

16/04/22

T-16158/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

W 475021

7/12
8-2922580

Certified that the document is admitted to
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

10 9 DEC 2022

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DEED OF CONVEYANCE

This Indenture is made on this7th..... day of December Two Thousand
Twenty-Two in the year of Christ.

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

1105 1007 - 3

24046

29 SEP 2022

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

Name:.....

Address:.....

Vendor:.....

Allpur Collectorate, (S)

SUBHANKAR DAS

STAMP VENDOR

Allpur Police Court, Kol-27

Abhijit Sinha
Advocate
High Court Calcutta

24046 to 24050 = 1000 x 5 = 5000

✓ Subhankar Das

✓



16473

✓

Subhankar Das



16478

✓

Gopal Ch Mondal



16476

✓

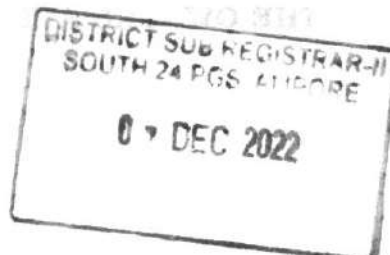
Mt. Jhanta



16477

✓

Rinku Guha





পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

W 475020

IDENTITY OF THE OWNERS

Sri Gopal Chandra Mondal son of Late Manik Chandra Mondal an Indian National, an adult, by faith: Hindu, by Occupation: Others, Permanent Account No.- **CIWPM7280C** and Aadhaar No. **889963151742** resident of 181 Upen Banerjee Road, Post: Parnasree, Police Station: Parnasree, South 24 Parganas-700060;

hereinafter called and referred to as the "Owner"/"Vendor" (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

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:

24047

29 SEP 2022

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

Name:.....

Address:.....

Vendor:.....

Alipur Collectorate, 24 PGS. (3)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kcl-27

Abhijit Sinha
Advocate
High Court Calcutta

16480

✓ Pooja Debaath

16479

✓ Tushar Majumder

16481

✓ Uttam Dasgupta



16482

✓ Abhijit Sinha

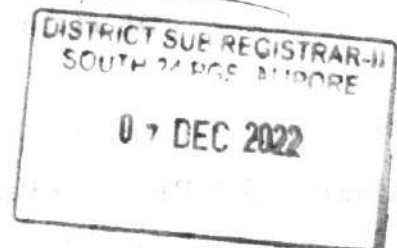
Identified by Mr.

Abhijit Sinha

Abhijit Sinha
Advocate

High Court, Calcutta

Enrollment No-WB 551/1998





পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

W 475019

- (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 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

Registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

24048

29 SEP 2022

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

Abhijit Sinha
Advocate
High Court Calcutta

Name:.....

Address:.....

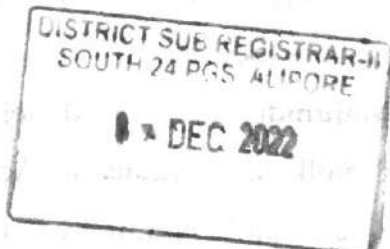
Vendor: *Subhankar Das*

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kcl-27





পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

W 475018

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, 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**

24049

29 SEP 2022

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

Abhijit Sinha
Advocate
High Court Calcutta

Name:.....

Address:.....

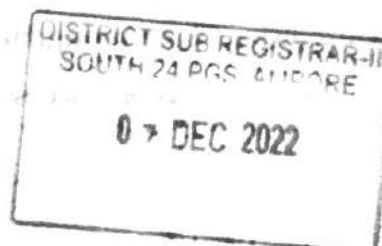
Vendor:.....

Alipur Collectorate, Dist. No. (3)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27





पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

W 475017

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

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

- Originally one Rahatan Bibi wife of late Osman Ali 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 2 Cottahs well known as holding No. 63 of South Suburban Municipality.

29 SEP 2022

24050

No. 2001.....Rs.-1000/- Date 29/09/2022

Abhijit Sinha
Advocate
High Court Calcutta

Name:.....

Address:.....

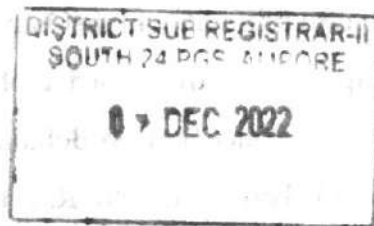
Vendor: Subhankar Das

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27



2. Said Rahatan Bibi has executed a Deed of Sale in favour of Sri Gopal Chandra Mondal and transferred her right title and interest of the Sali 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 J.S.R. Alipore at Behala and recorded in Book No. I, Volume No. 18, Pages 193 to 198 being No. 2207 for the year 1984.
3. By virtue of above-mentioned Deed of Conveyance, Sri Gopal Chandra Mondal became absolute owner of 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 and mutated his name in the records of BL&LRO, as L.R. Khatian No. 10366, L. R. Dag No. 196 and in KMC Premises No. 63/1 Upendra Nath Banerjee Road, Assessee No.: 411311927053, Post & PS: Parnasree, Kolkata-700060 District: South 24-Parganas.
4. Sri Gopal Chandra Mondal the Vendor herein expressed his intension to sell Land measurement **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, L.R. Khatian No. 10366, 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. 63/1 Upendra Nath Banerjee Road, Assessee No.: 411311927053, 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.

5. 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.
6. The Vendors confirm and deciare that "Said Property" is free from all encumbrances and doubts.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.

12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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 02 Cottahs 00 Chittaks 00 Sq. ft. for a total consideration of Rs. 35, 00, 000/- (Thirty-Five 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. 35, 00, 000/- (Thirty-Five 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. 35, 00, 000/- (Thirty-Five 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's 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 2 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. 10366, 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. 63/1 Upendra Nath Banerjee Road, Assessee No.: 411311927053, 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 63/2 Upen Nath Banerjee Road;

On the South: By the **14.80315 Feet wide** KMC Road;

On the East: By Vivekananda Colony;

On the West: By P11/7 Upen Nath Banerjee Road;

MEMO OF CONSIDERATION:

I/We, **Sri Gopal Chandra Mondal the Owner** received the within mentioned sum as full Consideration Amount of **Rs. 35, 00, 000/- (Thirty-Five Lakh Only)** for selling the within Schedule mentioned Property.

M E M O

Sl.	Date	RTGS/Bank Draft No.	Bank	Amount [Rs.]	Payable to
	15/06/22	27203	AXI Bank	1,00,000/-	
	07/12/22	UTIB2520	221207003540 36	34,00,000/-	
			TOTAL	Rs. 35, 00, 000/-	

Gopal Ch Mondal
Gopal Ch Mondal

Signature of Sri Gopal Chandra Mondal

EXECUTION OF DEED OF CONVEYANCE:

IN WITNESS WHEREOF, the parties of the first part, the "Vendor" Sri Gopal Chandra 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 Alope Debnath, have set and subscribed their respective hands and signature, on this 7th day of ~~December~~, 2022 (Two Thousand Twenty-Two).

SIGNATURE OF THE PARTIES

THE VENDORS :

Gopal Ch Mondal

Signature of Sri Gopal Chandra Mondal

THE PURCHASER:

ABASHAN

Bablu Saha

Partner

ABASHAN

Kush Mohinta

Partner

ABASHAN

Tusher Majumder

Partner

ABASHAN

Rinku Guha

Partner

ABASHAN

Uttam Debnath

Partner

ABASHAN

Alope 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 Alope Debnath

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

FIRST WITNESS:

Sri Metab Paul, son of Kante Paul, aged about 46 years, by
faith: Hindu, by Occupation: Business, residing at 32/5
N.D. Road Kalyan

Metab Paul
Signature of First Witness

SECOND WITNESS

Sri Suman Malak, son of Kante Malak, aged about 39 years, by
faith: Hindu, by Occupation: Business, residing at 42/13
N.D. Road Kalyan

Suman Malak
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. 63/1, 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 : 2K-00CH-00SFT

NAME OF VENDOR : SRI. GOPAL CHANDRA MONDAL

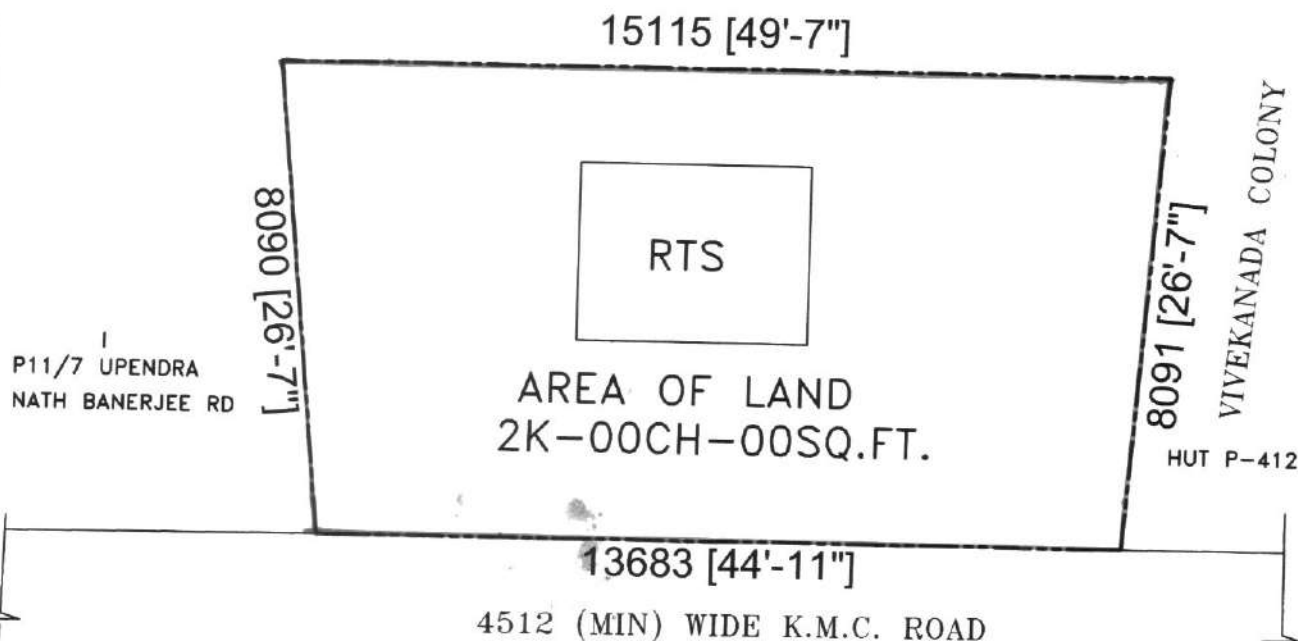
NAME OF PURCHASER : ABASHAN

SCALE= 1:100

ALL DIMENSIONS ARE IN MM



RTS
63/2 UPENDRA NATH BANERJEE RD



ABASHAN

Abashan

Partner

ABASHAN

Abashan

Partner

ABASHAN

Tushar Majumder

Partner

ABASHAN

Rinku Guha

Partner

ABASHAN

Uttom Dasgupta

Partner

ABASHAN

17/02/2015

Partner

ABASHAN

SIGNATURE OF PURCHASER

SRI. GOPAL CHANDRA MONDAL
SIGNATURE OF VENDOR

Gopal Ch Mondal












Moumita Majumder












MOUMITA MAJUMDER
REGISTERED ARCHITECT
REGN. NO. CA/2016/75681












SIGNATURE OF ARCHITECT












TEN FINGER PRINT

Page 17

 LEFT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Left Thumb
					
RIGHT HAND BABLU SAHA <i>Bablu Saha</i> SIGNATURE	Right Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
					

 LEFT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Left Thumb
					
RIGHT HAND KUSH MOHANTA <i>Kush Mohanta</i> SIGNATURE	Right Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
					

 LEFT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Left Thumb
					
RIGHT HAND TUSHERMAJUMDER <i>Tushermajumder</i> SIGNATURE	Right Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
					

 LEFT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Left Thumb
					
RIGHT HAND RINKU GUHA <i>Rinku Guha</i> SIGNATURE	Right Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
					

TEN FINGER PRINT

Page 18



LEFT HAND

Little Finger	Ring Finger	Middle Finger	Fore Finger	Left Thumb

RIGHT HAND

Right Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

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

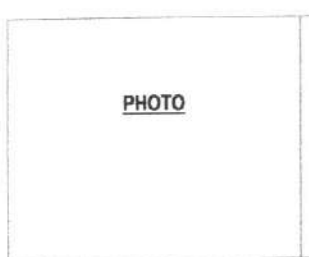
Little Finger	Ring Finger	Middle Finger	Fore Finger	Left Thumb

RIGHT HAND

Right Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Gopal Ch
Mondal

SIGNATURE



PHOTO

LEFT HAND

Little Finger	Ring Finger	Middle Finger	Fore Finger	Left Thumb

RIGHT HAND

Right Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

SIGNATURE



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

GRN Details

GRN: 192022230130973071
GRN Date: 28/09/2022 15:16:12
BRN : 325119520
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: AXIS Bank
BRN Date: 28/09/2022 15:18:28
Payment Ref. No: 2002922520/3/2022
[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: 2002922520
Applicant's Name: Mr Abhijit Sinha
Identification No: 2002922520/3/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002922520/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	135020
2	2002922520/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	35014
Total				170034

IN WORDS: ONE LAKH SEVENTY THOUSAND THIRTY FOUR ONLY.



Government of West Bengal









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

Signature / LTI Sheet of Query No/Year 16022002922520/2022




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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Gopal Chandra Mondal City:- , P.O:- Parnasree, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060	Seller			Gopal Ch Mondal 7/12/2022
2	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
3	Mr Kush Mohinta City:- , P.O:- Parnasree, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060	Representative of Buyer [Abashan]			Kush Mohinta 7.12.22

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

SI No.	Name of the Executant	Category		Finger Print	Signature with date
4	Mr Rinku Guha City:- , P.O:- Parnasree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060	Representative of Buyer [Abashan]			Rinku Guha 07-12-2022
5	Mr Tusher Majumder City:- , P.O:- Parnasree, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060	Representative of Buyer [Abashan]			Tushar Majumder 07-12-2022
6	Mr Uttam Debnath City:- , P.O:- Parnasee, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060	Representative of Buyer [Abashan]			Uttam Debnath 07/12/2022
7	Mr Alope Debnath City:- , P.O:- Parnasree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060	Representative of Buyer [Abashan]			Alope Debnath 07/12/2022

0 DEC 2022

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Abhijit Sinha Son of Mr Joy Narayan Sinha 48 MID Road, City:- , P.O:- Parnasree, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700060	Mr Gopal Chandra Mondal, Mr Bablu Saha			 07/12/22

(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-1602-16158/2022	Date of Registration	09/12/2022
Query No / Year	1602-2002922520/2022	Office where deed is registered	
Query Date	27/09/2022 3:19:52 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. 35,00,000/-		Rs. 35,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,40,020/- (Article:23)		Rs. 35,046/- (Article:A(1), E, M(b), H)	
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: 63/1, , Ward No: 131 JI No: 2, Pin Code : 700060

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	2 Katha	34,50,000/-	34,50,000/-	Width of Approach Road: 16 Ft.,
Grand Total :				3.3Dec	34,50,000 /-	34,50,000 /-	

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.	50,000/-	50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	50,000 /-	50,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Gopal 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.:: cixxxxxx0c, Aadhaar No: 88xxxxxxxx1742, 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 Mr 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: 57xxxxxxxx2778 Status : Representative, Representative of : Abashan (as PARTNER)
5	Mr Uttam Debnath Son of Mr Rakhal Chandra Debnath City:- , P.O:- Parnasee, 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 (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Abhijit Sinha Son of Mr Joy Narayan Sinha 48 M I D Road, City:- , P.O:- Parnasree, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060			

Identifier Of Mr Gopal Chandra Mondal, Mr Bablu Saha, Mr Kush Mohinta, Mr Rinku Guha, Mr Tusher Majumder, Mr Uttam Debnath, Mr Alope Debnath

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Gopal Chandra Mondal	Abashan-3.3 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Gopal Chandra Mondal	Abashan-100.00000000 Sq Ft

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 35,00,000/-



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 16:05 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 Mr Gopal 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

Indetified by Mr Abhijit Sinha, , , Son of Mr Joy Narayan 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 Narayan 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 Narayan 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 Narayan 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 Narayan 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 Narayan 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, 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 Narayan 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 SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 08-12-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 35,046.00/- (A(1) = Rs 35,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 35,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/09/2022 3:18PM with Govt. Ref. No: 192022230130973071 on 28-09-2022, Amount Rs: 35,014/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 325119520 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. 1,40,020/- and Stamp Duty paid by by online = Rs 1,35,020/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/09/2022 3:18PM with Govt. Ref. No: 192022230130973071 on 28-09-2022, Amount Rs: 1,35,020/-,
Bank: AXIS Bank (UTIB0000005), Ref. No. 325119520 on 28-09-2022, Head of Account 0030-02-103-003-02



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - 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 35,046.00/- (A(1) = Rs 35,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,40,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 475021, Amount: Rs.1,000.00/-, Date of Purchase: 29/09/2022, Vendor name: Subhankar Das
2. Stamp: Type: Impressed, Serial no 475020, Amount: Rs.1,000.00/-, Date of Purchase: 29/09/2022, Vendor name: Subhankar Das
3. Stamp: Type: Impressed, Serial no 475019, Amount: Rs.1,000.00/-, Date of Purchase: 29/09/2022, Vendor name: Subhankar Das
4. Stamp: Type: Impressed, Serial no 475018, Amount: Rs.1,000.00/-, Date of Purchase: 29/09/2022, Vendor name: Subhankar Das
5. Stamp: Type: Impressed, Serial no 475017, Amount: Rs.1,000.00/-, Date of Purchase: 29/09/2022, Vendor name: Subhankar Das



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I 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 586599 to 586636
being No 160216158 for the year 2022.



Suman

Digitally signed by SUMAN BASU
Date: 2022.12.09 17:44:23 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 2022/12/09 05:44:23 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)