

129/2026

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16.01.26

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AX 920870

Q. 2000032441/2026

Certified that this document is admitted to Registration. The signature of the person who has signed the document and the document are attached to the document.

Additional District Sub Registrar
16/01/26

THIS DEED OF CONVEYANCE IS MADE ON THIS THE 16th DAY OF January TWO THOUSAND AND TWENTY SIX (2026)

BETWEEN

15 DEC 2025

ক্রমিক নং 2658 তার
মূল্য 100/- ক্রেতার নাম

স্ট্যাম্প ভেঙার শ্রী বিশ্বজিত চক্রবর্তী
এ ডি এস আর. অফিস চাকদহ, নদীয়া

Raju nasim
PC East Halia Rd.
Hali-10



NILANJANA BANERJEE, OCI A330312, (PAN No. AUWPB094ON) daughter of Late Asok Kumar Banerjee alias Asok Banerjee, by Nationality - British Citizen, residing at Kingston Upon Thames, 73 Orme Road, KT 1 3SD U.K, hereinafter called the "**OWNER/VENDOR**" (which term and expression shall unless excluded by or repugnant to the subject and context be deemed to mean and include her heirs, successors, administrators, executors, representatives and /or assigns) of the **ONE PART.**

AND

AJMIR TOWER PRIVATE LIMITED, (PAN: AAICA6902G) (CIN NO. U70102WB2010PTC142724), a Private Limited Company incorporated in accordance with the provisions of the Companies Act 2013, having its Registered Office at Premises No. 1C, East Coolia Road, Kolkata 700010, Post Office Beliaghata, Police Station Beliaghata, previously at the Premises No. B/153/1/H/1, Beliaghata Main Road, Post Office and Police Station-Beliaghata, Kolkata-700 010 represented by it's Director namely **SRI RAJU NASKAR, (PAN : ADSPN9015D) (AADHAAR NO. 6827 1577 2633)** son of Sri Gobinda Naskar, by Faith-Hindu, by Occupation - Business, by Nationality - Indian, residing at Premises No. 95/G-5, Canal South Road, Post Office Dhapa and Police Station – Pragati Maidan, Kolkata-700105, hereinafter called, referred to and identified as **PURCHASER** (which terms and expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include their successors-in-office, executors, administrators, representatives and assigns) of the **OTHER PART.**



WHEREAS :

1. By a Deed of Conveyance dated 26th September 1975 made between the Trustees for the Improvement of Calcutta (therein referred to as "the Board") of the One Part and Asok Kumar Banerjee alias Asok Banerjee (therein referred to as "the Purchaser") of the Other part and registered in the Office of the Sub-Register Sealdah, 24 Pargana, recorded in Book No. I, Volume 61, Pages, 100 to 104, being Deed No. 2080 for the year 1975, the Board therein granted conveyed and transferred in favour of the Purchaser therein **ALL THAT** a revenue free land containing an area of **410.66 sq. mt.** equivalent to **06 (Six) cottah 02 (Two) Chittak 10.3 (Ten point Three) Sq. Ft.**, more or less situated at Plot No.1 and 2 of the surplus land in Calcutta Improvement Scheme VI-M (S), formed out of old Premises No. 104, Narkeldanga Main Road, 107, Narkeldanga Main Road, Kankurgachi Road and comprised in Holding Nos. 78 (Por.), 48a(Por) and 366 in Sub-Divisional 11, 12 and 12, Division 5, Dihi Panchannogram, Police Station - Phoolbagan, within the ambit of Kolkata Municipal Corporation, under Assessee No. 110300200229, Post Office - Kankurgachi, Sub-Registration office Sealdah in the District of 24 Parganas, TOGETHER WITH ALL liberties, privileges, easement rights, appurtenances and appurtenances whatsoever of the said land hereditaments, free from all encumbrances absolutely and forever at or for the agreed consideration and the purchaser therein made payment of part consideration and agreed to secure the balance sum by creating mortgage/charge of the Land in favour of the Board.
2. By a Security Deed dated 26th September 1975 made between The Trustees for the Improvement of Calcutta and Asok Kumar Banerjee alias Asok Banerjee and registered with the Sub-Register Sealdah in Book No.1, Volume No. 58, Pages 216 to 223, Being Deed No. 2081 for the year 1975, the said Asok Kumar Banerjee alias Asok Banerjee created mortgage/charge over the Land as security for due payment of



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the balance consideration money due and payable by him under the Deed of Conveyance dated 26th September, 1975.

3. By an Indenture dated 9th January 1985 made between The Trustees for the Improvement of Calcutta (therein referred to as "the Board") of the One Part and Asok Kumar Banerjee alias Asok Banerjee (therein referred to as "the Releasee") of the Other part and registered in the office of Sub-Registrar Sealdah, 24 Parganas, recorded in Book No.1, Volume No.3, Pages 349 to 356, Being No. 136 for the year 1985, the Releasee made payment of the loan and interest due to the Board and the Board upon receipt of the entire principal amount with all interest due under the said Security Deed dated 26th September 1975, released, exonerated and forever discharged the Releasee from the Security Deed and the Land, morefully described in the Schedule therein, absolutely and forever. Thus Asok Kumar Banerjee alias Asok Banerjee became the absolute owner of the property morefully mentioned in the schedule hereunder written . He also mutated his name in the records of the then Calcutta Municipal Corporation now Kolkata Municipal corporation as owner of the said Property under Assessee No. 110300200229 and has been paying taxes regularly.
4. The said Asok Kumar Banerjee alias Asok Banerjee obtained plan from the then Calcutta Municipal Corporation now Kolkata Municipal corporation for construction of a residential building with mezzanine floor on his Land Vide Building sanctioned Plan dated 24.08.1977.
5. The said Dr. Asok Kumar Banerjee alias Asok Banerjee constructed a G + One storied residential building with Mezzanine floor on the Land, hereinafter jointly referred to as the said "Property") and also mutated his name in the records of the then Calcutta Municipal Corporation now Kolkata Municipal corporation as owner of the said Property under Assessee No. 110300200229 and has been paying taxes regularly.
6. The said Dr. Asok Kumar Banerjee alias Asok Banerjee out of natural love and affection desire towards his daughter Nilanjana Banerjee,



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gifted the SAID PROPERTY i.e. **ALL THAT** a piece and parcel of land measuring **410.66 sq. mts.** more or less equivalent to **06 Cottah 02 Chittaks 10.30 Sq. Ft.** more or less, together with 40 years old **G + One storied** residential house measuring **4052.15 sq. ft. (built up area more or less** (ground floor measuring 1930.03 sq.ft., First Floor measuring 2122.12 sq.ft.) at **Premises No. 1 CIT Road, Scheme No. VI-M(S), Kolkata - 700 054**, formed out of old Premises No. 104, Narkeldanga Main Road, 107, Narkeldanga Main Road, Kankurgachi Road and comprised in Holding Nos. 78 (Por.), 48a(Por) and 366 in Sub-Divisional 11, 12 and 12, Division 5, Dihi Panchannogram, Police Station - Phoolbagan, within the ambit of Kolkata Municipal Corporation, under Assessee No. 110300200229, Post Office - Kankurgachi, Sub-Registration office Sealdah in the District of 24 Parganas South, TOGETHER WITH ALL liberties, privileges, easement rights, appurtenances and appurtenances whatsoever of the said land hereditaments, free from all encumbrances, by dint of a Deed of Gift dated 07th July, 2022, registered at the office of Additional Registrar of Assurances-II, Kolkata, recorded in Book No. I, Volume No. 1902-2022, Pages 323352 to 323374, being Deed No. 190207847, for the year 2022.

7. The said Nilanjana Banerjee has duly recorded and mutated her name as owner in respect of the said property in the office of the Kolkata Municipal Corporation under Assessee No. 110300200229, the Premises No. as recorded with the KMC being P1, C.I.T. Scheme VI M/S/, and has been regularly paying all municipal taxes in respect thereof.

The Owner/Vendor being desirous of selling the SAID PROPERTY to the Purchaser and the Purchaser being desirous of acquiring the SAID PROPERTY free from all encumbrances, claims, demands, burdens and encumbrances have held several negotiation with each other. The Owner/Vendor has agreed to sell, transfer and convey the **ALL THAT** a



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piece and parcel of land measuring **410.66 sq. mts.** more or less equivalent to **06 Cottah 02 Chittaks 10.30 Sq. Ft.** more or less, together with 40 years old **G + One storied** residential house measuring **4052.15 sq. ft. (built up area more or less** (ground floor measuring 1930.03 sq.ft., First Floor measuring 2122.12 sq.ft.) at **Premises No. 1 CIT Road, Scheme No. VI-M(S), Kolkata - 700 054,** (as per KMC record P1, C.I.T. Scheme VI M/S/) formed out of old Premises No. 104, Narkeldanga Main Road, 107, Narkeldanga Main Road, Kankurgachi Road and comprised in Holding Nos. 78 (Por.), 48a(Por) and 366 in Sub-Divisional 11, 12 and 12, Division 5, Dihi Panchannogram, Police Station - Phoolbagan, Post Office - Kankurgachi, within the Kolkata Municipal Corporation, under Assessee No. 110300200229, Sub-Registration office Sealdah in the District of 24 Parganas (S), TOGETHER WITH ALL liberties, privileges, easement rights, appurtenances and appurtenances whatsoever of the said land hereditaments, free from all encumbrances, referred to as the **SAID PROPERTY**, morefully described in the **SCHEDULE**, written hereunder to the Purchaser, forever. The Owner/Vendor made in favour of the Purchaser declarations, confirmation, undertakings, assurances and representations as are true, accurate whole, complete and within the personal knowledge of the Owner/Vendor and the same are reproduced herein :

- A. The said Property is free from all encumbrances, charges, liens, lispence, claims, demands, mortgages, leases, tenancies, licences, occupancy rights, trusts, debutters, prohibitions, restrictions, restrictive covenants, executions, acquisitions, requisitions, attachments, vestings, alignments, easements, liabilities and lispensens whatsoever.
- B. There is no restriction on sale or transfer of the said Property or any subsisting order, proceeding, notification, declaration or notice encumbering the said Property and no part of the same has been vested, acquired and/or requisitioned under any law and/or affected by the Land Acquisition Department and/or any other bodies or authorities.



- C. The said Property is within the ceiling limit under the West Bengal Land Reforms Act, 1955 and no part of the said Property is either excess land and/or is liable to be vested under the said Act or any other law and no notice, order or direction has been issued and no proceedings has commenced or are pending in respect of the SAID PROPERTY.
- D. No suit, proceeding, litigation or arbitration has been filed or initiated or is pending in any Court of law, tribunal, judicial, quasi-judicial, statutory or any other body or authority affecting the said Property and/or any part thereof and/or the right, title and interest of the Vendor or the Vendor' predecessors-in-title. No injunction or attachment or other order has been passed or is subsisting in relation to the said Property or any part thereof.
- E. No person or persons whosoever has or have any claimed to have any right of pre-emption over and/or in respect of the said Property or any part thereof. The said Property is not affected by or subject to any personal guarantee or security for securing any financial transaction or loan.
- F. The Vendor has not entered into any understanding, agreement or arrangement, written or oral, of any nature whatsoever with anyone for sale and/or for otherwise dealing with, relating to and/or concerning the said Property or any portion thereof and no third party rights has or have been created in respect of the same.
- G. The Vendor has been and is in actual peaceful, physical, vacant, khas possession of the said Property and every portion thereof absolutely and have been personally enjoying and using the same without any interruption/hindrance whatsoever and there is no encroachment whatsoever in respect of any portion of the said Property.



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- H. The Vendor and/or the Vendor's predecessors-in-title has not in any way dealt with the said Property or any part or portion thereof whereby the right, title and/or interest of the Vendor and/or the Vendor's predecessors-in-title as to the ownership, use, enjoyment and/or sale of the said Property or any part or portion thereof is or may be affected in any manner whatsoever. The Vendor and/or the Vendor's predecessors-in-title have not used the said Property or any part or portion thereof for any purpose other than that for which the same was meant and have not committed default of and/or contravened any provision of law applicable to the said Property or any part thereof.
- I. No mortgage, charge or lien has been created or is existing in respect of the said Property or any part thereof by way of deposit of title deeds or otherwise in any manner whatsoever.
- J. The Vendor's predecessors-in-title were and the Vendor is lawfully entitled to own and transfer the said Property under the relevant laws governing the same and there is no restriction or bar, legal or otherwise, to the Vendor selling the said Property to the Purchaser in the manner herein.
- K. That as on the date of execution of these presents the Vendor herself has good marketable right, full power and absolute authority to deal with and dispose of the **SAID PROPERTY**, morefully and particularly described in the **SCHEDULE**, written hereunder in the manner contemplated by these presents in favour of the Purchaser and that they have not debarred or restricted by any events or any act, deed, matter or things whatsoever from so selling or transferring the SAID PROPERTY and every part and portion thereof to the Purchaser in the manner contemplated by these presents.



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- L. The title of the Owner/Vendor in respect of the SAID PROPERTY is good, marketable valid, subsisting and in force and has not been terminated, cancelled, forfeited and / or acquired and / or extinguished on account of any non-testamentary documents or any statutory laws as statutory actions and / or proceedings including any statutory notice, order, notification or other statutory action in accordance with the laws for the time being in force.
- M. That in the manner aforesaid Owner/Vendor has duly, fairly, truly, faithfully and completely disclosed all the material information and all acts, deeds, matters and things pertaining to the SAID PROPERTY and their ownership rights with respect thereto and have not concealed and / or misrepresented anything or any information from the Purchaser which if disclosed would render any ordinary prudent man, disinclined to go for purchasing the Said Properties, as is contemplated by these presents;
- I. The Vendor has agreed to sell to the Purchaser, and the Purchaser, relying on the aforesaid representations and assurances of the Vendor has agreed to purchase the said Property free from all encumbrances whatsoever as aforesaid at and for a total consideration of **Rs. 4,85,00,000/- (Rupees Four Crore Eighty Five Lacs only)** which has been duly paid to the Vendor by the Purchaser at or before the execution hereof as per Memo of Consideration written herein below and the Vendor have already put the Purchaser in vacant, peaceful, physical and khas possession of the said Property in its entirety.

NOW THIS DEED WITNESSES that in pursuance of the aforesaid total consideration of **Rs. 4,85,00,000/- (Rupees Four Crore Eighty Five Lacs only)** paid by the Purchaser as aforesaid at or before the execution of these presents, **to the Vendor**, (the receipts whereof the Vendor doth hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof doth hereby forever acquit release and



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discharge the Purchaser as well as the said Property hereby transferred and conveyed) the Owner/Vendor doth hereby grant, convey, sell, assure and assign unto the Purchaser whole of its right, title and interest in the **ALL THAT** a piece and parcel of land measuring **410.66 sq. mts.** more or less equivalent to **06 Cottah 02 Chittaks 10.30 Sq. Ft.** more or less, together with 40 years old **G + One storied** residential house measuring **4052.15 sq. ft. (built up area more or less** (ground floor measuring 1930.03 sq.ft., First Floor measuring 2122.12 sq.ft.) at **Premises No. 1 CIT Road, Scheme No. VI-M(S), Kolkata - 700 054,** (as per KMC record P1, C.I.T. Scheme VI M/S/), formed out of old Premises No. 104, Narkeldanga Main Road, 107, Narkeldanga Main Road, Kankurgachi Road and comprised in Holding Nos. 78 (Por.), 48a(Por) and 366 in Sub-Divisional 11, 12 and 12, Division 5, Dihi Panchannogram, P.S.- Phoolbagan, P.O.- Kankurgachi, within Kolkata Municipal Corporation, under Assessee No. 110300200229, Sub-Registration office Sealdah in the District of 24 Parganas South, TOGETHER WITH ALL liberties, privileges, easement rights, appurtenances and appurtenances whatsoever of the said land hereditaments, free from all encumbrances, **TOGETHER WITH** other advantages, easements, lights, pits, areas, fences, sewers, drains, ditches, water, water courses, ways, paths, passages, shrubs and all manner of rights, liberties, easements, privileges, advantages, appurtenances and appurtenances whatsoever to the said property or any part or portion thereof belonging or in anywise appertaining or which with the same or any part or portion thereof now is or was at any time or times heretofore were or was held, used, occupied, enjoyed or reputed to belong or be appurtenant thereto **AND** all the rents, issues and profits of the said property and every part thereof **AND** all the estates, rights, title, interest, inheritance, uses, possessions, claims and/or demands whatsoever both at law or in equity of the Vendor into, upon or in respect **OF SAID PROPERTY FURTHER TOGETHER WITH** all the deeds, documents, writings, vouchers and all other evidences of title, relating to the **SAID PROPERTY** or any of them or any part thereof **AND ALL** the estates, rights, titles, uses, inheritance, properties, possession, benefits, claims and



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demands whatsoever at law and in equity of the Owner/Vendor into, out, of or upon the **SAID PROPERTY** or any part thereof and also benefits and advantages of all the statutory permissions, orders and approved plans relating to the **SAID PROPERTY** and the benefits of the various licenses, permits, registrations relating to the Said Properties, to and in favour of and unto the Purchaser all its rights, titles, interests in, of, or upon the **SAID PROPERTY**, free from all encumbrances of whatsoever nature and character **AND TO HAVE AND HOLD** all and singular the **SAID PROPERTY** hereby granted, conveyed, sold, released and assured or intended or expressed so to be together with all the rights members and appurtenances into and to the use and benefit of the Purchaser forever.

- 1) **FURTHER** the Owner/Vendor does hereby expressly covenant with the Purchaser that notwithstanding any act, deed, matter and thing by the Owner/Vendor or any person claiming by, from, through or under the Owner/Vendor or any of them or in trust for the Owner/Vendor has made, done, committed or omitted or knowingly suffered to the contrary to the Owner/Vendor has good right, full power and absolute authority to grant, sell, convey, and assure the **SAID PROPERTY** unto and to the use of Purchaser **AND** it shall be lawful for the Purchaser from time to time and at all times hereinafter to peaceably and quietly to have, hold, enter upon, possess, occupy, use and enjoy the **SAID PROPERTY** and to receive all rents, issues, profits, and proceeds thereof for the Purchaser's own use and benefit without any said lawful eviction, interruption claim and demand whatsoever from or to claim by, from, under or in trust for them or any of them.
- 2) **AND THAT** the Purchaser shall own and hold the **SAID PROPERTY** free and clear and freely and clearly and absolutely acquitted exonerated released and forever discharged or otherwise by the Owner/Vendor well and sufficiently saved defended kept harmless



and indemnified of from and against all former and other estates title charge and encumbrances whatsoever either already or hereafter had made executed occasioned or suffered by the Owner/Vendor or by any other person or persons lawfully or equitably claiming or to claim by from under or in trust for them or any of them. With execution of these presents the Purchaser shall become the absolute owner of the **Said Property** and shall be entitled to sell, transfer and convey to any third Party without any hindrance as absolute owner.

AND FURTHER THAT the Owner/Vendor, from time to time and as and when called upon to do so shall and will at the costs, expenses and charges of the Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matters, things, conveyances, and assurances in the law whatsoever for the better further and more perfectly and absolutely granting releasing, conveying and assuring the SAID PROPERTY and every of them and every part thereof hereby granted, released, conveyed and assured unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required by the Purchaser, their successors/assigns or by its counsel in law; the Owner/Vendor do hereby covenant with the Purchaser the Owner/Vendor has not at any time heretofore made, done, executed, omitted or knowingly or willingly permitted, suffered or been party or privy to any act, deed, matter or thing whereby or by reason or means whereof the Owner/Vendor is prevented from conveying, assigning, transferring and assuring the SAID PROPERTY in the manner aforesaid or whereby or by reason or means whereof the same or any part thereof are can, shall or may be charged encumbered, impeached or prejudicially affected in estate title or otherwise howsoever.

- 3) **THAT** the Owner/Vendor does hereby declare that the Owner/Vendor has handed over to the Purchaser, all original documents of title



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relating to, belonging to or connected with the SAID PROPERTY and the Owner/Vendor does hereby declare and confirm that the Owner/Vendor does not have any other document of title, in their possession, and should the Owner/Vendor come into possession of any document of or relating to title he shall and will hand over or cause to be handed over the same to the Purchaser or any person claiming through or under the Purchaser.

4) AND THAT the Owner/Vendor does hereby agree, admit, undertake, declare, represent, confirm, assure and covenant with the Purchaser as under:-

- a) That title of the Owner/Vendor to the SAID PROPERTY is clear, from all encumbrances and reasonable doubts (as on the date of these presents) including free from any adverse third party deal, arrangement, understanding, joint venture, partnership, sale, agreement, transfer, assignment, release, assurance, gift, charge, mortgage, lease, acquisition, requisition, litigation, Urban Land Ceiling, lien, tenancy, right of way, leave and licensee, easements, succession, inheritance, adoption, maintenance, any third party adverse civil, pecuniary or other right, title, interest and / or claim of whatsoever, marketable and free and beyond the reasonable doubts and that there is no objection, dispute, claim, demand raised or asserted or made by any third party or person.
- b) The Owner/Vendor is the sole and absolute owner of, and are otherwise well and sufficiently entitled to the SAID PROPERTY and are fully entitled to deal with the same without obtaining any prior permission or subsequent ratification from any third party or person/s whosoever which is supported by the revenue records.
- c) The Owner/Vendor has good right, full power and absolute authority to transfer and assign the SAID PROPERTY and, as incidental thereto, the right to hold, use, occupy possess and enjoy the Said Property.



- d) The SAID PROPERTY is not subject to any lispendens or attachment, either before or after judgment, or any other impediment of like nature till execution of these presents.
 - e) No proceedings have been initiated under any laws of Income Tax, Gift Tax, Wealth Tax, Estate Duty, nor there are any orders of attachment levied on the SAID PROPERTY and there are no arrears of taxes / liability / debts on the Said Properties.
 - f) That the Owner/Vendor hereby agree to indemnify the Purchaser and shall always keep the Purchaser indemnified from any kind of claim raised and/or miscellaneous expense that the Purchaser may be required to incur to defend any claim made by any person, including their group companies/firms or from directors or their family members, the Owner/Vendor shall reimburse the Purchaser suitably for any expense incurred for defending such claim.
 - g) The Owner/Vendor has absolute power to transfer the SAID PROPERTY without any suit, interruption, claim or demand whatsoever from or by the Owner/Vendor or any person or persons claiming by, from, through, under or in trust for the Owner/Vendor.
 - h) The Purchaser shall be at full liberty to sale, transfer and alienate the Said Property as absolute Owner unto and in favour of any Third Party without any hindrance from the end of the Owner/Vendor.
- 5) The Parties do hereby agree, admit, undertake, declare, represent, confirm, assure and covenant that:-**
- a) That recitals contained herein above shall form integral part of the operative portion of the presents and shall bind the parties hereto with full force and effect as if they were physically embodied herein.
 - b) That the Owner/Vendor has not violated provision of any of the relevant laws applicable to the purchase, user, enjoyment, occupation, possession and disposal of the Said Land or the Said Properties;



- c) That the Said Land/ SAID PROPERTY [or any part thereof] do not fall within the flood control lines of a dam, reservoir or water canal, Water Pipe line, Gas Pipe Line etc.;
- d) That the Said Land/ SAID PROPERTY[or any part thereof] are not forest land (Private or Reserved) ;
- e) That Owner/Vendor has not and any of them have not received any notice of acquisition or requisition from any of the concerned departments of the Central or State or Local Government or the Authorities appointed by them in respect of the Said Land or any of them or any part thereof..
- f) That the Owner/Vendor has neither mortgaged nor created any security, charge, lien, hypothecation, bailment pledge, claim, demand or burden on the Said Property in favour of any financial institution, bank, party or person/s and thus the title of the Owner/Vendor to the SAID PROPERTY is clear, marketable and free from reasonable doubts.
- g) That there is no Injunction Order or Attachment Order pronounced before or after the judgment passed by any Court of Law either in the State of West Bengal and / or any other Court restraining the Owner/Vendor from selling the Said Land.
- h) That against the execution hereof the Owner/Vendor has delivered to the Purchaser the vacant and peaceful and lawful possession of the SAID PROPERTY on the day of execution hereof.

THE PURCHASER DOTH HEREBY COVENANT WITH THE OWNER/VENDOR as follows:

- i.** The Purchaser shall mutate his name in the records of Kolkata Municipal Corporation as absolute Owner of the said Property and shall pay the Municipal Rates and Taxes independently, without any hindrance from the end of the Owner/Vendor.
- ii.** The Purchaser shall at all material times hereafter regularly make payment of Payment of KMC Tax, and other statutory taxes as shall be payable time to time.



iii. The Purchaser shall be entitled to enjoy easement rights, free ingress and egress, common passage, facilities, advantages and appurtenances as attached with the Said Property.

iv. The Purchaser shall be at full liberty to sale, transfer and alienate the Said Property as absolute Owner unto and in favour of any Third Party without any hindrance from the end of the Owner/Vendor.

THE SCHEDULE AS REFERRED ABOVE

SAID PROPERTY

ALL THAT a piece and parcel of land measuring **410.66 sq. mts.** more or less equivalent to **06 Cottah 02 Chittaks 10.30 Sq. Ft.** more or less, together with 40 years old **G + One storied** residential house measuring **4052.15 sq. ft. (built up area more or less** (ground floor measuring 1930.03 sq.ft., First Floor measuring 2122.12 sq.ft.) at **Premises No. 1 CIT Road, Scheme No. VI-M(S), Kolkata - 700 054**, (as per KMC record P1, C.I.T. Scheme VI M/S/) formed out of old Premises No. 104, Narkeldanga Main Road, 107, Narkeldanga Main Road, Kankurgachi Road and comprised in Holding Nos. 78 (Por.), 48a(Por) and 366 in Sub-Divisional 11, 12 and 12, Division 5, Dihi Panchannogram, Police Station - Phoolbagan, Post Office - Kankurgachi, within the ambit of Kolkata Municipal Corporation, under Assessee No. 110300200229, Sub-Registration office Sealdah in the District of 24 Parganas (South), TOGETHER WITH ALL liberties, privileges, easement rights, appurtenances and appurtenances whatsoever of the said land hereditaments, free from all encumbrances, butted and bounded by

ON THE NORTH : by P-4 and P-370, C.I.T. Road Scheme No.VI-M(S);

ON THE SOUTH : by 12.2. meters wide C.I.T. Road in C.I.T. Scheme No. VI-M(S);

ON THE EAST : by Plot No. 339, 339/1 & 340 in C.I.T. Scheme No.VI-M (S),

ON THE WEST : by P-3, C.I.T. Road Scheme No. VI-M (S);

The Site Plan/Map is attached with the Deed and the same is treated to be the Part of this Deed.



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

SIGNED SEALED AND DELIVERED by the withinnamed **VENDOR** at Kolkata in the presence of:

1. Arindam Chanda
6 Mysore Road
Kolkata - 700026

Nilanjana Banerjee
SIGNATURE OF THE VENDOR

2. Ramesh kr Somani
7911, L.B.S. Road,
Konnerger, Hooghly
712235

SIGNED SEALED AND DELIVERED by the withinnamed **PURCHASER** at Kolkata in the presence of:

1. Arindam Chanda

Ajmir Tower Private Limited
Director

SIGNATURE OF THE PURCHASER

2. Ramesh kr Somani

DRAFTED BY,


(DEBLINA SAHA)
Advocate

Alipore Judges Court
Kolkata :- 700027
Enrolment NO. :- WB/841/2014



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RECEIPT AND MEMO OF CONSIDERATION BY THE VENDOR
INCLUDING TDS

RECEIVED by the withinnamed Vendor of and from the withinnamed Purchaser the within mentioned sum of **Rs. 4,85,00,000/- (Rupees Four Crore Eighty Five Lacs only)** being the consideration in full payable under these presents as per Memo written hereinbelow :

MEMO OF CONSIDERATION

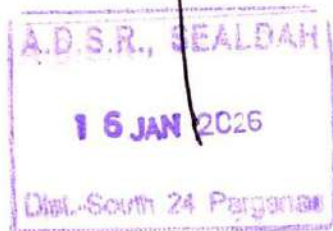
	NAME	DATE	DRAWN ON	CHEQUE NO. / RTGS	AMOUNT (RS.)
1.	NILANJANA BANERJEE	07-01- 2026	AXIS BANK	238864	25,00,000/-
2.	NILANJANA BANERJEE	07-01- 2026	AXIS BANK	238865	25,00,000/-
3.	NILANJANA BANERJEE	08-01- 2026	AXIS BANK	UTIBR52026010800 356377	50,00,000/-
4.	NILANJANA BANERJEE	14-01- 2026	AXIS BANK	UTIBR52026011400 355924	3,12,49,250/-
5.				By TDS	72,50,750/-
TOTAL					4,85,00,000/-

WITNESSES :

1. Arindam Chanda

2. Ramesh kr Somani

Nilanjana Banerjee
SIGNATURE OF THE VENDOR



DEED PLAN AT PREMISES NO :- 1 C.I.T ROAD, SCHEME NO. VI - M(S) , KOLKATA - 700 054, FORMED OUT OF OLD PREMISES NO. 104, NARKELDANGA MAIN ROAD, 107, NARKELDANGA MAIN ROAD, HOLDING NO :- 78 (POR.) , 48a(POR) AND 366 IN SUB DIVISION 11, 12 AND 12, DIVISION 5, DIHI PANCHANNOGRAM, P.S - PHOOLBAGAN , P.O - KANKURGACHI.

AREA OF LAND :-

(AS PER DEED) :- 06 K- 02 CH - 10.30 SQ.FT./ 4420 SQ.FT./ 410.656 SQ.M.

EXISTING GROUND FLOOR AREA :- 1930.03 SQ.FT.(M.L)

EXISTING FIRST FLOOR AREA :- 2122.12 SQ.FT. (M/L).



SITE PLAN

SCALE :- 1:200

Amir Tower Private Limited

[Signature]
Director

SIG. OF PURCHASER

Nilanjana Banerjee

SIG. OF VENDOR

Sanjoy Saha
SANJOY SAHA

Class-1, L.B.S. of K.M.C.
Regd. License No. 1048 (1)
OF KOLKATA MUNICIPAL CORPORATION

SIG. OF L.B.S.



		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

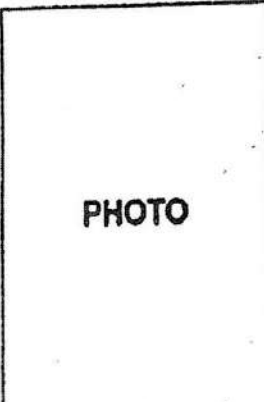
Name NILANJANA BANERJEE

Signature Nilanjana Banerjee

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name RAJU NASKAR

Signature Raju Naskar

		Thumb	1st finger	middle finger	ring finger	small finger
 PHOTO	left hand					
	right hand					

Name

Signature



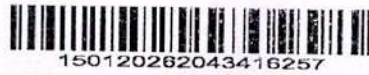
A.D.S.R., SEALDAH
16 JAN 2026
Dist. South 24 Parganas



Government of West Bengal

GRIPS 2.0 Acknowledgement Receipt

Payment Summary



150120262043416257

GRIPS Payment Detail

GRIPS Payment ID:	150120262043416257	Payment Init. Date:	15/01/2026 20:19:38
Total Amount:	3880720	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	8479803952526	BRN Date:	15/01/2026 20:20:23
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name:	Ms AJMIR TOWER PRIVATE LIMITED
Mobile:	9831550566

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192025260434162588	Directorate of Registration & Stamp Revenue	3880720
Total			3880720

IN WORDS: THIRTY EIGHT LAKH EIGHTY THOUSAND SEVEN HUNDRED TWENTY ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.







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



192025260434162588

GRN Details

GRN:	192025260434162588	Payment Mode:	SBI Epay
GRN Date:	15/01/2026 20:19:38	Bank/Gateway:	SBIePay Payment Gateway
BRN :	8479803952526	BRN Date:	15/01/2026 20:20:23
Gateway Ref ID:	933572802	Method:	Axis Bank-Corporate NB
GRIPS Payment ID:	150120262043416257	Payment Init. Date:	15/01/2026 20:19:38
Payment Status:	Successful	Payment Ref. No:	2000032441/2/2026
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Ms AJMIR TOWER PRIVATE LIMITED
Address:	1C EAST KULIA ROAD, KOLKATA- 700010
Mobile:	9831550566
Email:	ajmirtower@yahoo.in
Period From (dd/mm/yyyy):	15/01/2026
Period To (dd/mm/yyyy):	15/01/2026
Payment Ref ID:	2000032441/2/2026
Dept Ref ID/DRN:	2000032441/2/2026

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000032441/2/2026	Property Registration- Stamp duty	0030-02-103-003-02	3395020
2	2000032441/2/2026	Property Registration- Registration Fees	0030-03-104-001-16	485400
3	2000032441/2/2026	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300

Total 3880720

IN WORDS: THIRTY EIGHT LAKH EIGHTY THOUSAND SEVEN HUNDRED TWENTY ONLY.



Major Information of the Deed

Deed No :	I-1606-00130/2026	Date of Registration	16/01/2026
Query No / Year	1606-2000032441/2026	Office where deed is registered	
Query Date	05/01/2026 7:14:10 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Deblina Saha Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9903018178, 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. 4,85,00,000/-	Rs. 4,85,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 33,95,120/- (Article:23)	Rs. 4,85,400/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

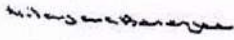
District: South 24-Parganas, P.S:- Phool Bagan, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: C I T SCH VIM/S/, Premises No: P1, , Ward No: 030 Pin Code : 700054

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	6 Katha 2 Chatak 10.3 Sq Ft	4,00,00,000/-	4,00,00,000/-	Width of Approach Road: 40 Ft.,
Grand Total :				10.1299Dec	400,00,000 /-	400,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4052.15 Sq Ft.	85,00,000/-	85,00,000/-	Structure Type: Structure, Status of Completion : Completed
Gr. Floor, Area of floor : 1930.03 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 2122.12 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		4052.15 sq ft	85,00,000 /-	85,00,000 /-	

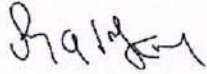
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Nilanjana Banerjee Daughter of Mr Asok Kumar Banerjee Executed by: Self, Date of Execution: 16/01/2026 , Admitted by: Self, Date of Admission: 16/01/2026 ,Place : Office	Photo  16/01/2026	Finger Print  Captured LTI 16/01/2026	Signature  16/01/2026
Kingston Upon Thames, 73, Orme Road, City:- , P.O:- Not Specified, United Kingdom, PIN:- KT13SD Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth: XX-XX-1XX9 , PAN No.: auxxxxx0n, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/01/2026 , Admitted by: Self, Date of Admission: 16/01/2026 ,Place : Office				

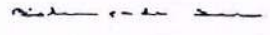
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ajmir Tower Private Limited 1C, East Coolia Road, City:- , P.O:- BELIAGHATA, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Date of Incorporation:XX-XX-2XX0 , PAN No.: AAxxxxx2G, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr RAJU NASKAR (Presentant) Son of Mr GOBINDA NASKAR Date of Execution - 16/01/2026, , Admitted by: Self, Date of Admission: 16/01/2026, Place of Admission of Execution: Office	Photo  Jan 16 2026 12:08PM	Finger Print  Captured LTI 16/01/2026	Signature  16/01/2026
95-G/5, Canal South Rd, City:- , P.O:- DHAPA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.: ADxxxxxx5D, Aadhaar No: 68xxxxxxxx2633 Status : Representative, Representative of : Ajmir Tower Private Limited (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BISHNUPADA SAHA Son of Late R G SAHA SEALDAH COURT, City:- , P.O:- ENTALY, P.S:-Entaly, District:-South 24- Parganas, West Bengal, India, PIN:- 700015		 Captured	
	16/01/2026	16/01/2026	16/01/2026
Identifier Of Mrs Nilanjana Banerjee, Mr RAJU NASKAR			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Nilanjana Banerjee	Ajmir Tower Private Limited-10.1299 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Nilanjana Banerjee	Ajmir Tower Private Limited-4052.15000000 Sq Ft

Endorsement For Deed Number : I - 160600130 / 2026

On 16-01-2026

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 11:07 hrs on 16-01-2026, at the Office of the A.D.S.R. SEALDAH by Mr RAJU NASKAR

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 4,85,00,000/-

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

Execution is admitted on 16/01/2026 by Mrs Nilanjana Banerjee, Daughter of Mr Asok Kumar Banerjee, Kingston Upon Thames, 73, Orme Road, P.O: Not Specified, United Kingdom, PIN - KT13SD, by caste Hindu, by Profession Others

Indetified by Mr BISHNUPADA SAHA, , , Son of Late R G SAHA, SEALDAH COURT, P.O: ENTALY, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700015, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 16-01-2026 by Mr RAJU NASKAR, DIRECTOR, Ajmir Tower Private Limited (Private Limited Company), 1C, East Coolia Road, City:- , P.O:- BELIAGHATA, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010

Indetified by Mr BISHNUPADA SAHA, , , Son of Late R G SAHA, SEALDAH COURT, P.O: ENTALY, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700015, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,85,400.00/- (A(1) = Rs 4,85,000.00/- ,E = Rs 400.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 4,85,400/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/01/2026 8:20PM with Govt. Ref. No: 192025260434162588 on 15-01-2026, Amount Rs: 4,85,400/-,
Bank: SBI EPay (SBlePay), Ref. No. 8479803952526 on 15-01-2026, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 33,95,020/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 33,95,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2659, Amount: Rs.100.00/-, Date of Purchase: 15/12/2025, Vendor name: B CHAKRABORTY

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/01/2026 8:20PM with Govt. Ref. No: 192025260434162588 on 15-01-2026, Amount Rs: 33,95,020/-,
Bank: SBI EPay (SBlePay), Ref. No. 8479803952526 on 15-01-2026, Head of Account 0030-02-103-003-02

Amitava Ghosal

Amitava Ghosal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2026, Page from 3526 to 3554
being No 160600130 for the year 2026.



Amitava Ghosal

Digitally signed by AMITAVA GHOSAL
Date: 2026.01.16 12:58:34 +05:30
Reason: Digital Signing of Deed.

(Amitava Ghosal) 16/01/2026
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.