

020376/23

I-19566/23



पश्चिम बंगाल WEST BENGAL

K 398601

K 398601

certified that the document is admitted to registration. The signature sheets and the endroesement sheets attached with the document are the part of this document.

[Signature]
District Sub-Register-II
Alipore, South 24-pargana.

18 DEC 2023

DEED OF SALE

THIS DEED OF CONVEYANCE is made this the 18th day of December, 2023 between "D.P. CONSTRUCTION", a Partnership Firm (PAN- AALFD4091M), having its registered office at 49, Rupanjali Park, Kalikapur, P.S.-Garfa, Kolkata-700099, District - South 24 Parganas, West Bengal,

NS CONSTRUCTION

NS CONSTRUCTION

Niloy Prakash Gangoli
Partner

Carsten Gey
Partner

NILIY PROKASH GANGOLI

& GAUTAM DEY

As a Constitute Attorney of

SRI SUSA JAMALLICK

SRI NILIY PROKASH GANGOLI

SMT SUCHISMITA MUKHERJEE

Niloy Prakash Gangoli
Carsten Gey

12 DEC 2022

No. 7245
Date
Sold to
of
Rupees 52219



Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27

7245 or 52219 (in fine measured only)



artick Subradhan
o. Lt. Bimal Subradhan
Ambagan colony Falta.
P.O. Bengal Enamel.
P.S. Narpara.
South 24 Parganas (N)
PIN-743122

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
18 DEC 2023

represented by its Partners namely **1) SRI DILIP CHANDA**, having his PAN-AVPPS4966B, Aadhaar No. 7511 3592 1421, Son of Late Netai Chanda, by faith - Hindu, by Occupation - Business, by nationality-Indian, residing at 92, Purbachal Main Road, P.O-Haltu, P.S.-Garfa, Kolkata-700078, South 24 Parganas, **2) SRI PARITOSH DUTTA**, having his PAN-ALIPD0840N, Aadhaar No. 3576 3537 5413, son of Sri Rabin Dutta, by faith - Hindu, by Occupation -Business, by nationality-Indian, residing at 90, Purbachal Main Road, P.O-Haltu, P.S.-Garfa, Kolkata-700078, South 24 Parganas, hereinafter called and referred to as the "**VENDOR**" (Which expression shall unless excluded by and/or repugnant to the context be deemed to mean and include its successors, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

(1) SRI SUSANTA MALLICK, having his PAN-AFFPM8592R, Aadhaar No.8310 4324 3599, Son of Kuber Chandra Mallick, by faith-Hindu, by nationality-Indian, by Occupation-Business, Residing at Urbana, Tower-6, Flat No.2304, 23rd floor, 783, Anandapur, Madurdaha (Near Rubi Hospita), P.S- EKT, Kolkata-700107, South 24 Parganas, West Bengal, **(2) SRI NILOY PROKASH GANGOLI**, having his PAN-AIQPG8947G, Aadhaar No.6574 5543 8957, Son of Jaso Prakash Gangoli, by faith-Hindu, by nationality-Indian, by Occupation-Business, Residing at 27 Dehi, Sreerampore Road, P.S- Entally, Kolkata-700014, South 24 Parganas, West Bengal, **(3) SMT. SUCHISMITA MUKHERJEE**, having her PAN-AKIPM3299D, Aadhaar No.6301 9788 7352, Daughter of Surajit Kumar Tagore & Wife of Aniruddha Mukherjee, by faith-Hindu, by nationality-Indian, by Occupation-Business, Residing at Urbana, Tower-4, Flat No.0103, 783, Anandapur, Madurdaha (Near Rubi Hospita), P.S- EKT, Kolkata-700107, South 24 Parganas, West Bengal, hereinafter called and referred to as the "**PURCHASERS**" (Which expression shall unless excluded by and/or repugnant to the context be deemed to mean and include their successors, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

SUBJECT MATTER OF SALE

ALL THAT the piece and parcel of Shali Land measuring an area **04 Katha 13 Chittacks 3.376 Sq.Ft.** more or less, be the same lying and situate at Mouza-Nayabad, Pargana-Khaspur, J.L. No.-25, R.S. No.-3, Touzi No.-56 comprising in R. S. Khatian Nos.-117, 119 & 121, L.R. Khatian No.3165 under R.S. & L.R. Dag No.-104, within the local limits of Kolkata Municipal Corporation, KMC ward No.109, Assessee No.311090868218, Premises No.3413, Nayabad under P.S-Purba Jadavpur now Panchasayar, Kolkata-700094, ADSR-Sealdah in the District South 24 Parganas and all easement rights and appurtenance thereto and its annual proportionate rent is payable to the Collector, South-24 Parganas under the Govt. of West Bengal.

Conka Guy
NILOY PROKASH GANGOLI
& GAUTAM DEY
As a Constitute Attorney of
SRI SUSANTA MALLICK
SRI NILOY PROKASH GANGOLI

NS CONSTRUCTION
Partner
Niloy Prokash Gangoli

NS CONSTRUCTION
Partner
Gautam Dey

Niroy Prokash Ganguli
Gautam Dey
 NILOY PROKASH GANGOLI
 & GAUTAM DEY
 As a Constituted Attorney of
 SRI SUSANTA MALLICK
 SRI NILOY PROKASH GANGOLI
 SMT SUCHISMITA MUKHERJEE

BACKGROUND OF THE PROPERTY

WHEREAS one Renu Bala Mondal, Netai Chand Mondal, Gour Chand Mondal, all are the legal heirs of Surendra Nath Mondal by virtue of Hindu Succession Act 1956 and became the joint owner of **ALL THAT** the piece and parcel of Shali Land measuring an area 20 Bighas more or less, be the same lying and situate at Mouza-Nayabad, Pargana-Khaspur, J.L. No.-25, R.S. No.-3, Touzi No.-56 comprising in R. S. Khatian Nos.-113, 115, 117, 119, 121, 124, 126, 128, 130, 132, 138, 135, 137, 139, 143 & 146 under R.S. Dag No.-104 & 105 under P.S-Tollygunge, ADSR-Sealdah in the District 24 Parganas lefted by said Surendra Nath Mondal who was the then recorded owner.

AND WHEREAS said Renu Bala Mondal, Netai Chand Mondal & Gour Chand Mondal on 14.03.1973 sold, transferred and conveyed the land measuring an area 05 Bigha 01 Katha 09 Chittack more or less out of the land measuring an area 20 Bighas to one Baruna Chowdhury, wife of Bibhuti Bhusan Chowdhury which was registered at the office of the S.R. Alipore and recorded in Book No.1, Volume No.36, Pages from 147 to 156, being No. 1190 for the year 1973.

AND WHEREAS said Baruna Chowdhury after purchase the said land sized and possessed the same through her Farmers namely Sandhya Orang, wife of late Rabi Orang, Sukhchand Orang, Sanatan Orang & Kanta Orang both sons are late Basudeb Orang.

AND WHEREAS said Baruna Chowdhury on 19.06.1991 made and executed a gift deed in faavour of said Sandhya Orang, wife of late Rabi Orang, Sukhchand Orang, Sanatan Orang & Kanta Orang both sons are late Basudeb Orang in respect of **ALL THAT** the piece and parcel of Shali Land measuring an area 5 katha out of 05 Bigha 01 Katha 09 Chittack more or less, be the same lying and situate at Mouza-Nayabad, Pargana-Khaspur, J.L. No.-25, R.S. No.-3, Touzi No.-56 comprising in R. S. Khatian Nos.-113, 115, 117, 119, 121, 124, 126, 128, 130, 132, 138, 135, 137, 139, 143 & 146 under R.S. Dag No.-104 & 105 under P.S-Kasba thereafter Purba Jadavpur, ADSR-Sealdah in the District South 24 Parganas which was registered at the office of the ADSR-Sealdah and recorded in Book No.1, Volume No.14, Pages from 343 to 352, being No. 00762 for the year 1991.

AND WHEREAS said Sandhya Orang died intestate on 23.10.2000 leaving behind her three sons namely Shibnath Orang, Krishna Kanta Orang & Nirmal Orang and two married daughters namely Radhi Orang & Chaya Orang as her legal heirs and successors as per Hindu Succession Act 1956.

AND WHEREAS said Shibnath Orang died intestate on 21.04.2002 leaving behind his wife namely Gouri Orang & only son Dilip Orang as his only legal heirs and successors as per Hindu Succession Act 1956.

AND WHEREAS said Sukhchand Orang died intestate on 27.12.2005 leaving behind his wife namely Chapala Orang, only son Amal Orang and un-married daughter namely Pratima

NS CONSTRUCTION

Niroy Prokash Ganguli
 Partner

NS CONSTRUCTION

Gautam Dey
 Partner

Dilip Chanda
Partner
 NILOY PRKASH GANGOLI
 & GAUTAM DEY
 As a Constituted Attorney of
 SRI SUSANITA MALLICK
 SRI NILOY PRKASH GANGOLI
 SMT SUCHISMITA MUKHERJEE

Orang and married daughter namely Ashima Patra, wife of Pradip Patra as his only legal heirs and successors as per Hindu Succession Act 1956.

AND WHEREAS said Gouri Orang, Dilip Orang, Krishna Kanta Orang, Nirmal Orang, Radhi Orang, Chaya Orang, Chapala Orang, Amal Orang, Pratima Orang, Ashima Patra, Sanatan Orang & Kanta Orang jointly became the owner of land measuring an area **5 katha out of 05 Bigha 01 Katha 09 Chittack** more or less, be the same lying and situate at Mouza-Nayabad, Pargana-Khaspur, J.L. No.-25, R.S. No.-3, Touzi No.-56 comprising in R. S. Khatian Nos.-113, 115, 117, 119, 212, 124, 126, 128, 130, 132, 138, 135, 137, 139, 143 & 146 under R.S. Dag No.-104 & 105 under P.S-Kasba thereafter Purba Jadavpur, ADSR-Sealdah in the District South 24 Parganas and with a view to sell out the said property said Gouri Orang & 11 others obtained an order from the office of the Project Officer-cum-District Welfare Officer Backward Classes Welfare (New Treasury Building, 5th Floor), Alipore, South 24 Parganas, Kolkata-700027, vide memo No. 951/BCW/Resv.Cell/Land dated 03.03.2012 Case No. 11/TW of 2011-12 of Gouri Orang and 11 others dated 02.03.2012 and also from West Bengal Land Reforms and Tenancy Tribunal 4th Bench issued by the Hon'ble Mr. P.K. Chakraborty Judl. Member & The Hon'ble Md. A. Mondal, Admn. Member, vide case No. OA-2932/2011 (LRTT), vide case of Sri Krishna Kanta Orang and others vs. State of W.E. & Ors. Dated 07.02.2012.

AND WHEREAS said Gouri Orang & 11 others on 23.02.2012 enter into an agreement for sale for sold, transferred and conveyed the said landed property in favour of M/S. PROMPT FINCOM PVT. LTD., a private limited company and finally on 26.04.2012 made and executed a registered sale deed in favour of said Pvt. Ltd. Company in respect of land measuring an area **5 katha out of 05 Bigha 01 Katha 09 Chittack** more or less, be the same lying and situate at Mouza-Nayabad, Pargana-Khaspur, J.L. No.-25, R.S. No.-3, Touzi No.-56 comprising in R. S. Khatian Nos.-113, 115, 117, 119, 212, 124, 126, 128, 130, 132, 138, 135, 137, 139, 143 & 146 under R.S. Dag No.-104 & 105 under P.S-Kasba thereafter Purba Jadavpur, ADSR-Sealdah in the District South 24 Parganas which was registered at the office of the DSR-III, Alipore and recorded in Book No.1, C.D. Volume No.8, Pages from 4624 to 4647, being No.03611 for the year 2012.

AND WHEREAS said M/S. PROMPT FINCOM PVT. LTD. mutated its name before the BL & LRO, vide mutation case No.758 of 2012 and BL & LRO issued the mutation certificate in favour of said M/S. PROMPT FINCOM PVT. LTD. and the owner namely M/S. PROMPT FINCOM PVT. LTD. sized and possessed the land 04 Katha 13 Chittack 07 Sq.Ft. and also mutated its name before the KMC and allotted the KMC premises No. 3413, Nayabad under Ward No.109, Assessee No.31-109-08-6821-8 under P.S- Panchasayar, Kolkata-700094.

AND WHEREAS said M/S. PROMPT FINCOM PVT. LTD. on 01.04.2021 sold, transferred and conveyed the said plot of land measuring **net land area 04 Katha 13 Chittack 3.376 Sq.Ft.** as per present physical measurement to one D.P. Construction, a partnership firm, represented by its partner namely Dilip Chanda, son of late Netai Chanda and Paritosh

NS CONSTRUCTION

Dilip Chanda
 Partner

NS CONSTRUCTION

Paritosh
 Partner

NILOY PROKASH GANGOLI
& GAUTAM DEY

Dutta, son of Rabin Dutta, which was registered at the office of the Competent Authority, Alipore and recorded in Book No.1, Volume No.1603-2021, Pages from 700094 to 700099, being No.160302821 for the year 2021.

As a Competent Authority of
SRI SUSANTA MALLICK
SRI NILOY PROKASH GANGOLI
SMT SUCHISMITA MUKHERJEE

AND WHEREAS said D.P. Construction mutated its name before the KMC and became the owner of **ALL THAT** the piece and parcel of Shali Plot of Land measuring an area **04 Katha 13 Chittacks 3.376 Sq.Ft. as per present physical measurement** within the local limits of Kolkata Municipal Corporation, KMC ward No.109, Assessee No.311090868218, Premises No.3413, Nayabad under P.S-Purba Jadavpur now Panchasayar, Kolkata-700094, ADSR-Sealdah in the District South 24 Parganas.

AND WHEREAS thus the present owner herein also recorded its land in the record of the B.L.&L.R.O., Vide L.R. Khatian No.3165 of L.R. Dag No.104 of said Mouza-Nayabad, J.L. No.25.

AND WHEREAS now the present LAND OWNER herein is the absolute Owner of the said Bastu Plot of Land measuring an area **04 Katha 13 Chittacks 3.376 Sq.Ft. as per present physical measurement** situate at Mouza-Nayabad, Pargana-Khaspur, J.L. No.25, R.S. No.3, Touzi No.56, comprised in R.S. Khatian Nos.117, 119 & 121 under R.S. Dag No.104, within the local limits of Kolkata Municipal Corporation, Ward No.109, Assessee No.311090868218, Premises No.3413, Nayabad under P.S.-Purba Jadavpur now Panchasayar, Kolkata-700094, ADSR-Sealdah in the District South 24 Parganas and due to some unavoidable circumstances declared to sell the said land at or for the Total Consideration of **Rs.82,50,000/- (Rupees Eighty Two Lakhs Fifty Thousand)** only and the Vendor herein agreed to sell the said land at the said consideration to the Purchasers herein.

NOW THIS INDENTURE WITNESSETH that in pursuance of the Verbal Agreement between the above parties and in Consideration of the said sum of **Rs. 82,50,000/- (Rupees Eighty Two Lakhs Fifty Thousand)** only being the full consideration money, well and truly paid by the PURCHASERS to the VENDOR on or before the execution of this Deed (the receipt whereof the VENDOR do hereby admit and acknowledge as per Memo of Consideration hereunder and of and from the payment of the same, the VENDOR do hereby acquit, release and forever discharge the said PURCHASERS as well as the said land hereby sold) the VENDOR do hereby, grant, transfer, convey, sell assign and assure unto the PURCHASERS **ALL THAT** the piece and parcel of Shali Land measuring an area **04 Katha 13 Chittacks 3.376 Sq.Ft.** more or less, be the same lying and situate at Mouza-Nayabad, Pargana-Khaspur, J.L. No.-25, R.S. No.-3, Touzi No.-56 comprising in R. S. Khatian Nos.-117, 119 & 121 under R.S. Dag No.-104, within the local limits of Kolkata Municipal Corporation, KMC ward No.109, Assessee No.311090868218, Premises No.3413, Nayabad under P.S-Purba Jadavpur now Panchasayar, Kolkata-700094, ADSR-Sealdah in the District South 24 Parganas which is more fully described in the Schedule hereunder written and delineated in the plan annexed hereto and depicted by RED border lines OR HOWSOEVER

NS CONSTRUCTION

Niloy Prokash Gangoli
Partner

NS CONSTRUCTION

Gautam Dey
Partner

Niloy Prokash Gangoli
Lutma Dey
 NILOY PROKASH GANGOLI
 & GAUTAM DEY

As a Constituted Attorney of

Sri Niloy Prokash Gangoli
Smt Suchismita Mukherjee
 SRI NILOY PROKASH GANGOLI
 SMT SUCHISMITA MUKHERJEE

OTHERWISE the said land and hereditaments now is or are or heretofore was or were situated, butted, bounded, called, known, numbered described or distinguished TOGETHER WITH all paths, passages, ways, sewers, drains, hedges, water, water-courses and all other former rights, liberties, benefits, privileges, advantages, easements, appurtenances whatsoever to the said land belonging to or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainders and the rents, issues and profits thereof and all the estate, right, title interest, claim and demand whatsoever both all Laws and in equity of the VENDOR into or upon the said land and every part thereof AND all the deeds, patahs, muniments, writings, evidences of title whatsoever which now are or hereafter may be in the custody, power, control or possession of the VENDOR or any person or persons from whom the VENDOR any procure the same without any lawful action or suit TO HAVE AND TO HOLD the said land and hereditaments so to be unto the PURCHASERS absolutely forever free from all encumbrances, charges, liens, impendence whatsoever.

AND THE VENDOR DO HEREBY COVENANT WITH THE PURCHASERS AS FOLLOWS :-

THAT notwithstanding any act, deed, matter, things whatsoever made done, executed or knowingly suffered to the contrary the VENDOR now have good right, full power, absolute authority and indefeasible title to grant, transfer and convey the said land hereby sold or expressed or intended so to be unto and to the use of the PURCHASERS in the manner aforesaid.

AND the PURCHASERS shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said land or every part thereof and pay the rents to the Collector, South 24 Parganas, upon getting their names mutated in the office of B.L. & L.R.O.-Kolkata and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from or under or in trust for the VENDOR or any of its predecessors-in-title and that free and clear and freely and clearly and absolutely acquitted, exonerated, discharge, saved, harmless and keep the PURCHASERS indemnified from or against all charges, encumbrances made or suffered by the VENDOR or any person or persons lawfully or equitably claiming as aforesaid.

FURTHER the VENDOR and all persons having lawfully or equitably claiming any estate or interest upon the said land or any part thereof from under or in trust for the VENDOR shall and will from time to time or at all times hereafter at the costs and request of the PURCHASERS do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further better and more perfectly assuring and conveying the said land to and unto the said PURCHASERS as shall or may be reasonably required.

The VENDOR also declared that the land hereby sold has not been previously leased, mortgaged, sold nor in any way transferred and there are no charges, liens, lispendences or any attachments, there is no Case, Suit or Proceeding pending before any Court of Law and

NS CONSTRUCTION

Niloy Prokash Gangoli
 Partner

NS CONSTRUCTION

Lutma Dey
 Partner

the said land has not been acquired nor requisitioned by the Govt. of West Bengal and fall under any alignment. The VENDOR sold the said land while having Khas possession and delivered possession of the said land to the PURCHASERS.

The PURCHASERS, their heirs, executors, administrators, legal representatives and assigns shall be allowed and/or permitted to use perpetuity of Road as shown in the plan annexed hereto with right to take electric, tap water, drainage etc. connections through over and under the said Road with all easement rights thereto.

If any of the statements or covenants made hereinbefore is found to be false, untrue or any defect in title is detected hereafter the VENDOR shall be liable for the same. The VENDOR also under take to compensate the losses if sustained by the PURCHASERS.

The PURCHASERS shall be entitled to effect mutation of their name as the PURCHASERS of the said Land in the records of B.L. & L.R.O.-Kolkata and other authorities at their own costs.

The PURCHASERS shall has absolute right to let out Lease Sell, Mortgage, Gift, Transfer or in any way deal with or dispose of the said Land and the said rights are heritable and transferable. In addition to the rights and privileges to which the PURCHASERS are and shall be entitled according to the law for the time being in force in respect of the said land.

The said above mentioned property in the schedule hereunder written is free from all encumbrances, liens, lispence, charges, mortgages, acquisition and requisition.

The Owners/ VENDOR have not obtained any loan from any office and/or concern or person or Bank or financial Institutions keeping lien and/or charged and/or mortgaged the schedule property mentioned in the schedule here under written.

SCHEDULE REFERRED TO ABOVE

(Description of the land intended to be conveyed herewith)

ALL THAT the piece and parcel of Shali Land measuring an area 04 Katha 15 Chittacks 3.376 Sq.Ft. more or less, be the same lying and situate at Mouza-Nayabad, Pargana-Khaspur, J.L. No.-25, R.S. No.-3, Touzi No.-56 comprising in R. S. Khatian Nos.-117, 119 & 121, L.R. Khatian No.3165 under R.S. & L.R. Dag No.-104, within the local limits of Kolkata Municipal Corporation, KMC ward No.109, Assessee No.311090868218, Premises No.3413, Nayabad under P.S-Purba Jadavpur now Panchasayar, Kolkata-700094, ADSR-Sealdah in the District South 24 Parganas to the Govt. of West Bengal. A site plan annexed herewith and marked with red boarder, which is butted and bounded as follows : *Structure 300 Sft*

On the North	:	5010 MM wide Black Top Road;
On the South	:	Vacant Land of R.S. Dag No. 105;
On the East	:	Vacant Land of R.S. Dag No. 104;
On the West	:	Land of R.S. Dag No.103 (P) D.H. II.;

NS CONSTRUCTION

Niloy Prakash Ganguli
Partner

NS CONSTRUCTION

Antony Dey
Partner

Niloy Prakash Ganguli
Antony Dey
NILOY PROKASH GANGOLI
& GAUTAM DEY

Constitute: Attorney of
SRI SUSANTA MALLICK
SRI NILOY PROKASH GANGOLI
SMT. SUCHISMITA MUKHERJEE

Niloy Prakash Ganguli

IN WITNESSES WHEREOF the Parties herein have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

In presence of:-

- 1) Kartick Subashan
Ambujan colony, Dalt. G.
PIN-743122
- 2) Aniruddha Bhattacharya
TA / Flat No. - 010 B
783, Anandapur
URBANA
Kolkata - 700107

D P CONSTRUCTION

[Signature]

Partner

D P CONSTRUCTION
[Signature]

Partner

Signature of the VENDOR

[Signature]
[Signature]
[Signature]

Signature of the Purchasers

Drafted and prepared by:

[Signature]

MR. SUKUMAR PAL

Advocate

High Court, Calcutta

Bar No. : 13

Enrolment No. : F-650/169/1999

Ph. : 2432-5368 / 9831144627

[Signature]
[Signature]
NILOY PROKASH GANGOLI
& GAUTAM DEY
As a Constituted Attorney of
SRI SUSANTA MALLICK
SRI NILOY PROKASH GANGOLI
SMT SUCHISMITA MUKHERJEE

NS CONSTRUCTION

[Signature]
Partner

NS CONSTRUCTION

[Signature]
Partner

Receipt and Memo of Consideration

Received from the within named PURCHASERS the within mentioned sum of Rs.82,50,000/- (Rupees Eighty Two Lakhs Fifty Thousand) only towards full of the consideration for sale of the Said Property described in the Schedule above, in the following manner :

Mode	Date	Number	Bank	Amount (Rs.)
DD	15.12.2023	267222	SBI, Kalikapur Branch	29,70,000/-
Manager's Cheque	15.12.2023	068350	HDFC, Salt Lake, Sector-I Branch	13,36,500/-
DD	15.12.2023	004893	Axis Bank, Sahid Nagar Branch	38,61,000/-
TDS	—	—	—	82,500/-
Total: (Rupees Eighty Two Lakhs Fifty Thousand) Only				82,50,000/-

WITNESSES:

1. Kartick Intoradha

2. Aniruddha Deukheyji

D P CONSTRUCTION

Rohit Chandra

Partner

D. P CONSTRUCTION

Paritosh Jaitu

Partner

Signature of the VENDOR

Niloy Prokash Gangoli

NILOY PROKASH GANGOLI
& GAUTAM DEY

As a Constitute: Attorney of
SRI SUSANTA MALLICK
SRI NILOY PROKASH GANGOLI
SMT SUCHISMITA MUKHERJEE

NS CONSTRUCTION

Niloy Prokash Gangoli

Partner

NS CONSTRUCTION

Niloy Prokash Gangoli

Partner

PLAN AT PREMISES NO. 3413, NAYABAD, KOLKATA - 700 094, SHOWING
BOUNDARY MEASUREMENT UNDER K.M.C. WARD NO. 109, BOROUGH NO. XII,
MOUZA - NAYABAD, J.L. NO. 25, R.S. DAG NO. 104 (P), R.S. KHATIAN NOS. -
117, 119 & 121, P.S. - PANCHASAYAR.
ASSESSEE NO. 31-109-08-6821-8.

AREA OF LAND = 322.220 SQ.M. (04K - 13CH - 3.376 SQ.FT.)

SHOWN IN RED BORDER =



SCALE - 1 : 150

R.S. DAG NO. 105 (P)
VACANT LAND
(R.T.S.)

18410



(R.T.S.)

R.S. DAG NO. 104 (P)
VACANT LAND

22570

R.S. DAG NO. 103 (P)
(I)

22270

10900

AVG. 4.975 M WIDE K.M.C. ROAD

NS CONSTRUCTION

Subhojit
Partner

NS CONSTRUCTION

Niloy Prokash Gangoli
Partner

Amanta Mallik
Niloy Prokash Gangoli
Suchismita Mukherjee
SIGN. OF PURCHASER

D P CONSTRUCTION

Debranj Chanda
Partner

D P CONSTRUCTION

Paritosh Chatterjee
Partner

Debranj Chanda
r. Debranj Chanda
Arch, MTRP, AIIA, AITP
eg. Architect & Town Planner
Reg. No.: CA/2003/31500

SIGN. OF L.B.A.

Niloy Prokash Gangoli
Subhojit
NILOY PROKASH GANGOLI
& GAUTAM DEY
As a Constituted Attorney of
SRI SUSANTA MALLICK
SRI NILOY PROKASH GANGOLI
SRI SUCHISMITA MUKHERJEE

SIGN. OF VENDOR

SPECIMEN FORM FOR TEN FINGER PRINTS



Red Chandra

(Left Hand)				
(Right Hand)				



Panitoo Galla

(Left Hand)				
(Right Hand)				



Dr. Ananda Mahapatra

(Left Hand)				
(Right Hand)				



Sushanta Bhattacharya

(Left Hand)				
(Right Hand)				

NS CONSTRUCTION

Partner

Constance Day
 NILAY PROKASH GANGOLI
 & GAUTAM DEY
 As a Constituent Attorney of
 SRI SUSANTA MALLICK
 SRI NILAY PROKASH GANGOLI
 SRI SUSHANTA MALLICK DEY

NS CONSTRUCTION
Nilay Prokash Gangoli

NS CONSTRUCTION
Constance Day
 Partner

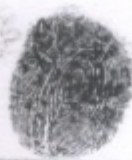
SPECIMEN FORM FOR TEN FINGER PRINTS



Niloy Prokash Ganguli



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)

Little

Ring

Middle

Fore

Thumb

(Left Hand)

Thumb

Fore

Middle

Ring

Little

(Right Hand)

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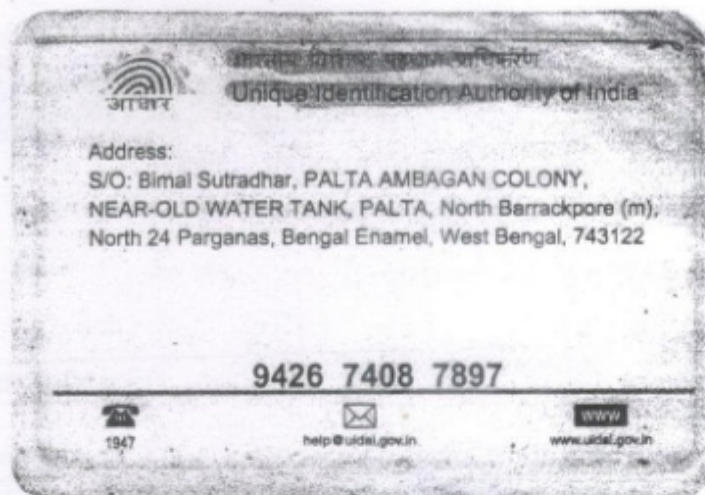
NS CONSTRUCTION

Niloy Prokash Ganguli
Partner

NS CONSTRUCTION

Indranil Dey
Partner

Indranil Dey
NILAY PROKASH GANGULI
& GAUTAM DEY
As a Constitute. Attorney of
SRI SUSANTA MALLICK
SRI NILAY PROKASH GANGULI
SMT SUCHISMITA MUKHERJEE



Kartick Sutradhar

Niloy Prokash Gangoli
Gautam De
NILOY PROKASH GANGOLI
& GAUTAM DEY
As a Constitute Attorney of
SRI SUSANTA MALLICK
SRI NILOY PROKASH GANGOLI
SMT SUCHISMITA MUKHERJEE

NS CONSTRUCTION

Niloy Prokash Gangoli
Partner

NS CONSTRUCTION

Gautam De
Partner

Major Information of the Deed

Deed No :	I-1603-19566/2023	Date of Registration	18/12/2023
Query No / Year	1603-2003049531/2023	Office where deed is registered	
Query Date	11/12/2023 9:09:42 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	SUKUMAR PAL B-16, SRINAGAR WEST, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700094, Mobile No. : 9831144627, 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. 82,50,000/-	Rs. 88,64,998/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 3,54,620/- (Article:23)	Rs. 88,696/- (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:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3413, , Ward No: 109 Pin Code : 700094

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	4 Katha 13 Chatak	81,00,000/-	86,62,498/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road, ,Last Reference Deed No :1603-I -02821 2021
Grand Total :				7.9406Dec	81,00,000 /-	86,62,498 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	1,50,000/-	2,02,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		300 sq ft	1,50,000 /-	2,02,500 /-	

Niloy Prokash Gangoli
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NILOY PROKASH GANGOLI
SUCHISMITA MUKHERJEE

NS CONSTRUCTION

Niloy Prokash Gangoli
 Partner



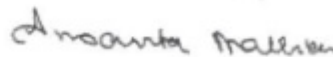



NS CONSTRUCTION

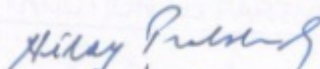
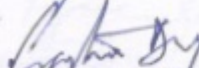
Gautam Dey
 Partner

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	D.P. CONSTRUCTION 49, RUPANJALI PARK, KALIKAPUR, City:- , P.O:- KALIKAPUR, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 , PAN No.:: AAxxxxxx1M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
Mr SUSANTA MALLICK Son of Mr KUBER CHANDRA MALLICK Executed by: Self, Date of Execution: 18/12/2023 , Admitted by: Self, Date of Admission: 18/12/2023 ,Place : Office			 Captured	
18/12/2023		LTI 18/12/2023	18/12/2023	
Son of Mr KUBER CHANDRA MALLICK 783, ANANDAPUR, MADURDHATOWER-6, 23RD FLLOR, Flat No: 2304, City:- , P.O:- ANANDAPUR, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFxxxxxx2R, Aadhaar No: 83xxxxxxxx3599, Status :Individual, Executed by: Self, Date of Execution: 18/12/2023 , Admitted by: Self, Date of Admission: 18/12/2023 ,Place : Office				
2	Name	Photo	Finger Print	Signature
Mr NILOY PROKASH GANGOLI (Presentant) Son of Mr JASO PRAKASH GANGOLI Executed by: Self, Date of Execution: 18/12/2023 , Admitted by: Self, Date of Admission: 18/12/2023 ,Place : Office			 Captured	
18/12/2023		LTI 18/12/2023	18/12/2023	
Son of Mr JASO PRAKASH GANGOLI 27, DEHI SREERAMPURE ROAD, City:- , P.O:- ENTALLY, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700014 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AIxxxxxx7G, Aadhaar No: 65xxxxxxxx8957, Status :Individual, Executed by: Self, Date of Execution: 18/12/2023 , Admitted by: Self, Date of Admission: 18/12/2023 ,Place : Office				



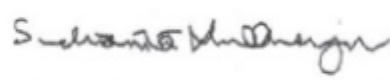


NILOY PROKASH GANGOLI & GAUTAM DEY
 As a Constitute Attorney of
SRI SUSANTA MALLICK
SRI NILOY PROKASH GANGOLI
SMT SUCHISMITA MUKHERJEE

NS CONSTRUCTION



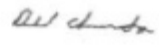


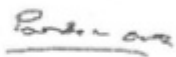
 Partner

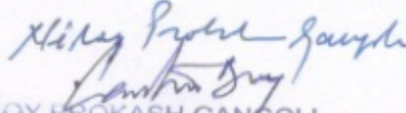
NS CONSTRUCTION

 Partner

3	Name	Photo	Finger Print	Signature
	Smt SUCHISMITA MUKHERJEE Wife of Mr ANIRUDDHA MUKHERJEE Executed by: Self, Date of Execution: 18/12/2023 , Admitted by: Self, Date of Admission: 18/12/2023 ,Place : Office		 Captured	
	18/12/2023	18/12/2023	18/12/2023	
Wife of Mr ANIRUDDHA MUKHERJEE 783, ANANDAPUR, MADURDHA, City:- , P.O:- ANANDAPUR, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AKxxxxxx9D, Aadhaar No: 63xxxxxxxx7352, Status :Individual, Executed by: Self, Date of Execution: 18/12/2023 , Admitted by: Self, Date of Admission: 18/12/2023 ,Place : Office				

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Mr DILIP CHANDA Son of Late NETAI CHANDA Date of Execution - 18/12/2023, , Admitted by: Self, Date of Admission: 18/12/2023, Place of Admission of Execution: Office		 Captured	
	Dec 18 2023 12:25PM	18/12/2023	18/12/2023	
92, PURBACHAL MAIN ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AVxxxxxx6B, Aadhaar No: 75xxxxxxxx1421 Status : Representative, Representative of : D.P. CONSTRUCTION (as PARTNER)				
2	Mr PARITOSH DUTTA Son of Mr RABIN DUTTA Date of Execution - 18/12/2023, , Admitted by: Self, Date of Admission: 18/12/2023, Place of Admission of Execution: Office		 Captured	
	Dec 18 2023 12:25PM	18/12/2023	18/12/2023	
90, PURBACHAL MAIN ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ALxxxxxx0N, Aadhaar No: 35xxxxxxxx5413 Status : Representative, Representative of : D.P. CONSTRUCTION (as PARTNER)				


NILOY PROKASH GANGOLI & GAUTAM DEY
As a Constitute Attorney of
SRI SUSANTA MALLICK
SRI NILOY PROKASH GANGOLI
SMT SUCHISMITA MUKHERJEE

NS CONSTRUCTION

Partner

NS CONSTRUCTION

Partner

Identifier Details :

Name	Photo	Finger Print	Signature
Mr KARTICK SUTRADHAR Son of Late BIMAL SUTRADHAR AMBAGAN COLONY, PALTA, City:- , P.O:- BENGAL ENAMEL, P.S:-Noapara, District:-North 24-Parganas, West Bengal, India, PIN:- 743122		 Captured	
	18/12/2023	18/12/2023	18/12/2023

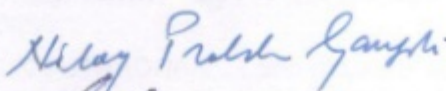
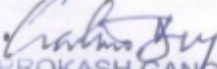
Identifier Of Mr DILIP CHANDA, Mr PARITOSH DUTTA, Mr SUSANTA MALLICK, Mr NILOY PROKASH GANGOLI, Smt SUCHISMITA MUKHERJEE

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	D.P. CONSTRUCTION	Mr SUSANTA MALLICK-2.64687 Dec, Mr NILOY PROKASH GANGOLI-2.64687 Dec, Smt SUCHISMITA MUKHERJEE-2.64687 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	D.P. CONSTRUCTION	Mr SUSANTA MALLICK-100.00000000 Sq Ft, Mr NILOY PROKASH GANGOLI-100.00000000 Sq Ft, Smt SUCHISMITA MUKHERJEE-100.00000000 Sq Ft



NILOY PROKASH GANGOLI
& GAUTAM DEY
 As a Constitute Attorney of
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SRI NILOY PROKASH GANGOLI
SMT SUCHISMITA MUKHERJEE

NS CONSTRUCTION


 Partner

NS CONSTRUCTION


 Partner

Endorsement For Deed Number : I - 160319566 / 2023

On 18-12-2023

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

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

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

Presented for registration at 12:03 hrs on 18-12-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr NILOY PROKASH GANGOLI, one of the Claimants.

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 88,64,998/-

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

Execution is admitted on 18/12/2023 by 1. Mr SUSANTA MALLICK, Son of Mr KUBER CHANDRA MALLICK, 783, ANANDAPUR, MADURDHATOWER-6, 23RD FLOOR, Flat No: 2304, P.O: ANANDAPUR, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Business, 2. Mr NILOY PROKASH GANGOLI, Son of Mr JASO PRAKASH GANGOLI, 27, DEHI SREERAMPORE ROAD, P.O: ENTALLY, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Business, 3. Smt SUCHISMITA MUKHERJEE, Wife of Mr ANIRUDDHA MUKHERJEE, 783, ANANDAPUR, MADURDHA, P.O: ANANDAPUR, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Business

Identified by Mr KARTICK SUTRADHAR, , Son of Late BIMAL SUTRADHAR, AMBAGAN COLONY, PALTA, P.O: BENGAL ENAMEL, Thana: Noapara, , North 24-Parganas, WEST BENGAL, India, PIN - 743122, by caste Hindu, by profession Service

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

Execution is admitted on 18-12-2023 by Mr DILIP CHANDA, PARTNER, D.P. CONSTRUCTION (Partnership Firm), 49, RUPANJALI PARK, KALIKAPUR, City:- , P.O:- KALIKAPUR, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Identified by Mr KARTICK SUTRADHAR, , Son of Late BIMAL SUTRADHAR, AMBAGAN COLONY, PALTA, P.O: BENGAL ENAMEL, Thana: Noapara, , North 24-Parganas, WEST BENGAL, India, PIN - 743122, by caste Hindu, by profession Service

Execution is admitted on 18-12-2023 by Mr PARITOSH DUTTA, PARTNER, D.P. CONSTRUCTION (Partnership Firm), 49, RUPANJALI PARK, KALIKAPUR, City:- , P.O:- KALIKAPUR, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Identified by Mr KARTICK SUTRADHAR, , Son of Late BIMAL SUTRADHAR, AMBAGAN COLONY, PALTA, P.O: BENGAL ENAMEL, Thana: Noapara, , North 24-Parganas, WEST BENGAL, India, PIN - 743122, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 88,696.00/- (A(1) = Rs 88,650.00/- , 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 88,664/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/12/2023 10:05AM with Govt. Ref. No: 192023240317485168 on 15-12-2023, Amount Rs: 88,664/-, Bank: SBI EPay (SBlePay), Ref. No. 8974917309225 on 15-12-2023, Head of Account 0030-03-104-001-16

Niloy Prokash Gangoli
Gautam De
**NILOY PROKASH GANGOLI
& GAUTAM DEY**
As a Constituted Attorney of
**SRI SUSANTA MALLICK
SRI NILOY PROKASH GANGOLI
SMT SUCHISMITA MUKHERJEE**

NS CONSTRUCTION

Niloy Prokash Gangoli
Partner

NS CONSTRUCTION

Paritosh Dutta
Partner

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,54,620/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 3,49,620/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7245, Amount: Rs.5,000.00/-, Date of Purchase: 12/12/2023, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 15/12/2023 10:05AM with Govt. Ref. No: 192023240317485168 on 15-12-2023, Amount Rs: 3,49,620/-, Bank: SBI EPay (SBlePay), Ref. No. 8974917309225 on 15-12-2023, Head of Account 0030-02-103-003-02

Shan

Debasish Dhar

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

Niroy Prokash Gangoli

Gautam De

NILOY PROKASH GANGOLI
& GAUTAM DEY

As a Constituted Attorney of
SRI SUSANTA MALLICK

SRI NILOY PROKASH GANGOLI
SMT SUCHISMITA MUKHERJEE

NS CONSTRUCTION

Niroy Prokash Gangoli
Partner

NS CONSTRUCTION

Gautam De
Partner

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 537400 to 537420

being No 160319566 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.12.18 17:01:24 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 18/12/2023

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.

Chitra Dey
NILOY PROKASH GANGOLI
& GAUTAM DEY
As a Constituted Attorney of
SRI SUSANTA MALLICK
SRI NILOY PROKASH GANGOLI
SMT SUCHISMITA MUKHERJEE

NS CONSTRUCTION

Partner

NS CONSTRUCTION

Chitra Dey
Partner