananda Colony;

On the West: By House of Dulal Halder;

MEMO OF CONSIDERATION:

I/We, **Sri Haran Chandra Mondal and Smt Alpana Mondal** the Owners received the within mentioned sum as full Consideration Amount of **Rs. 70, 00, 000/- (Seventy Lakh Only)** for selling the within Schedule mentioned Property.

M E M O

Sl.	Date	RTGS/Bank Draft No.	Bank	Amount [Rs.]
	15/06/22	027201/027202	AXIS BANK	2,00,000/-
	07/12/22	UTIBR52022120700354164	Payable to	34,00,000/-
	07/12/22	UTIBR52022120700354250	by	34,00,000/-
			TOTAL	Rs. 70, 00, 000/-

Haran Ch. Mondal Alpana Mondal

Signature of Sri Haran Chandra Mondal and Smt Alpana Mondal

EXECUTION OF DEED OF CONVEYANCE:

IN WITNESS WHEREOF, the parties of the first part, the "Vendor" Sri Haran Chandra Mondal and Smt Alpana Mondal and the parties of the second part, the "Purchaser", "Abashan" represented by its Partners namely: Sri Bablu Saha, Sri Kush Mohinta, Sri Rinku Guha, Sri Tusher Majumder, Sri Uttam Debnath and Sri Aloke Debnath, have set and subscribed their respective hands and signature, on this07/12..... day of December, 2022 (Two Thousand Twenty-Two).

SIGNATURE OF THE PARTIES

THE VENDORS :

Haran. ch. Mondal Alpana Mondal

Signature of Sri Haran Chandra Mondal and Smt Alpana Mondal

THE PURCHASER:

ABASHAN
Bablu Saha
Partner

ABASHAN
Moh Mohinta
Partner

ABASHAN
Tusher Majumder
Partner

ABASHAN
Rinku Guha
Partner

ABASHAN
Uttam Debnath
Partner

ABASHAN
Aloke Debnath
Partner

"Abashan" represented by its Partners namely: Sri Bablu Saha, Sri Kush Mohinta, Sri Rinku Guha, Sri Tusher Majumder, Sri Uttam Debnath and Sri Aloke Debnath

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF WITNESSES:-

FIRST WITNESS

Sri Netai Mondal, son of Sarnar Mondal, aged about 28 years, by
faith: Hindu, by Occupation: Business, residing at 32/5
Permanee Bally - Kal - GO

Netai Mondal

Signature of First Witness

SECOND WITNESS

Sri Sujit Sankar, son of Indra Sankar, aged about 35 years, by
faith: Hindu, by Occupation: Business, residing at 32/5
Permanee Bally - Kal - GO

Sujit Sankar

Signature of Second Witness

Prepared & Drafted by:

As per instruction of the parties and the contents have been fully read over and explained
by me **Mr. Abhijit Sinha** Advocate, High Court at Calcutta, Bar Association Room No. 16
having Chamber at 9, Charu Chandra Place East, Post Office- Charu market, Kolkata-
700033, Enrolment No. **W. B. 551/1998**, to the parties and also admitted to be cleared and
correct.

Abhijit Sinha

Abhijit Sinha

Mobile No. 9734869823/7003565085

SITE PLAN FOR PREMISES NO. 63/2, UPENDRA NATH BANERJEE ROAD
WARD NO-131, BOROUGH-XIV, J.L. NO-2, NOW 102,
MOUZA-BEHALA, R.S.NO-83, TOUZI-346, R.S KHATIAN NO-262, R.S.
DAG NO-196, L.R. KHATIAN NO-10405 & 10399, L.R. DAG NO-196,
P.S+P.O.-PARNASREE, UNDER KOLKATA MUNICIPAL CORPORATION (S.S.
UNIT). KOLKATA-700060

AREA OF LAND : 4K-00CH-00SFT

NAME OF VENDOR : SRI. HARAN CHANDRA MONDAL
AND SMT. ALPANA MONDAL.

NAME OF PURCHASER : ABASHAN

SCALE= 1:100

ALL DIMENSIONS ARE IN MM

G+1
P-179 UPENDRA NATH BANERJEE RD

N



17088 [56'-1"]

RTS

AREA OF LAND
=4K-00CH-00SQ.FT.

8675 [28'-6"]

VIVEKANADA COLONY

12' WIDE KMC ROAD

12' WIDE COMMON
PASSEGE

8263 [27'-1"]

15115 [49'-7"]

RTS
63/1 UPENDRA NATH BANERJEE RD

ABASHAN

Signature of Abashan

Partner

ABASHAN

Signature of Abashan

Partner

Haran Ch. Mondal

Alpana Mondal

ABASHAN

Signature of Abashan

Partner

Signature of Moumita Majumder

ABASHAN

Rinky Guha

Partner

ABASHAN

SIGNATURE OF PURCHASER

SRI. HARAN CHANDRA MONDAL
SMT. ALPANA MONDAL.

SIGNATURE OF VENDOR

MOUMITA MAJUMDER

REGISTERED ARCHITECT
REGN. NO. CA/2016/75681

SIGNATURE OF ARCHITECT

TEN FINGER PRINT

Page 18



BABLU SAHA

Bablu Saha

SIGNATURE

LEFT HAND

Little Finger

Ring Finger

Middle Finger

Fore Finger

Left Thumb



Right Thumb

Fore Finger

Middle Finger

Ring Finger

Little Finger



RIGHT HAND



KUSH MOHANTA

Kush Mohanta

SIGNATURE

LEFT HAND

Little Finger

Ring Finger

Middle Finger

Fore Finger

Left Thumb



Right Thumb

Fore Finger

Middle Finger

Ring Finger

Little Finger



RIGHT HAND



TUSHAR MAJUMDER

Tushar Majumder

SIGNATURE

LEFT HAND

Little Finger

Ring Finger

Middle Finger

Fore Finger

Left Thumb



Right Thumb

Fore Finger

Middle Finger

Ring Finger

Little Finger



RIGHT HAND



RINKU GUHA

Rinku Guha

SIGNATURE

LEFT HAND

Little Finger

Ring Finger

Middle Finger

Fore Finger

Left Thumb



Right Thumb

Fore Finger

Middle Finger

Ring Finger

Little Finger



RIGHT HAND

TEN FINGER PRINT

Page 19



UTTAM DEBNATH

Uttam Debnath

SIGNATURE

LEFT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Left Thumb
RIGHT HAND	Right Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



ALOK DEBNATH

Alok Debnath

SIGNATURE

LEFT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Left Thumb
RIGHT HAND	Right Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Harman Ch.
Mondal

SIGNATURE

LEFT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Left Thumb
RIGHT HAND	Right Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Alpana
Mondal

SIGNATURE

LEFT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Left Thumb
RIGHT HAND	Right Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
07 DEC 2022



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

GRN Details

GRN: 192022230130952101 Payment Mode: Online Payment
GRN Date: 28/09/2022 14:54:16 Bank/Gateway: AXIS Bank
BRN : 325119264 BRN Date: 28/09/2022 14:56:20
Payment Status: Successful Payment Ref. No: 2002904421/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Abhijit Sinha
Address: 48 M I D Road Kolkata 60
Mobile: 9734869823
Email: singhrajput71@gmail.com
Contact No: 09734869823
Depositor Status: Advocate
Query No: 2002904421
Applicant's Name: Mr Abhijit Sinha
Identification No: 2002904421/1/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002904421/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	275020
2	2002904421/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	70014
Total				345034

IN WORDS: THREE LAKH FORTY FIVE THOUSAND THIRTY FOUR ONLY.

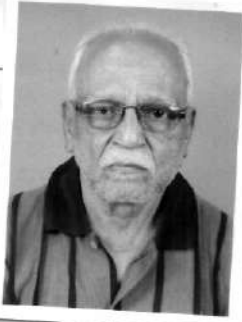



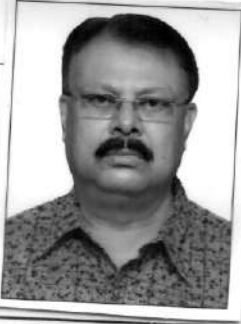



Government of West Bengal













Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16022002904421/2022





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

SI No.	Name of the Executant	Category		Finger Print	Signature with date
1	Mr Haran Chandra Mondal City:- , P.O:- Parnasree, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060	Seller			Haran Ch. Mondal 07/12/22
2	Mrs Alpana Mondal City:- , P.O:- Parnasree, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060	Seller			Alpana Mondal 07/12/22
3	Mr Bablu Saha City:- , P.O:- Parnasree, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060	Representative of Buyer [Abashan]			Bablu Saha 7/12/2022

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

SI No.	Name of the Executant	Category		Finger Print	Signature with date
4	Mr Kush Mohinta City:- , P.O:- Parnasree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060	Represent ative of Buyer [Abashan]			 7.12.22
5	Mr Rinku Guha City:- , P.O:- Parnasree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060	Represent ative of Buyer [Abashan]			 07/12/22
6	Mr Tusher Majumder City:- , P.O:- Parnasree, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060	Represent ative of Buyer [Abashan]			 07/12/22
7	Mr Uttam Debnath City:- , P.O:- Pranasree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060	Represent ative of Buyer [Abashan]			 07/12/22

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
8	Mr Aloke Debnath City:- P.O:- Parnasree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060	Represent ative of Buyer [Abashan]			Aloke Debnath 07/12/2022
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr ABHIJIT SINHA Son of Mr Joy Sinha 48 M I D Road, City:- P.O:- Parnasree, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700060	Mr Haran Chandra Mondal, Mrs Alpana Mondal, Mr Bablu Saha, Mr Kush Mohinta, Mr Rinku Guha, Mr Tusher Majumder, Mr Uttam Debnath, Mr Aloke Debnath			Abhijit Sinha 07/12/2022

(Suman Basu)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -I
I SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

Major Information of the Deed

Deed No :	I-1602-16157/2022	Date of Registration	09/12/2022
Query No / Year	1602-2002904421/2022	Office where deed is registered	
Query Date	26/09/2022 4:08:38 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Abhijit Sinha 48 M I D Road, Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700060, Mobile No. : 9734869823, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 70,00,000/-		Rs. 70,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 2,80,020/- (Article:23)		Rs. 70,046/- (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:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Upendra Nath Banerjee Road, Road Zone : (Banamali Naskar rd -- Khudiram Bose Sarani) , , Premises No: 63/2, , Ward No: 131 JI No: 2, Pin Code : 700060

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		4 Katha	69,00,000/-	69,00,000/-	Width of Approach Road: 16 Ft.,
Grand Total :					6.6Dec	69,00,000 /-	69,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1,00,000/-	1,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		100 sq ft	1,00,000 /-	1,00,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Haran Chandra Mondal Son of Late Manik Chandra Mondal City:- , P.O:- Parnasree, P.S:-Behala, District:-South24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: cgxxxxxx7a, Aadhaar No: 63xxxxxxxx1701, Status :Individual, Executed by: Self, Date of Execution: 07/12/2022 , Admitted by: Self, Date of Admission: 07/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/12/2022 , Admitted by: Self, Date of Admission: 07/12/2022 ,Place : Pvt. Residence
2	Mrs Alpana Mondal Wife of Mr Haran Chandra Mondal City:- , P.O:- Parnasree, P.S:-Behala, District:-South24-Parganas, West Bengal, India, PIN:- 700060 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: aexxxxxx4j, Aadhaar No: 99xxxxxxxx6109, Status :Individual, Executed by: Self, Date of Execution: 07/12/2022 , Admitted by: Self, Date of Admission: 07/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/12/2022 , Admitted by: Self, Date of Admission: 07/12/2022 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Abashan City:- , P.O:- Parnasree, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060, PAN No.: abxxxxxx2h,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Bablu Saha Son of Late Bibhuti Bhusan Saha City:- , P.O:- Parnasree, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ALxxxxxx4B, Aadhaar No: 72xxxxxxxx3995 Status : Representative, Representative of : Abashan (as PARTNER)
2	Mr Kush Mohinta Son of Late Manindra Nath Mohinta City:- , P.O:- Parnasree, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: aexxxxxx4j, Aadhaar No: 96xxxxxxxx7942 Status : Representative, Representative of : Abashan (as PARTNER)
3	Mr Rinku Guha Son of Late Nirmal Chandra Guha City:- , P.O:- Parnasree, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: anxxxxxx7g, Aadhaar No: 56xxxxxxxx5077 Status : Representative, Representative of : Abashan (as PARTNER)
4	Mr Tusher Majumder Son of Mr Manoj Majumder City:- , P.O:- Parnasree, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: avxxxxxx0a, Aadhaar No: 57xxxxxxxx2780 Status : Representative, Representative of : Abashan (as PARTNER)
5	Mr Uttam Debnath Son of Mr Rakhil Chandra Debnath City:- , P.O:- Pranasree, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: anxxxxxx6n, Aadhaar No: 89xxxxxxxx5719 Status : Representative, Representative of : Abashan (as PARTNER)

6	Mr Aloke Debnath (Presentant) Son of Mr Ajoy Kumar Debnath City:- , P.O:- Parnasree, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: apxxxxxx0e, Aadhaar No: 73xxxxxxxx4981 Status : Representative, Representative of : Abashan
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Identifier Details :			
Name	Photo	Finger Print	Signature
Mr ABHIJIT SINHA Son of Mr Joy Sinha 48 MID Road, City:- , P.O:- Parnasree, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060			
Identifier Of Mr Haran Chandra Mondal, Mrs Alpana Mondal, Mr Bablu Saha, Mr Kush Mohinta, Mr Rinku Guha, Mr Tusher Majumder, Mr Uttam Debnath, Mr Aloke Debnath			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Haran Chandra Mondal	Abashan-3.3 Dec
2	Mrs Alpana Mondal	Abashan-3.3 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Haran Chandra Mondal	Abashan-50.00000000 Sq Ft
2	Mrs Alpana Mondal	Abashan-50.00000000 Sq Ft

Endorsement For Deed Number : I - 160216157 / 2022

On 06-12-2022

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 70,00,000/-



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 07-12-2022

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

Presented for registration at 16:00 hrs on 07-12-2022, at the Private residence by Mr Aloke Debnath .

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

Execution is admitted on 07/12/2022 by 1. Mr Haran Chandra Mondal, Son of Late Manik Chandra Mondal, P.O: Parnasree, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Business, 2. Mrs Alpana Mondal, Wife of Mr Haran Chandra Mondal, P.O: Parnasree, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Others

Indetified by Mr ABHIJIT SINHA, , , Son of Mr Joy Sinha, 48 M I D Road, P.O: Parnasree, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Advocate

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

Execution is admitted on 07-12-2022 by Mr Bablu Saha, PARTNER, Abashan (Partnership Firm), City:- , P.O:- Parnasree, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060

Indetified by Mr ABHIJIT SINHA, , , Son of Mr Joy Sinha, 48 M I D Road, P.O: Parnasree, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Advocate

Execution is admitted on 07-12-2022 by Mr Kush Mohinta, PARTNER, Abashan (Partnership Firm), City:- , P.O:- Parnasree, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060

Indetified by Mr ABHIJIT SINHA, , , Son of Mr Joy Sinha, 48 M I D Road, P.O: Parnasree, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Advocate

Execution is admitted on 07-12-2022 by Mr Rinku Guha, PARTNER, Abashan (Partnership Firm), City:- , P.O:- Parnasree, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060

Indetified by Mr ABHIJIT SINHA, , , Son of Mr Joy Sinha, 48 M I D Road, P.O: Parnasree, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Advocate

Execution is admitted on 07-12-2022 by Mr Tusher Majumder, PARTNER, Abashan (Partnership Firm), City:- , P.O:- Parnasree, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060

Indetified by Mr ABHIJIT SINHA, , , Son of Mr Joy Sinha, 48 M I D Road, P.O: Parnasree, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Advocate

Execution is admitted on 07-12-2022 by Mr Uttam Debnath, PARTNER, Abashan (Partnership Firm), City:- , P.O:- Parnasree, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060

Indetified by Mr ABHIJIT SINHA, , , Son of Mr Joy Sinha, 48 M I D Road, P.O: Parnasree, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Advocate

Execution is admitted on 07-12-2022 by Mr Aloke Debnath,

Indetified by Mr ABHIJIT SINHA, , , Son of Mr Joy Sinha, 48 M I D Road, P.O: Parnasree, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Advocate



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 09-12-2022

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 70,046.00/- (A(1) = Rs 70,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 70,014/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/09/2022 2:56PM with Govt. Ref. No: 192022230130952101 on 28-09-2022, Amount Rs: 70,014/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 325119264 on 28-09-2022, Head of Account 0030-03-104-001-16

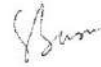
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,80,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,75,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 475012, Amount: Rs.1,000.00/-, Date of Purchase: 29/09/2022, Vendor name: Subhankar Das
2. Stamp: Type: Impressed, Serial no 475016, Amount: Rs.1,000.00/-, Date of Purchase: 29/09/2022, Vendor name: Subhankar Das
3. Stamp: Type: Impressed, Serial no 475015, Amount: Rs.1,000.00/-, Date of Purchase: 29/09/2022, Vendor name: Subhankar Das
4. Stamp: Type: Impressed, Serial no 475014, Amount: Rs.1,000.00/-, Date of Purchase: 29/12/2022, Vendor name: Subhankar Das
5. Stamp: Type: Impressed, Serial no 475013, Amount: Rs.1,000.00/-, Date of Purchase: 29/12/2022, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/09/2022 2:56PM with Govt. Ref. No: 192022230130952101 on 28-09-2022, Amount Rs: 2,75,020/-,
Bank: AXIS Bank (UTIB0000005), Ref. No. 325119264 on 28-09-2022, Head of Account 0030-02-103-003-02



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2022, Page from 586525 to 586562

being No 160216157 for the year 2022.



Suman

Digitally signed by SUMAN BASU
Date: 2022.12.09 17:32:16 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 2022/12/09 05:32:16 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)