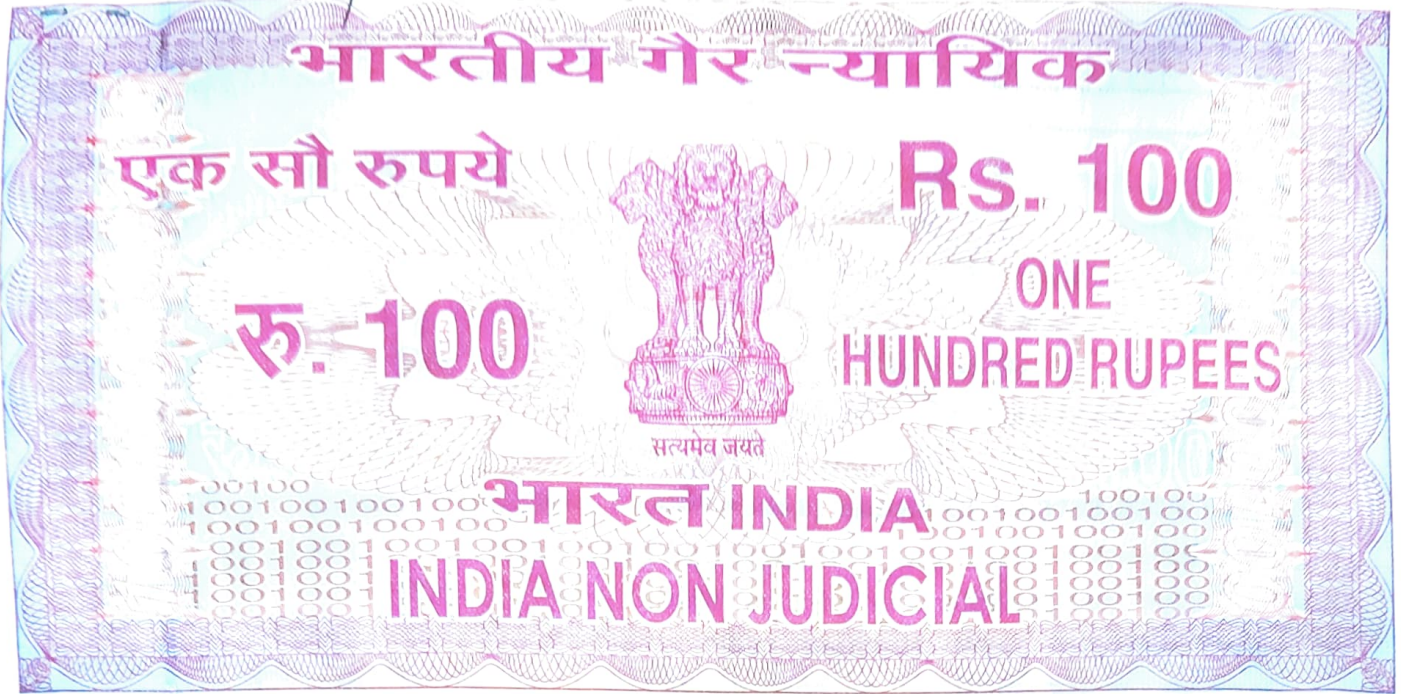


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I-16761/2025



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AW 260580

✓
28/11
8- 3188090

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

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

28 NOV 2025

DEED OF CONVEYANCE

THIS INDENTURE is made on this the 28th day of November, Two
Thousand and Twenty Five (2025) A.D.

BETWEEN

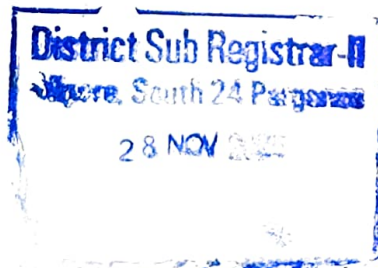
28 NOV 2025

Sl. No: 1935 Rs: 100/- Date:
Name: B. K. Halder
Address:

(ADV)
ALIPORE JUDGES' COURT

Sunit Halder
Licensed Stamp Vendor
Alipore Judges Court
Kolkata-700 027

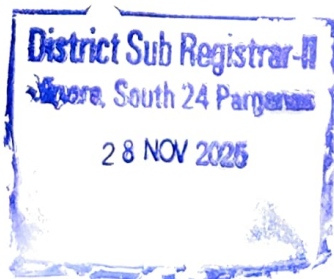
Sig:



(1) **MR INDRAJIT BARDHAN**, (OCI NO. A3635416 having Indian PAN:BMNPB3944E, AADHAAR No. 6539 3247 2085) son of Late Ranajit Mohan Bardhan, by faith-Hindu, by occupation-Service, by Nationality – U.S, at present residing at 1485, Fifth Avenue, Apartment-6A, New York, NY 10035, USA, having Indian address at Flat No. B-3, in Candida building of Hindustan Petroleum Officers Co-Operative Housing Society, Sector-9A, Plot No. 51A, Vashi, Navi Mumbai – 400703; and (2) **MRS. MAHUA GUHA**, (PAN : ANKPG4329B, AADHAAR NO.3783 2238 1887) wife of Mr. Gautam Guha and daughter of Late Ranajit Mohan Bardhan, by faith-Hindu, by occupation-Service, by Nationality – Indian, residing at 901, Prime Tower, Plot No. 79-83, Sector-21, Nerul, Post Office-Nerul, Police Station-Nerul, Navi Mumbai-400706; hereinafter jointly called and referred to as the **OWNERS/VENDORS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**. The Owner/Vendor No. 1 is being represented by his constituted Attorney, the Owner/Vendor No.2 **MRS. MAHUA GUHA**, (PAN : ANKPG4329B, AADHAAR NO.3783 2238 1887) wife of Mr. Gautam Guha and daughter of Late Ranajit Mohan Bardhan, by faith-Hindu, by occupation-Service, by Nationality – Indian, residing at 901, Prime Tower, Plot No. 79-83, Sector-21, Nerul, Post Office-Nerul, Police Station-Nerul, Navi Mumbai-400706, by virtue of a registered Power of Attorney dated 10.11.2025. The said Power of Attorney was registered at the Office of the Sub Registrar Thane-3, District-Thane, Being No. 23955, for the year 2025.

A N D

FIRSTBLISS ENTERPRISES PRIVATE LIMITED (PAN : AAFCF1645J, CIN : U74999WB2022PTC256032) a company incorporated under the provisions of the Companies Act, 2013 having its registered Office on the 3rd Floor, Raj Laxmi Apartment at Premises No.428, Parnasree Pally, Post Office - Parnasree, Police Station : Behala now Parnasree, Kolkata-700060, represented by its one of the Directors- **MR. DILIP TAHLANI** (PAN: ABVPT1246P, AADHAAR NO. 4737 6632 0240), son of Sri Thakurdas Tahlani, by faith-Hindu, by Occupation – Business, by Nationality-Indian, residing at Mailing Address No. 428, Parnasree Pally, Post Office- Parnasree, Police Station : Parnasree, Kolkata –700060,



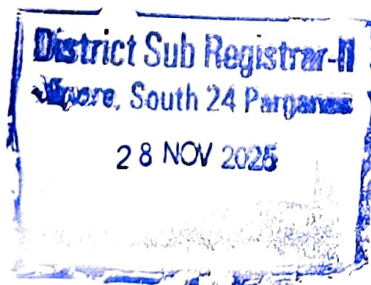
hereinafter called and referred to as the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, lawful entity holders, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS the State of West Bengal through its Land and Land Revenue Department acquired land measuring 75.77 acres, be the same or a little more or less, including Plot No. 227, C.S. Dag Nos. 357, 660 & 662, under C.S. Khatian No. 66 of Mouza-Behala, J.L. No. 2, Pargana- Balia, Police Station - Behala, District-24-Parganas for the purpose of residence of the allottee members of the Parnasree Pally Samavaya Samity Limited, a registered Society, registered under the West Bengal Co-operative Act 1940, having its registered Office at Parnasree Pally, Behala, District : 24-Parganas (hereinafter referred to as the "**Said Samity**") by Declaration No. 3176L. Dev. dated 25/03/1950 and published in the Calcutta Gazette dated 30/03/1950 under the provisions of the Land Development and Planning Act, 1948 and delivered khas possession of the land to the said Samity on 16.02.1951 and subsequent dates.

AND WHEREAS a Memorandum of Agreement dated 16.12.1950 was executed by and between the said Samity and the State Government of West Bengal inter alia, empowering the said Samity to develop and to complete the development scheme in respect of the property stated hereinabove.

AND WHEREAS the said Samity had accordingly developed the land segregating, dividing and sub-dividing the entire property into several plots for use and enjoyment for residential purposes by way of formation and making roads and opened out free access leading to the said plots under different Scheme.Nos. I, II, III and IV and offered to sell such plots to the members or Allottees of the said Samity.

AND WHEREAS one Sudhir Chandra Roy, son of Late Jogesh Chandra Roy, being one of the members, approached the authority of the said Samity expressing his eagerness for purchasing one of such plot, being Society Plot No. 227, measuring an area of 4(four) Cottahs 1 (one) Chittack 37 (thirty seven) Square Feet, be the same or little more or less, lying and situate in C.S. Dag Nos. 357, 660 & 662, under C.S. Khatian



No. 66 of Mouza-Behala, J.L. No. 2, Pargana- Balia, Police Station - Behala, within the South Suburban Municipality, District-24 Parganas.

AND WHEREAS the Authority of the said Samity agreed to sell, convey and transfer the said Society Plot No. 227, measuring an area of 4(four) Cottahs 1 (one) Chittack 37 (thirty seven) Square Feet, be the same or little more or less, lying and situate in C.S. Dag Nos. 357, 660 & 662, under C.S. Khatian No. 66 of Mouza-Behala, J.L. No. 2, Pargana- Balia, Police Station - Behala, within the South Suburban Municipality, District-24 Parganas, in favour of Sudhir Chandra Roy.

AND WHEREAS by virtue of a registered Deed of Indenture dated 25.09.1975, the said Samity sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring 4(four) Cottahs 1 (one) Chittack 37 (thirty seven) Square Feet, lying and situate in C.S. Dag Nos. 357, 660 & 662, under C.S. Khatian No. 66 of Mouza-Behala, J.L. No. 2, Pargana- Balia, Police Station - Behala, within the South Suburban Municipality, District-24 Parganas, in favour of Sudhir Chandra Roy, son of late Jogesh Chandra Roy. The said Deed Indenture was registered at the Office of the District Sub-Registrar Alipore, 24-Parganas and entered in Book No. I, Volume No.240, Page from 152 to 159, Being No.9817 for the year 1975.

AND WHEREAS after purchasing the aforesaid property, the said Sudhir Chandra Roy thus became absolutely and indefeasibly seized and possessed of the same as Owner thereof and enjoying it by paying all up to date taxes and outgoings to the appropriate authorities.

AND WHEREAS by virtue of a registered Deed of Sale dated 11.01.1982, the said Sudhir Chandra Roy sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring 4(four) Cottahs 1 (one) Chittack 37 (thirty seven) Square Feet, lying and situate in C.S. Dag Nos. 357, 660 & 662, under C.S. Khatian No. 66 of Mouza-Behala, J.L. No. 2, Pargana- Balia, Police Station - Behala, within the South Suburban Municipality, District-24 Parganas, in favour of Mamata Bardhan, wife of Ranajit Mohan Bardhan. The said Deed of Sale was registered at the Office of the District Registrar at Alipore and entered in Book No. I, Being No. 210 for the year 1982.

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District Sub Registrar-II
Alipore, South 24 Parganas
28 NOV 2025

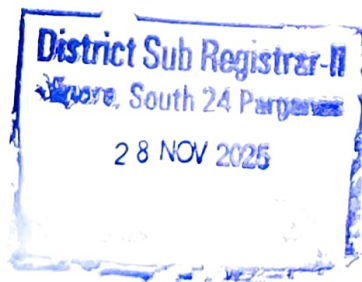
AND WHEREAS by virtue of Purchase, the same Mamata Bardhan, became the absolute Owner of the aforesaid property, owned and possessed of the same without interruption from anybody else and enjoying the same by paying taxes and outgoings to the appropriate authorities

AND WHEREAS the said Mamata Bardhan got a Plan Sanctioned from the Calcutta Municipal Corporation, for construction of a three storied building upon the aforesaid property and in conformity with the Sanction Plan, the said Mamata Bardhan, constructed a three storied building upon the aforesaid property.

AND WHEREAS subsequently, the aforesaid house property, included with the Kolkata Municipal Corporation and the said Mamata Bardhan, got her name mutated in the records of the Kolkata Municipal Corporation and the property has since been known as KMC Premises No. 110, Parnasree Pally Road No. IV, Police Station-Parnasree, Kolkata-700060, within the territorial limits of the Kolkata Municipal Corporation under Ward No. 131 under Assessee No. 41-131-16-0110-0, District: South 24-Pargnas and enjoying the same by paying taxes and outgoings to the appropriate authorities.

AND WHEREAS during her life time, the said Mamata Bardhan executed her last Will and Testament dated 07.11.2008 bequeathing her all movable and immovable assets and property in favour of her husband namely, Ranajit Mohan Bardhan. If the said Ranajit Mohan Bardhan does not survive then the entire assets and property distributed to her son namely, Indrajit Bardhan and daughter namely, Mahua Guha in equal share. By virtue of this last Will and Testament, Ranajit Mohan Bardhan was appointed as the sole executor. If the said Ranajit Mohan Bardhan predeceased, the said Mamata Bardhan, Suchita Ghosh, her younger sister to be the sole executrix of the said last Will and Testament. In case the said Suchita Ghosh is unable to act then Shanta Ghosh, her cousin to be sole executrix of the said last Will and Testament.

AND WHEREAS the said Mamata Bardhan died testate on 11.05.2020, leaving behind her last Will and Testament. After the demise of the said Mamata Bardhan, the said Suchita Ghosh, one of the executrix of the



said last Will and Testament filed application for obtaining Probate before the Hon'ble High Court at Calcutta, which was registered as P.L.A. No. 98 of 2022. It is pertinent to mention herein that the said Ranajit Mohan Bardhan, husband of the said Mamata Bardhan, predeceased on 02.03.2019.

AND WHEREAS after taking evidence and proof of the said Will, the Probate of the Will was granted and on payment of Court fees formal Probate was granted by the Hon'ble High Court at Calcutta.

AND WHEREAS in terms of the Will and its Probate, the said Indrajit Bardhan and Mahua Guha became the joint absolute Owners of the aforesaid house property being KMC Premises No. 110, Parnasree Pally Road No. IV, owned and possessed of the same without interruption from anybody else and got their names mutated in the records of the Kolkata Municipal Corporation under Assessee No. 41-131-16-0110-0 and enjoying the same by paying taxes and outgoings to the appropriate authorities.

AND WHEREAS the Vendors are the joint absolute Owners in respect of **ALL THAT** piece and parcel of land measuring 4(four) Cottahs 1 (one) Chittack 37 (thirty seven) Square Feet, whereupon a three storied building standing thereon, lying and situated in C.S. Dag Nos. 357, 660 & 662, under C.S. Khatian No. 66 of Mouza-Behala, J.L. No. 2, Pargana- Balia, at and being KMC Premises No. 110, Parnasree Pally Road No. IV, Police Station-Parnasree, Kolkata-700060, within the territorial limits of the Kolkata Municipal Corporation, in its Ward No. 131 under Assessee No. 41-131-16-0110-0, District: South 24-Pargnas, together with all rights of easements, amenities and facilities annexed thereto, which has been specifically mentioned in **SCHEDULE** written hereunder and hereinafter referred to as the **"Said Premises"**.

AND WHEREAS for diverse pecuniary reasons, the Owners/Vendors declared to sell the said Premises to the intending buyer/buyers.

AND WHEREAS after settlement of all the terms, the Owners/Vendors agreed to sell the said Premises to the Purchaser and the price for the said Premises has been settled at a total sum of Rs.1,99,000,00/- (Rupees One Crore Ninety Nine Lakh) only.



District Sub Registrar-II
Alipore, South 24 Parganas
28 NOV 2025

AND WHEREAS the Owners/Vendors do hereby assured, represented and covenant with the Purchaser as follows:-

- a. The Owners/Vendors as owner hereto, absolutely seized and possessed of and/or well and sufficiently entitled to the said Premises mentioned in the **SCHEDULE** hereunder.
- b. Save and except the, nobody else has any right, title, interest, claim and demand whatsoever or howsoever in respect of the said Premises.
- c. The Owners/Vendors do not hold any excess vacant land within the meaning or the Urban Land (Ceiling and Regulation) Act, 1976.
- d. The Owners/Vendors has not entered into any Agreement for Sale and/or Development Agreement or any other agreement or executed Power of Attorney whatsoever or howsoever prior to this Agreement in respect of the said Premises.
- e. The Owners/Vendors has good, clear and marketable title in respect of the said Premises.
- f. The said Premises is free from all encumbrances, lien etc.
- g. The Owners/Vendors have not sold transfers and assigns the said Premises or made any agreement in favour of any third party.
- h. The Owners/Vendors did not obtain loan from the Bank or Financial Institution or Private individuals keeping the said Premises as equitable mortgage.
- i. There is no legal bar or impediment restraining the Owners/Vendors from selling, transferring and/or dealing with disposing of the said Premises or any portion thereof in any manner whatsoever to the best of his knowledge and belief.
- j. The Owners/Vendors have lost the original Deed of Sale dated 11.01.1982, which was registered at the office of District Registrar at Alipore and entered in Book No. 1, Volume No. 240, Page from 152 to 159, Being No. 210 for the year 1982 from their custody and thereafter they lodged G.D.E Entry No.599 dated 08.10.2025 with the Parnasree Police Station and for which the Owners/Vendors caused to publish a General Notice in two daily newspapers, one English and another



District Sub Registrar-II
Alipore, South 24 Parganas
28 NOV 2025

Bengali daily namely "Time of India" and "Ei Samay" both dated 11.10.2025.

- k. The said Premises is not subject to any notice or acquisition or requisition.

AND WHEREAS the Purchaser has paid the entire consideration amount to the Owners/Vendors and the Owners/Vendors have delivered possession thereof to the Purchaser and hereby executes the Deed of Conveyance in respect of the said Premises in favour of the Purchaser.

- I. **NOW THIS INDENTURE WITNESSETH** :- That in pursuance of the negotiation and in consideration of the said sum of Rs.1,99,000,00/- (Rupees One Crore Ninety Nine Lakh) only paid by the Purchaser to the Owners/Vendors on or before the execution of this Deed, (the receipt whereof is being acknowledged by the Owners/Vendors as per memorandum of Consideration appended hereunder, the Owners/Vendors doth hereby grant, sale, convey, transfer, assign and assure unto the Purchaser and the Owners/Vendors has handover vacant possession of the said premises as morefully described in the **SCHEDULE** hereunder written **TOGETHER WITH** all homestead, trees, water-course, lights, liberties, privileges and easements whatsoever to the said Premises hereditaments or anywise apartment or normally held or enjoyed there with or reported to belong or to be apportionment thereto **OR HOWSOEVER OTHERWISE** the said land hereditaments and Premises now are or is at any time herein before were or was situated butted and bounded called known numbered described or distinguished **TOGETHER WITH ALL AND SINGULAR** all erections, walls, structures, fixtures, courtyards, areas, compounds and ground and soil thereof sewers, drains, ways, paths, passages, water, water courses, lights, benefits or other rights, liberties, easements, privileges, profits, advantages and appurtenances whatsoever thereto belonging or in anywise appertaining to or with the same or any part thereof now are or at any time heretofore were held used occupied or enjoyed therewith or reputed to belong or deemed taken or known as part and parcel or number thereof or appurtenant thereto with him and every of its appurtenances **AND THE REVERSION AND REVERSIONS REMAINDER AND REMAINDERS AND THE RENTS ISSUES AND PROFITS** of and from the said land hereditaments and



Premises hereby granted, sold, transferred, conveyed, assigned and assured or intended so to be **AND ALSO** to the production of **ANY OTHERS ORIGINAL DEEDS, PATTAHS, MUNIMENTS, WRITINGS AND EVIDENCES OF TITLE** whatsoever relating to or concerning the same or any part thereof, which now are or is or at any time heretofore were or was or hereafter shall or may be in the custody or possession or power of the Owners/Vendors or of any person or persons from whom the Owners/Vendors can or procure the same without any action or suit at law and in equity to the Purchaser **TO HAVE AND TO HOLD** the said land hereditaments and Premises hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other impediments whatsoever to alter defeat encumber or make void the same.

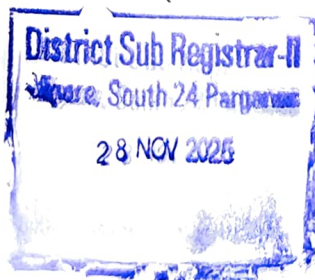
II. THE OWNERS/VENDORS DO HEREBY COVENANT WITH THE PURCHASER as follows:-

- i. In terms of the Will and its Probate, the Owners/Vendors become the absolute owner of the said Premises and the Owners/Vendors have the right, full power and absolute authority to grant, sell, convey, transfer, and assure the said Premises unto the Purchaser. By virtue of this Deed, the Owners/Vendors are transferring and/or selling absolute right, title and interest in respect of the said Premises.
- ii. Notwithstanding any acts deeds matters assurance or thing whatsoever by the Owners/Vendors made done executed occasioned or suffered to the contrary, the Owners/Vendors are now lawfully and rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said Premises.
- iii. The Purchaser shall and may from time to time and at all times hereafter peaceably and quietly possess and enjoy the said land hereditaments and Premises hereby granted sold transferred conveyed assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Owners/Vendors or any person or persons lawfully or equitable



claiming or to claim from through under or in trust for the Owners/Vendors.

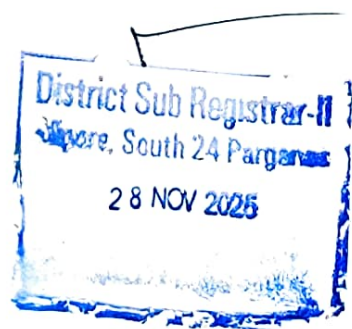
- iv. The said Premises hereby sold, conveyed and transferred unto the Purchaser is free and discharged from and against all and all manner of former or other estates rights title leases mortgages charges trusts wakfs, debutters attachments lispens claims and demands whatsoever created or made by the Owners/Vendors or their Predecessor-in-title or any person or persons claiming through under or in trust for the Owners/Vendors or any of their predecessor-in-title.
- v. The Owners/Vendors did not obtain loan from any Bank or financial institution keeping the Deed of Sale dated 11.01.1982, Being No. 210 for the year 1982 as equitable mortgage. The Deed of Sale dated 11.01.1982, Being No. 210 for the year 1982 has lost from the custody of the Owners/Vendors and if the said original Deed of Sale caused to be found, the Owners/Vendors shall handover the original Deed of Sale to the Purchaser.
- vi. The Owners/Vendors and all persons having or lawfully claiming any estate right, title, interest whatsoever in the said land hereditaments and Premises hereby granted, sold, transferred, conveyed, assigned and assured or any part thereof from under or in trust for the Owners/Vendors and the Owners/Vendors shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all deeds matters assurances and things whatsoever for further better or more perfectly and effectually granting, transferring, conveying, assigning and assuring the said land hereditaments and Premises hereby granted, sold, transferred, conveyed, assigned, assured and confirmed and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required. However, if it is found the said original Deed of Sale dated 11.01.1982, Being No. 210 for the year 1982 had been deposited to the Bank or Financial institution or any person keeping the said premises or part of it including the said premises as equitable mortgage, the Owners/Vendors shall refund the amount received by virtue of the this Deed of Conveyance along with interest @ 18% per annum to the Purchaser.



- vii. Simultaneously with the execution of this Deed, the Owners/Vendors have handed over possession of the said Premises in favour of the Purchaser and the Purchaser has acknowledged the receipt of the same.
- viii. That Owners/Vendors do hereby declare that the one Power of Attorney was executed on 10.11.2025, by the Owner No.1 in favour of the Owner No. 2 to acts, deeds and things his undivided 50% share out of the said premises, which was registered at the Office of the Sub Registrar Thane-3, District-Thane, Being No. 23955, for the year 2025, in the said Power of Attorney, the Volume number and page number of the aforesaid title deed Being No. 210 for the year 1982, which was registered at the Office of the District Registrar at Alipore, were inadvertently and recorded as Volume No.240, Page from 152 to 159, that such incorrect recording is purely accidental and clerical in nature, without any intention to mislead or suppress facts.
- ix. The Owners/Vendors shall help and assist in mutating the name of the Purchaser in records of the Kolkata Municipal Corporation and other authorities.
- x. The Purchaser shall have liberty to sell, transfer, assign and assure the Premises to the third party.

III. THE PURCHASER DOES HEREBY COVENANTS WITH THE OWNERS/VENDORS as follows :-

- i) The Purchaser has inspected the said Premises and has conducted due diligence and only after being fully satisfied about the title, measurements and all features and without reserving any claim in this regard in future, the Purchaser is completing the purchase hereunder.
- ii) The Purchaser shall regularly pay and discharge, all taxes, impositions and all other outgoings in connection with the said Premises.
- iii) The Purchaser has received peaceful vacant possession of the said Premises in its complete satisfaction.
- iv) By virtue of purchase of the said Premises, the purchaser became the absolute owner of the premises as mentioned in **SCHEDULE** hereunder written.



- v) The Purchaser shall be deducted as applicable under the law from the sale amount of Rs.1,99,000,00/- (Rupees One Crore Ninety Nine Lakh) only on or before execution and registration of the Deed of Conveyance upon payment of entire consideration amount and deposit it to the Income Tax Authority and hand over TDS Certificate to the Owners/Vendors.

THE SCHEDULE ABOVE REFERRED TO
(Description of the said Premises hereby sold)

ALL THAT piece and parcel of land measuring 4(four) Cottahs 1 (one) Chittack 37 (thirty seven) Square Feet, whereupon a three storied building standing thereon, measuring 4224 square feet, covered area (on the ground floor measuring 1410 Square feet covered area, on the first floor measuring 1435 Square feet covered area and on the second floor measuring 1379 Square feet covered area), lying and situated in C.S. Dag Nos. 357, 660 & 662, under C.S. Khatian No. 66 of Mouza-Behala, J.L. No. 2, Pargana- Balia, at and being KMC Premises No. 110, Parnasree Pally Road No. IV, Police Station-Parnasree, Kolkata-700060, within the territorial limits of the Kolkata Municipal Corporation, in its Ward No. 131 under Assessee No. 41-131-16-0110-0, District Sub Registrar office at Alipore and Additional District Sub Registrar office at Behala, District: South 24-Pargnas, together with all rights of easements, amenities and facilities annexed thereto, which is butted and bounded as follows:-

<u>ON THE NORTH</u>	:	By Premises No. 753/1, Parnasree Pally;
<u>ON THE SOUTH</u>	:	By 20 Feet wide KMC Road;
<u>ON THE EAST</u>	:	By Premises No. 226, Parnasree Pally;
<u>ON THE WEST</u>	:	By Premises No. 228, Parnasree Pally;

The said premises is delineated with "**Red**" border in the annexed plan to this Deed and the Plan should be treated as part of this Deed.



:: 13 ::

IN WITNESS WHEREOF the PARTIES have put their respective signatures on this the day, month and year first above written.

SIGNED SEALED & DELIVERED by the

PARTIES at Kolkata in the Presence of :-

WITNESSES :-

1. Pratik Kumar Sin
Plot 847 Block - P
New Alipore,
Kolkata - 700053.

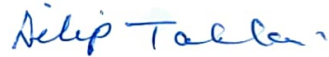


Mauha Guha for self and as Constituted
Attorney of Indrajit Bardhan

Signature of the **OWNERS/VENDORS**

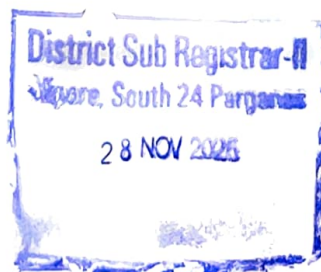
2. Gouram Jena
Aurore Judges Court
KOL- 700027

FIRSTBLISS ENTERPRISES PRIVATE LIMITED



DIRECTOR

Signature of the **PURCHASER**



MEMORANDUM OF CONSIDERATION

RECEIVED a sum of Rs.1,99,000,00/- (Rupees One Crore Ninety Nine Lakh) only as full and final consideration from the above named **PURCHASER** in respect of the said property mentioned in **SCHEDULE** hereinabove as per memo below:-

Particulars of the Consideration	Amount (Rs.)
Demand Draft No. 000095 dated 28.11.2025 drawn on HDFC Bank.	98,50,500/-
Demand Draft No. 000096 dated 28.11.2025 drawn on HDFC Bank.	85,27,150/-
T.D.S submitted on behalf of Indrajit Bardhan.	14,22,850/-
T.D.S submitted on behalf of Mahua Guha.	99,500/-
TOTAL	1,99,000,00/-

(Rupees One Crore Ninety Nine Lakh) only

WITNESSES :-

1. *Pintil Ven Su*

Mahua Guha

*Mauha Guha for self and as Constituted
Attorney of Indrajit Bardhan*

Signature of the OWNERS/VENDORS

2. *howlam Joma*

**Drafted by and Prepared
in the Office of :-**

Binay Kumar Seth
Binay Kumar Seth
Advocate

Enrolment No.F/32/13/2017
Alipore Judges' Court, Kolkata : 700027.

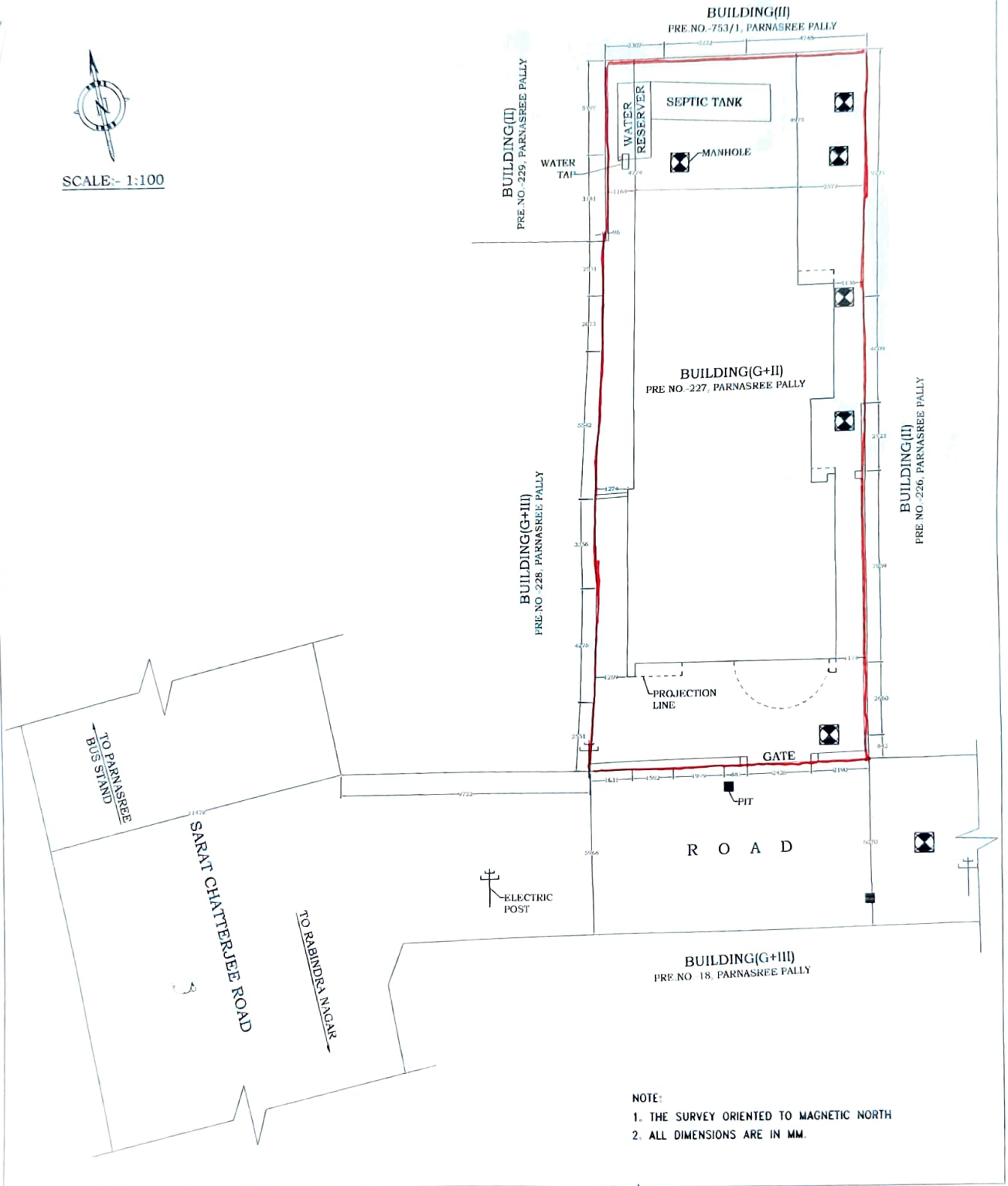


District Sub Registrar-II
Alipore, South 24 Parganas
28 NOV 2025

SURVEY PLAN OF PRE. NO. 110 PARNASREE PALLY ROAD AT P.S. & P.O.-PARNASREE, KOLKATA-700 060
LAND AREA=4 KATHA 1 CHATAK 37 SQ. FT. (MORE OR LESS)



SCALE:- 1:100



FIRSTBLISS ENTERPRISES PRIVATE LIMITED

Sikhi Taha.

DIRECTOR

Mahmud
 For sale self & as
 constituted attorney of
 Indrajit Bardhan.



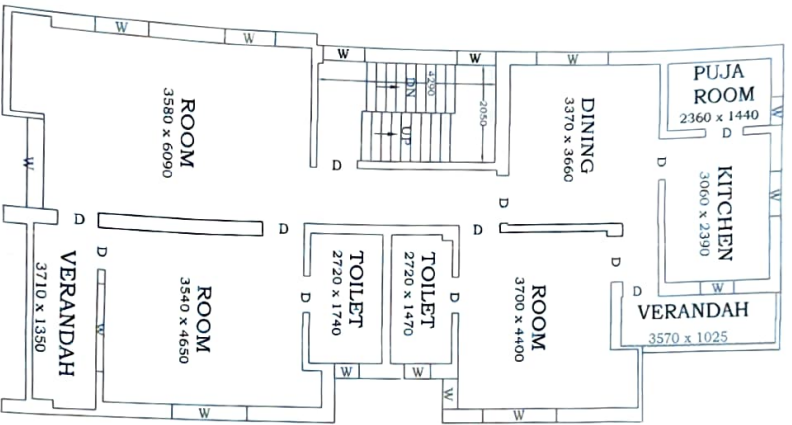
District Sub Registrar-II
Alipore, South 24 Parganas
28 NOV 2025

EXISTING FLOOR PLAN OF BUILDING AT PRE. NO. - 110, PARNASREE PHULY ROAD No. 11, P.S. & P.O.-PARNASREE, KOL-60



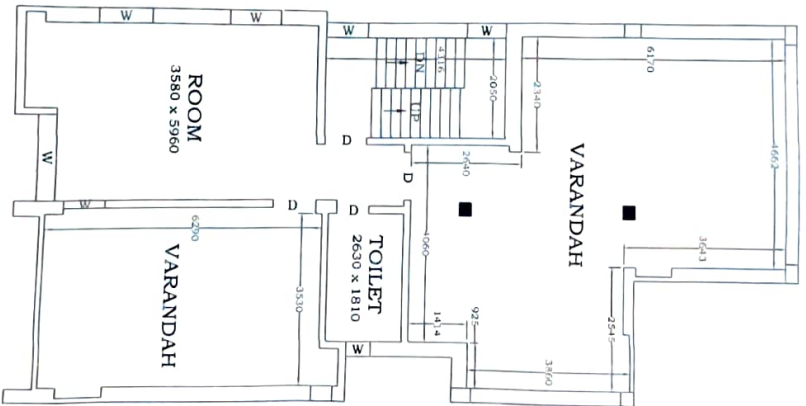
GROUND FLOOR PLAN

COVERED AREA=1410 SQ. FT.
FLOOR HEIGHT=2850 MM.



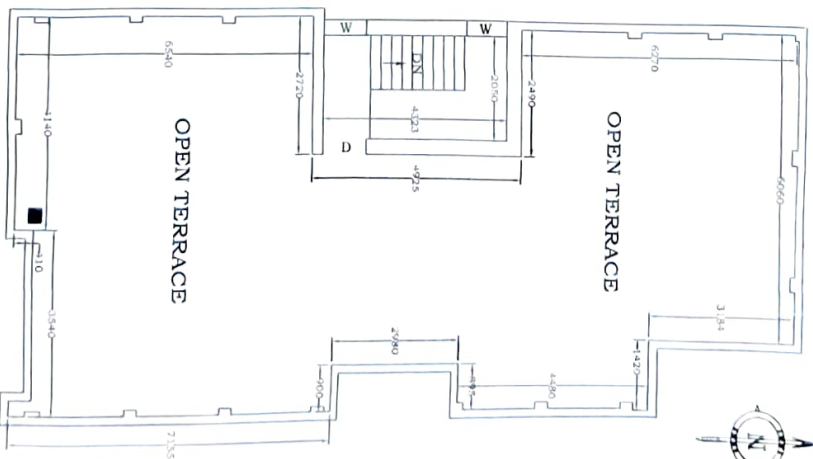
1ST FLOOR PLAN

COVERED AREA=1435 SQ. FT.
FLOOR HEIGHT=3100 MM.



2ND FLOOR PLAN

COVERED AREA=1379 SQ. FT.
FLOOR HEIGHT=3100 MM.



ROOF PLAN

AREA=1443 SQ. FT.

NOTE:-

1. SCALE:- 1:100
2. ALL DIMENSIONS ARE IN MM.
3. W= WINDOW, D= DOOR

FIRSTBLISS ENTERPRISES PRIVATE LIMITED

Alip Talle

DIRECTOR

Madhupha
for self and as attorney
of Jangir Gadban



District Sub Registrar-II
Shriper, South 24 Parganas
28 NOV 2025



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



192025260363351478

GRN Details

GRN:	192025260363351478	Payment Mode:	SBI Epay
GRN Date:	27/11/2025 21:12:38	Bank/Gateway:	SBIePay Payment Gateway
BRN :	1908108319823	BRN Date:	27/11/2025 21:13:07
Gateway Ref ID:	2533113795654	Method:	HDFC Bank - Retail NB
GRIPS Payment ID:	271120252036335146	Payment Init. Date:	27/11/2025 21:12:38
Payment Status:	Successful	Payment Ref. No:	2003188090/7/2025
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr DILIP TAHLANI
Address:	428 PARNASREE PALLY, RAAJ LAXMI APATMENT, 3R FLOOR, KOLKATA 700060
Mobile:	9830927979
Email:	palaktahlani@gmail.com
Period From (dd/mm/yyyy):	27/11/2025
Period To (dd/mm/yyyy):	27/11/2025
Payment Ref ID:	2003188090/7/2025
Dept Ref ID/DRN:	2003188090/7/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003188090/7/2025	Property Registration- Stamp duty	0030-02-103-003-02	1393020
2	2003188090/7/2025	Property Registration- Registration Fees	0030-03-104-001-16	199400
3	2003188090/7/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
Total				1592720

IN WORDS: FIFTEEN LAKH NINETY TWO THOUSAND SEVEN HUNDRED TWENTY ONLY.





	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

NAME: MRS. MAHUA GUHA

Signature: *Mahua Guha*

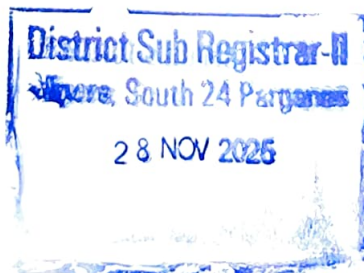
Photo



	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

NAME: MR. DILIP TAHLANI

Signature: *Dilip Tahlani*



Major Information of the Deed

Deed No :	I-1602-16761/2025	Date of Registration	28/11/2025
Query No / Year	1602-2003188090/2025	Office where deed is registered	
Query Date	25/11/2025 9:56:18 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Subhankar Sarkar Alipore Judges Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8276936406, 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. 1,99,00,000/-		Rs. 1,99,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 13,93,120/- (Article:23)		Rs. 1,99,432/- (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 :

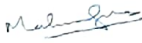
District: South 24-Parganas, P.S. - Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Parnashree Pally Road (I,II,III,IV), , Premises No: 110, , Ward No: 131 Pin Code : 700060

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS -)		Bastu		4 Katha 1 Chatak 37 Sq Ft	1,00,00,000/-	1,00,00,000/-	Width of Approach Road: 20 Ft.,
Grand Total :					6.7879Dec	100,00,000 /-	100,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4224 Sq Ft.	99,00,000/-	99,00,000/-	Structure Type: Structure
Gr Floor, Area of floor : 1410 Sq Ft., Residential Use, Tiles Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1435 Sq Ft., Residential Use, Tiles Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 1379 Sq Ft., Residential Use, Tiles Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		4224 sq ft	99,00,000 /-	99,00,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Mr INDRAJIT BARDHAN Son of Late Ranajit Mohan Bardhan OCI NO. A3635416, City:- , P O:- New York, New York, United States, PIN - 10035 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: United StatesDate of Birth:XX-XX-1XX5 , PAN No.: BMxxxxxx4E, Aadhaar No: 65xxxxxxxx2085, Status :Individual, Executed by: Attorney, Executed by: Attorney			
2	Name Mrs MAHUA GUHA Wife of Mr Gautam Guha Executed by: Self, Date of Execution: 28/11/2025 , Admitted by: Self, Date of Admission: 28/11/2025 ,Place : Office	Photo  28/11/2025	Finger Print  Captured LTI 28/11/2025	Signature  28/11/2025
901, Prime Tower, Plot No. 79-83, Sector - 21, Nerul, City:- Not Specified, P.O:- Nerul, P.S:-THANE RAILWAY, District:-Mumbai, Maharashtra, India, PIN:- 400706 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: ANxxxxxx9B, Aadhaar No: 37xxxxxxxx1887, Status :Individual, Executed by: Self, Date of Execution: 28/11/2025 , Admitted by: Self, Date of Admission: 28/11/2025 ,Place : Office				

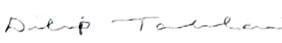
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	FIRSTBLISS ENTERPRISES PRIVATE LIMITED 3rd Floor, Raj Laxmi Apartment , Premises No. 428 Parnasree Pally, City:- , P.O:- Parnasree, P.S:-Behala, District -South 24-Parganas, West Bengal, India, PIN:- 700060 Date of Incorporation:XX-XX-2XX2 , PAN No.: AAxxxxxx5J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs MAHUA GUHA Wife of Mr Gautam Guha Date of Execution - 28/11/2025, , Admitted by: Self, Date of Admission: 28/11/2025, Place of Admission of Execution: Office	Photo  Nov 28 2025 3 50PM	Finger Print  Captured LTI 28/11/2025	Signature  28/11/2025
901, Prime Tower, Plot No. 79-83, Sector - 21, Nerul, City:- Not Specified, P.O:- Nerul, P.S:-THANE RAILWAY, District:-Mumbai, Maharashtra, India, PIN - 400706, Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth XX-XX-1XX5 , PAN No.: ANxxxxxx9B, Aadhaar No: 37xxxxxxxx1887 Status : Attorney, Attorney of : Mr INDRAJIT BARDHAN				

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr DILIP TAHLANI (Presentant) Son of Mr Thakurdas Tahlani Date of Execution - 28/11/2025, , Admitted by: Self, Date of Admission: 28/11/2025, Place of Admission of Execution: Office	Photo  Nov 28 2025 3:46PM	Finger Print  Captured LT1 28/11/2025	Signature  28/11/2025
428, Parnasree Pally, 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, Date of Birth:XX-XX-1XX7 , PAN No.:: ABxxxxxx6P, Aadhaar No: 47xxxxxxxx0240 Status : Representative, Representative of : FIRSTBLISS ENTERPRISES PRIVATE LIMITED				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Goutam Jana Son of Mr Mahitosh Jana Alipore Judges Court, City - , P.O:- Alipore, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027	 28/11/2025	 Captured 28/11/2025	 28/11/2025
Identifier Of Mr DILIP TAHLANI, Mrs MAHUA GUHA, Mrs MAHUA GUHA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr INDRAJIT BARDHAN	FIRSTBLISS ENTERPRISES PRIVATE LIMITED-3.39396 Dec
2	Mrs MAHUA GUHA	FIRSTBLISS ENTERPRISES PRIVATE LIMITED-3.39396 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr INDRAJIT BARDHAN	FIRSTBLISS ENTERPRISES PRIVATE LIMITED-2112.00000000 Sq Ft
2	Mrs MAHUA GUHA	FIRSTBLISS ENTERPRISES PRIVATE LIMITED-2112.00000000 Sq Ft

Endorsement For Deed Number : I - 160216761 / 2025

On 28-11-2025

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 15:43 hrs on 28-11-2025, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Mr DILIP TAHLANI ,.

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 1,99,00,000/-

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

Execution is admitted on 28/11/2025 by Mrs MAHUA GUHA, Wife of Mr Gautam Guha, 901, Prime Tower, Plot No. 79-83, Sector - 21, Nerul, P.O: Nerul, Thana: THANE RAILWAY, , Mumbai, MAHARASHTRA, India, PIN - 400706, by caste Hindu, by Profession Service

Indetified by Mr Goutam Jana, , , Son of Mr Mahitosh Jana, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 28-11-2025 by Mr DILIP TAHLANI,

Indetified by Mr Goutam Jana, , , Son of Mr Mahitosh Jana, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Executed by Attorney

Execution by Mrs MAHUA GUHA, , Wife of Mr Gautam Guha, 901, Prime Tower, Plot No. 79-83, Sector - 21, Nerul, P.O: Nerul, Thana: THANE RAILWAY, , Mumbai, MAHARASHTRA, India, PIN - 400706, by caste Hindu, by profession Service as constituted attorney for Mr INDRAJIT BARDHAN OCI NO. A3635416, P.O: New York, New York, United States, PIN - 10035 is admitted by him

Indetified by Mr Goutam Jana, , , Son of Mr Mahitosh Jana, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,99,432.00/- (A(1) = Rs 1,99,000.00/- ,E = Rs 400.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 32.00/-, by online = Rs 1,99,400/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/11/2025 9:13PM with Govt. Ref. No: 192025260363351478 on 27-11-2025, Amount Rs: 1,99,400/-, Bank: SBI EPay (SBlePay), Ref. No. 1908108319823 on 27-11-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 13,93,020/- and Stamp Duty paid by , by Stamp Rs 100 00/-, by online = Rs 13,93,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 260580, Amount: Rs 100.00/-, Date of Purchase: 28/11/2025, Vendor name: Sunit Halder

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/11/2025 9:13PM with Govt. Ref. No: 192025260363351478 on 27-11-2025, Amount Rs: 13,93,020/-, Bank: SBI EPay (SBlePay), Ref. No. 1908108319823 on 27-11-2025, Head of Account 0030-02-103-003-02



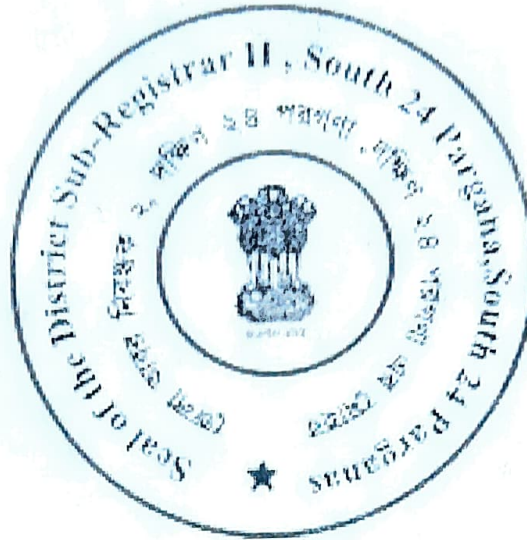
Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2025, Page from 847984 to 848008

being No 160216761 for the year 2025.



Digitally signed by SUMAN BASU
Date: 2025.12.08 12:50:06 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 08/12/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.