

17986/2022

17788/2022



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

अन्तिमवर्ग पश्चिम बंगाल WEST BENGAL

K 250299



Certified that the Document is admitted of Registration. The Sign Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

29 OCT 2022

### DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 29<sup>th</sup> day of OCTOBER, 2022

BETWEEN AND BETWIXT

**SRI SANKAR PRASAD SIKARI, (PAN NO-AJAPS2819Q), (AADHAAR NO-9764 4826 1881), ( MOBILE NO-94340 47606)** son of Sri Kashiswar Sikari, by religion- Hindu, by occupation- Service, residing at Indra Prastha, P.O-Khagra, P.S- Baharampur, District- Murshidabad, West Bengal, hereinafter referred to as the **OWNER/VENDOR** of the **ONE PART**

AND

**RISHIT INFRASTRUCTURES LLP (PAN-AAPFR1248G)** a partnership registered under the Limited Liability Partnership Act, having its registered office at No. 6 Nandalal Jew Road, Kolkata – 700 026, P.O- Kalighat, P.S- Tollygunge, represented by it's Designated Partner Mr Hiralal Bhandari ( PAN NO: AELPB 6558 H ) ( Mobile No: 98307 75228 ) , son of Late Champalal Bhandari, by Religion- Jain, by nationality Indian, hereinafter referred to as the **PURCHASER/VENDEE** of the **OTHER PART**.

**PROVIDED THAT** the expressions and words 'OWNER/VENDOR' and 'PURCHASER/VENDEE' shall mean and include their respective heirs/heirress, executors, legal representatives, successors, administrators, assigns, Successor in Office and the like unless excluded by or repugnant to the subject or context.

**ALSO PROVIDED THAT,** the 'Singular & Plural' form and 'Female & Masculine' gender shall be supposed to have transposed their respective places should the concerned subject and context herein require so without prejudice to the import and purport thereof.



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



192022230152354911

GRN Details

GRN:	192022230152354911	Payment Mode:	Online Payment
GRN Date:	29/10/2022 10:59:26	Bank/Gateway:	HDFC Bank
BRN :	1934695113	BRN Date:	29/10/2022 11:00:46
GRIPS Payment ID:	291020222015235490	Payment Init. Date:	29/10/2022 10:59:26
Payment Status:	Successful	Payment Ref. No:	2003074572/3/2022
			[Query No * Query Year]

Depositor Details

Depositor's Name:	HIRALAL BHANDARI
Address:	30 Chittaranjan Avenue, Kolkata
Mobile:	9830775228
EMAIL:	bhandari@caljute.com
Depositor Status:	Buyer/Claimants
Query No:	2003074572
Applicant's Name:	Mr D MANDAL
Identification No:	2003074572/3/2022
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	29/10/2022
Period To (dd/mm/yyyy):	29/10/2022

Payment Details

SL No.	Payment Ref No	Head of A/C- Description	Head of A/C	Amount (₹)
1	2003074572/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	209700
2	2003074572/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	53708
Total				263504

IN WORDS: TWO LAKH SIXTY THREE THOUSAND FIVE HUNDRED FOUR ONLY.

**RECITALS/PREMISES**

WHEREAS after partition of India, one Amar Kanti Roy son of late Kumud Bandhu Roy resident of former East Pakistan now Bangladesh , came to West Bengal , being refugee along with his all other family members and started to reside by occupying a plot of land measuring 3 Cottah 4 Chittaks 22 sq ft more or less and started to live therein by constructing kachha structure thereon lying and situated at E/P No 18, S.P no 182 in C.S Plot no 410(P) in mouza Jadavpur, J.L no 35 the then 24 Parganas now South 24 Parganas , Kolkata – 700075

AND WHEREAS subsequently the Government of West Bengal recognised all such displaced persons including the abovenamed Amar Kanti Roy who are in possession adversely and accordingly the said Amar Kanti Roy being refugee from East Pakistan (Now Bangladesh) approached the Government of West Bengal for the said Plot of Land for his rehabilitation . On 23rd October ,1990 , the Government of West Bengal with the intent to rehabilitate the refugee, Amar Kanti Roy as Donor executed a registered Deed of Gift in respect of All That land measuring 3 Cottah 4 Chittaks 22 sq ft more or less comprised in E/P No 18, S.P no 182 in C.S Plot no 410(P) in mouza Jadavpur, J.L no 35 the then 24 Parganas now South 24 Parganas , Kolkata – 700075 in favour of Amar Kanti Roy wherein the Said Amar Kanti Roy signed as Donee and the said Deed Of Gift was registered before the Additional District Registrar, Alipore and recorded in book No I, Volume No 27, Pages 269 to 272, being no 2018 for the year 1990 and herein after referred to as the said Deed and .



AND WHEREAS the said Amar Kanti Roy while seized and possessed of the said Land got his name mutated in the records of Kolkata Municipal Corporation in respect of the said land is known and numbered as Premises No-29, Viveknagar, Block-5, Kolkata-700 075, Postal Address-5/17, Viveknagar with single storied building together with cemented floor measuring 500 sq.ft. more or less standing thereon at Premises No-29, Viveknagar Block-5, Kolkata-700 075, Postal Address-5/17, Viveknagar, P.S- Purba Jadavpur, Mouza-Jadavpur, District- South 24 Parganas since then the said Amar Kanti Roy possessing and enjoying the said land and building without let or hindrances free from all encumbrances and the said land and building is morefully described in the Schedule below and herein after referred to as the Said Schedule Property.

AND WHEREAS while in possession and occupation over the Said Schedule Property on 29<sup>th</sup> day of January 2007 the said Amar Kanti Roy sold , transferred and conveyed the said Schedule Property i.e ALL THAT piece and parcel of land measuring an area of 3 kottahs 4 chittaks 22 sq.ft. more or less together with single storied building together with cemented floor measuring 500 sq.ft. more or less standing thereon comprised in E/P No 18, S.P no 182 in C.S Plot no 410(P) in mouza Jadavpur, J.L no 35 presently known and numbered as Municipal Premises No-29, Viveknagar, Block-5, Kolkata-700 075, Postal Address-5/17, Viveknagar, P.S- Purba Jadavpur Now Survey Park, Mouza-Jadavpur, District- South 24 Parganas under Ward No 104 within the limits of Kolkata Municipal Corporation in favour of Sankar Prasad Sikari son of Sri Kashiswar Sikari by virtue of a registered Deed of Conveyance for the consideration mentioned therein and the said Deed of conveyance was duly registered in the office of A.D.S.R.- Sealdah

and recorded in in Book No-I, Volume No-4, Pages 115 to 124, Being No-80 for the year 2007 free from all encumbrances whatsoever in nature.

AND WHEREAS the said Sankar Prasad Sikari son of Sri Kashiswar Sikari, the vendor herein, being the owner of the Said Schedule Property while seized and possessed of said Schedule Property got his name mutated in the records of the Kolkata municipal Corporation in respect of the said Schedule Property and recorded his name as the owner of the Said Schedule Property vide Assessee No-31-104-43-0029-5

**AND WHEREAS** it has been represented and assured by the **VENDOR** to the **PURCHASER** as follows:

That no Indenture or Agreement For Sale have been entered into or entered upon with any intending Purchaser or Purchasers concerning the sale of the said Schedule Property prior to the execution of the instant deed of sale

That the said Schedule property is free from all encumbrances, mortgages ,charges ,liens, lispendens,, cases vesting, attachments, trusts uses, debutters, tenancies, leases, occupancy rights, restrictions restrictive covenants acquisitions, requisitions, alignments and liabilities whatsoever or howsoever;

That the Vendor is in uninterrupted and exclusive peaceful vacant possession of the said schedule property and all and every part thereof without any disturbance obstruction claim or objection whatsoever from any person or persons

That the vendor will make the payment of the Municipal corporation tax or any other tax due to any other authority in respect of the said Schedule property;

That no part or portion of the said schedule property has ever acquisitioned under any act or statute applicable to the said schedule property nor is there any case pending under such Acts Statutes;

That the said Schedule property or any portion thereof is not affected by any notice or scheme or alignment of the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority or the Government or any other Public Body or Authority;

That no declaration has been made or published for acquisition or requisition of the said schedule property or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the said or any portion thereof is not affected by any notice of acquisition or requisition or alignment under act or case whatsoever in regard to the said schedule property;

That the said schedule property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other acts or case or otherwise whatsoever or howsoever and there is no Certificate case or proceeding against the Vendor or any of its successor in interest for realization of taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force;



That there is no impediment or restriction under any law for the time being in force for selling conveying and transferring the said schedule property;

That the **"SAID SCHEDULE PROPERTY"** has not being encumbered in any manner what so-ever by creating mortgage or charge nor any loan has been procured from any financial institution in respect of the **"SAID SCHEDULE PROPERTY"**.

That no action, suit appeal or litigation in respect of the said Schedule property or in any way concerning the said Schedule Property or any part thereof has been or is pending or filed at any time heretofore and that no person has ever claimed any right title interest or possession whatsoever in the said schedule property or any part thereof nor sent any notice in respect thereof nor filed any suit or other legal proceeding in respect thereof nor are the Vendor is aware of any such claim, notice, suit or proceeding and that save and except the vendor, no other person can claim any right title or interest whatsoever in the said Schedule property or any part thereof.

**AND WHEREAS** at this scenario, the Vendor hereto offers to sell the said Schedule Property at the purchase consideration of Rs 5100000.00 ( Rupees Fifty One lakhs only) free from encumbrances , mortgages, charges, liens, lispens, trusts, order of acquisition/requisition, execution/attachment proceedings and all other liabilities whatsoever which is accepted by the Vendee. At this point an agreement over the transfer of the said Schedule Property by the Vendor to the Vendee herein is finally clinched .,



NOW THE INSTANT PRESENTS AT THE ABOVE BACKDROP COMES TO ITS "OPERATIVE PART" UNDER TESTETUM AND HEBENDUM HEREUNDER:

#### **TESTETUM**

That in pursuance of the premises and in keeping with the agreement arrived at by and between the parties hereto and in consideration of the said sum of Rs 5100000.00 ( Rupees Fifty One lakhs only) as consolidated Purchase Consideration/Price of Good and lawful money of the Union of India in hand and will and truly paid by the Purchaser to the Vendor who on receipt whereof, as well as by the receipt hereunder written in the form of 'Memo of Consideration' on the last folio hereof hereby:

Quit, release and discharge for good, the share or interest in the said Schedule Property in favour of the Purchaser

Indefeasibly grant, sell, convey, transfer, assign and assure unto the Purchaser the said Schedule Property that the Purchaser also derives the flawless and indefeasible right and title from the Owner as stated below.

#### **HABENDUM**

The said Schedule Property now is or at any time or times heretofore was situated, butted, bounded, called, known, numbered, described and distinguished TOGETHER WITH:

- (a) All boundary walls, areas, drains, ditches, pariahs, passages, water cases and all manner of ancient and other lights, rights, liberties, easements, privileges, advantages, emoluments, appendages and appurtenances whatsoever standing and being

into or upon belonging thereto or any part thereof with which the same now are or upon or belonging thereto or any part thereof with which the same now are or is at any time or times heretofore were or was held, used, occupied, enjoyed, accepted, reputed, deemed, taken or known as part parcel or member thereof or appurtenant thereto;

- (b) All the reversion or reversions, remainder or remainders and then rents issues and profits thereof and every part thereof;
- (c) All the estate right, title, interest, claim, use, inheritance, trust, possession property of demand whatsoever of the Owner both at law on in equity into and upon the said share in the said land as described in Schedule hereunder along with its rights, liberties and appurtenances whatsoever into and to the Purchaser free from all encumbrances, trusts, liens and lispendences, attachments whatsoever;
- (d) All the easements or quasi-easements and other stipulations and provisions in connection with the beneficial use and enjoyment of the said Schedule Property as described in Schedule herein and TO HAVE AND TO HOLD THE said Schedule Property as described in Schedule herein below and all other rights hereby granted, sold, conveyed, transferred, assigned and assured and every part or parts hereof absolutely and forever.

The purchaser from this day has full right and authority to enjoy the said Schedule Property with full right, authority to sell, transfer, convey, gift, mortgage and charge and/ or in any way encumber or deal with or dispose of the said Schedule property under its possession or assign and/ or let out or part with possession and/ or its interest to any person or persons, company or companies at its



discretion and the vendor cannot raise any objection for the same and the vendor cannot claim any right over the same.

**THE VENDOR DOTH HEREBY COVENANTS WITH THE VENDEE as follows:**

1. The vendor shall be liable to pay all sorts of taxes and levies in respect of its holding properties to be dated prior to the date of execution of these presents without shifting any burden thereof to the Vendee who shall be only liable to pay thereafter
  
1. The vendor does and such of his doing hereby further covenant with the purchaser that the vendor is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said Schedule property free from all encumbrances and liabilities whatsoever and THAT NOTWITHSTANDING any act, deed or things whatsoever by the vendor done or executed or caused to be done or executed or knowingly suffered to the contrary the vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer and assign the said Schedule Property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use of the purchaser in the manner aforesaid according to the true intent and meaning of the presents free from all encumbrances without let, suit, hindrances, eviction, interruption, disturbances, claims, demands whatsoever from or by the vendor or any other persons lawfully or equitably claiming from under or in trust for the vendor.

2. That the interest, the Vendor doth hereby professes to transfer, subsist and the Company/vendor herein has a good right, full power and absolute authority to sell, transfer, grant, convey, assign and assure the said Schedule Property sold by these presents;
  - a) That the Purchaser shall hereafter peaceably and quietly hold, possess and enjoy the said Schedule Property without any claim or demand whatsoever from the Vendor or any person claiming under him.
  - b) That the Vendor covenants with the Purchaser that he has a clear and marketable title in the said Schedule Property being sold by these presents without any charges, encumbrances and defects in title and, if any encumbrances, charges or defects in title are found or observed subsequently the Vendor shall be responsible for all consequences thereof apart from indemnifying the Purchaser fully;
  - c) That the Vendor covenants with the Purchaser, that his heirs, legal representatives, successors, executors, administrators and assigns shall at the request and cost of the Purchaser do or execute or caused to be done or executed all lawful acts, deed or things whatsoever for further and more perfecting the title of the said Schedule Property or any part thereof sold by these presents; alternatively, Purchaser shall be entitled to rectify and/or modify any material defect of this Deed of Conveyance singly/jointly through a declaration without affecting the right of the Vendor in any manner.



- d) That simultaneously with the execution of these presents the Vendor delivers peaceful and vacant possession of the said Schedule Property to the Purchaser.
  - e) The Purchaser shall be entitled to sell, transfer, mortgage, lease and exercise all other acts of ownership with respect to the said Schedule Property without any restriction or permission from the Vendor or any persons claiming under him.
  - f) That the Purchaser shall be entitled to mutate its name in the records of the Kolkata Municipal Corporation with respect to the said Schedule Property;
  - g) The Vendor shall be liable to pay all municipal rates, taxes, arrears and other dues before the concerned authority in respect to the said Schedule Property till the date of registration of this Deed of Conveyance.
  - h) The Purchaser shall be entitled to all rights, title, interest, amenities, restrictions, reservation, advantages and all other benefit of the Vendors as per the said Deed of Conveyance dated 29.01.2007 being no 80 for the year 2007.
2. That notwithstanding any act, deed, matter or thing whatsoever heretofore done committed or knowingly suffered by the Owner/vendor to the contrary, the Owner/vendor is lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said schedule Property hereby sold, granted, transferred conveyed, assigned and assured as an

absolute and indefeasible estate or an estate equivalent or analogous thereto and free from all encumbrances whatsoever

3. That the Owner/vendor has good and rightful power and absolute and indefeasible authority to sell, grant, transfer and convey the said Schedule Property and every part thereof unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents.
4. That it shall be lawful for the Purchaser at all times hereafter peacefully and quietly to enter into, and hold occupy and enjoy the said Schedule Property and receive the rents issues and profits thereof without any lawful eviction interruption, hindrance, claim or demand whatsoever from or by the Owner/vendor or his agent or any person or persons having or lawfully or equitably, claiming any estate, right, title and interest whatsoever in the said schedule Property from under, through or in trust for the Owner/vendor and free and clear and freely and clearly and absolutely acquitted, exonerated and forever discharged or otherwise by the Owner/vendor well and sufficiently saved, defended, kept harmless and indemnified or from and against all charges, lispens and encumbrances whatsoever made, done, executed or knowingly suffered by the Owner/vendor.
5. That the Owner/vendor and all persons having lawfully or equitably claiming any estate, right, title or interest whatsoever in the said Schedule Property from, through, under or in trust for the Owner/vendor shall and will from time to time and at all times



hereafter at the request and costs of the Purchaser do make acknowledge and execute or cause to be done, made, acknowledge and executed all such further and other acts, deeds, things and assurances whatsoever for further better and more perfectly assuring the said Schedule Property hereby sold, granted, transferred, conveyed, assigned and assured and every part thereof unto and to the use of the Purchases as shall or may be reasonably required.

That the vendor or his legal heirs, representatives and assigns, executors, administrators, shall not do anything or make any grant or transfer of the said schedule property where by the right of the purchaser hereunder accrued by this deed of indenture may be prejudicially affected to the right of the purchaser.

**AND THE VENDOR HEREIN FURTHER COVENANTS WITH THE PURCHASER as follows:-**

- i. The Vendor doth hereby declares and confirms that the said Scheduled property are free from all encumbrances whatsoever and the Vendor has full power and absolute authority to grant, convey, transfer, assigns and assure unto the Purchasers the said Schedule property together with all benefits and rights in the manner aforesaid.
- ii. The Vendor has not done and/ or shall not do anything whereby the right of the Purchaser under these presents may be prejudicially affected and also shall do all acts as may be necessary to ensure the rights available to the purchaser as purchaser.

- iii. The Vendor shall duly fulfill and perform all his obligations and covenants hereunder expressly stated.
- iv. The Purchaser shall be entitled to get its name mutated in the records of Kolkata Municipal Corporation or in the record of other authorities as owner of the said Scheduled property at his own cost and the vendor agrees to give its consent for the same.

The Vendor shall save harmless, indemnify and keep the Purchaser indemnified from or against all encumbrances, charges, liens and equities whatsoever. AND the Vendor shall from time to time and at all times hereinafter upon every reasonable request and at the cost of the purchaser make do acknowledge secure and perfect or cause to be made, done acknowledged, executed and perfected all such further and other acts deed matters and things whatsoever for further better and more perfectly securing the said Scheduled property together with the rights hereby sold granted, transferred, conveyed assigned and assured unto the purchaser in the manner aforesaid.

**AND IT IS HEREBY FURTHER DECLARED AND AGREED by and between the Vendor and the Vendee that the Vendee shall:**

1. Be entitled to all rights, privileges, vertical and lateral supports, easements, quasi-easements, appendages and appurtenances whatsoever belonging or in any way appertaining to the said premises as given in Schedule and properties appurtenant thereto or herewith normally held, used, occupied or enjoyed or reputed or known as part or parcel thereof or appertaining thereto.



2. Be entitled to sell or gift to any party and also to mortgage, lease or otherwise transfer or dispose of the said Schedule Property without the consent of the Vendor.
3. That specific performance may be enforceable wherever or whenever lawfully required.

**THE VENDOR DOETH HEREBY DECLARES AND ASSURES THE PURCHASER as follows:**

1. THAT the vendor declares that the said Scheduled property or any portion thereof are not affected by any attachment including attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or the Estate Duty Authorities or other Government Authorities under the Public Demands Recovery Act or any other acts or otherwise and there is no certificate case or proceeding pending against the Vendor for realization of the arrears of Income tax or other taxes or dues or otherwise under the Public Demands Recovery Act or any other acts for the time being in force.
2. AND THAT the Vendor declares that the Premises And the Appurtenances Thereof or any portion thereof is not effected by any notice or scheme of alignment of the Kolkata Municipal Corporation or the Kolkata Metropolitan Development Authority or the Government or any other Public Body or Authority.

2. Be entitled to sell or gift to any party and also to mortgage, lease or otherwise transfer or dispose of the said Schedule Property without the consent of the Vendor.
3. That specific performance may be enforceable wherever or whenever lawfully required.

**THE VENDOR DOTH HEREBY DECLARES AND ASSURES THE PURCHASER as follows:**

1. THAT the vendor declares that the said Scheduled property or any portion thereof are not affected by any attachment including attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or the Estate Duty Authorities or other Government Authorities under the Public Demands Recovery Act or any other acts or otherwise and there is no certificate case or proceeding pending against the Vendor for realization of the arrears of Income tax or other taxes or dues or otherwise under the Public Demands Recovery Act or any other acts for the time being in force.
2. AND THAT the Vendor declares that the Premises And the Appurtenances Thereof or any portion thereof is not effected by any notice or scheme of alignment of the Kolkata Municipal Corporation or the Kolkata Metropolitan Development Authority or the Government or any other Public Body or Authority.



3. AND ALSO THAT the Vendor declares that the no declaration is made or published for acquisition or requisition of the said Schedule Property or any portion thereof under any Act for the time being in force and that the said schedule property or any portion thereof is not affected by any notice of acquisition or requisition under any act or case whatsoever.

### **SCHEDULE OF PROPERTY REFERRED TO ABOVE**

ALL THAT piece and parcel of land measuring an area of 3 kottahs 4 chittaks 22 sq.ft. more or less together with single storied building with <sup>Residential</sup> cemented floor measuring 500 sq.ft. more or less standing thereon comprised in E/P No 18, S.P no 182 in C.S Plot no 410(P) in Mouza-Jadavpur, J.L no 35 presently known and numbered as Municipal Premises No-29, Viveknagar, Block-5, Kolkata-700 075, Postal Address- 5/17, Viveknagar, P.S- Purba Jadavpur Now Survey Park, P.S - Santoshpur, Mouza-Jadavpur, Kolkata -700075, District- South 24 Parganas under Ward No 104 within the limits of Kolkata Municipal Corporation . The said land and structure is morefully shown and delineated in the Site Plan annexed hereto and bordered with Red Colour and the same will be treated as part and parcel of this indenture and the said property is butted and bounded by:-

On the North- By 47 Garfa Main Road

On the South- By 5/18 Vivek Nagar

On the East- By 1A Garfa Main Road

On the West - By 5/16 Vivek Nagar and 9 ft 10 inches Colony Road

OR HOWSOEVER OTHERWISE the said land and structure are known, numbered or distinguished.

Sankar Prasad Sankar

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

**SIGNED, AND DELIVERED**

in the presence of:

**WITNESSES:**

1. Sandipan Sikari  
5/17 Vivek Nagar  
Pal Bazar Jadavpur

2. Debansu Nishu Sankar Prasad Sikari,  
WILPO - Chhatrapati  
P.S. Munder Bazar

**SIGNATURE OF THE OWNER/VENDOR**

RISHIT INFRASTRUCTURES LLP.

Hiralal Bhattacharya  
Designated Partner

**SIGNATURE OF THE PURCHASER**

Drafted by me

*[Signature]*

Indrajit Sen, Advocate,  
High Court, Calcutta  
Enrolment No : F-947/695/99

### MEMO OF CONSIDERATION

Received from the within mentioned Purchaser the within mentioned sum of Rs 5100000.00 ( Rupees Fifty one lakhs only) being the full amount of consideration money within expressed to have been paid by the Purchaser to the Vendor as per memo below:.

#### MEMO:

Date	Cheque/DD No	Name Of Bank	Amount
26/09/2022	502005	The Federal Bank Ltd.	1,00,000/-
28/10/2022	502007	The Federal Bank Ltd.	50,00,000/-

**Total**

**Rs 51,00,000.00**

( Rupees Fifty one lakhs only)

#### WITNESSES:

1. Sandipan Sikari

2. Dibakar Negkar

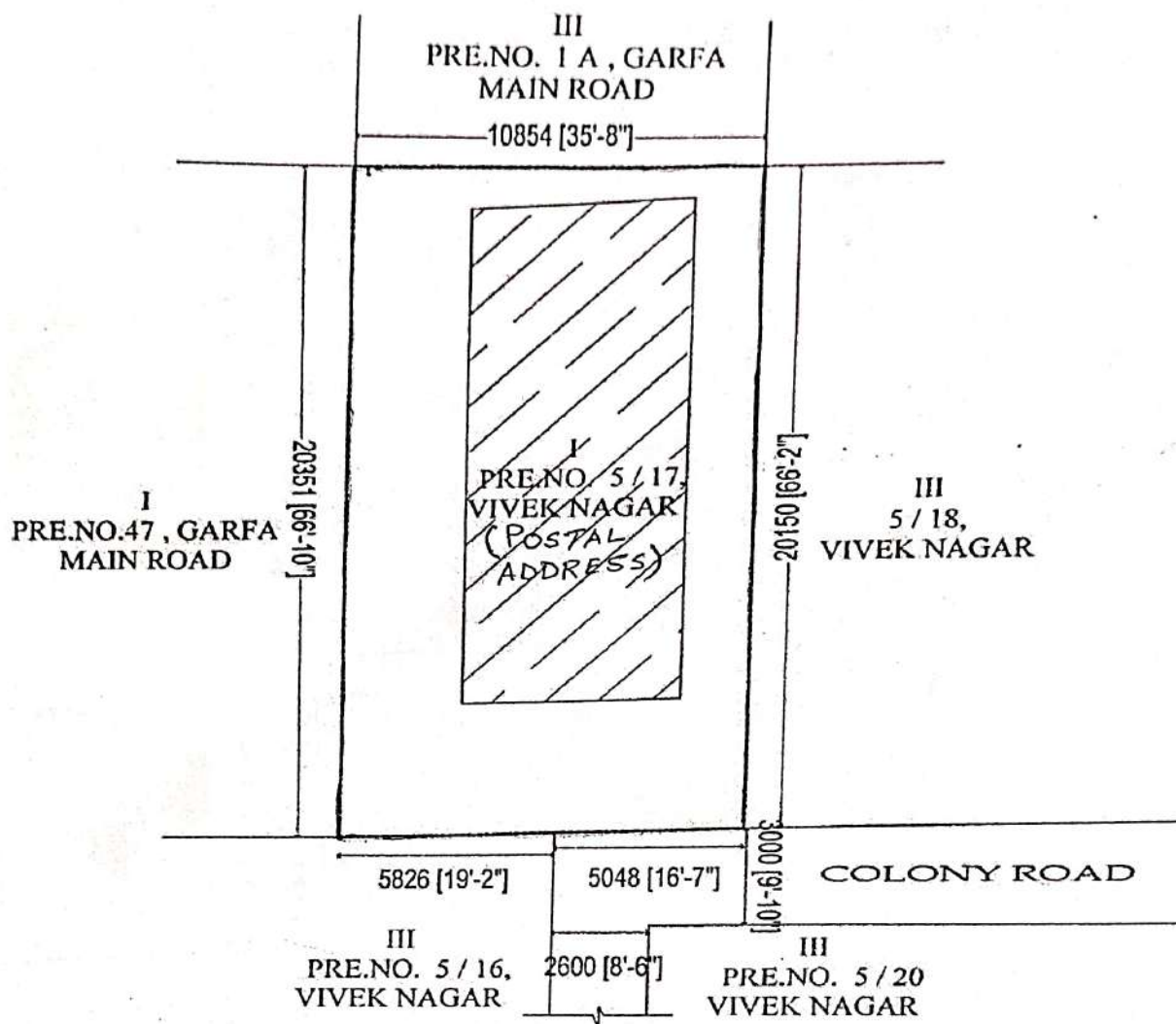
*Sankar Prasad Sankar*

SIGNATURE OF THE OWNER/VENDOR

Sankar Prasad Sankar



AN -  
 SINGLE STORED RESIDENTIAL BUILDING AT PREMISES NO:- 23 VIVEK NAGAR, BLOCK 5  
 VIVEK NAGAR JADAVPUR, P.S.-SURVEY PARK, P.O.- SANTOSH PUR,  
 WARD NO. - 104, KOLKATA-700 075,  
 AREA OF LAND:- 219.435 SQM. 2362 SQFT.(APPX.)  
 3 K. 4 CH. 22 SQFT.  
 SCALE:- 1:200



*Sankar Prasad Saha*

SIGNATURE OF VENDOR

RISHIT INFRASTRUCTURES LLP.

*Himal Bhattacharya*


Designated Partner

SIGNATURE OF PURCHASER

# SPECIMEN FORM FOR TEN FINGERPRINTS

PHOTO		Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

	<i>Santosh Prasad Sivaraj</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger


	<i>Hiralal Bhambhani</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

PHOTO		Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



## Major Information of the Deed

Deed No :	I-1904-17788/2022	Date of Registration	29/10/2022
Query No / Year	1904-2003074572/2022	Office where deed is registered	
Query Date	26/10/2022 6:12:59 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	D MANDAL ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9007793768, 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. 51,00,000/-	Rs. 53,69,402/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs 2,14,796/- (Article:23)	Rs. 53,792/- (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: VIVAKNAGAR BLOCK-5, , Premises No: 29, , Ward No: 104 Pin Code : 700075

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	3 Katha 4 Chatak 22 Sq Ft	49,00,000/-	50,48,777/-	Width of Approach Road: 10 Ft.,
Grand Total :				5.4129Dec	49,00,000 /-	50,48,777 /-	



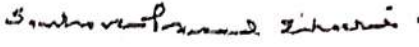
### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	2,00,000/-	3,20,625/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 15 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		500 sq ft	2,00,000 /-	3,20,625 /-	



## Details :

Name, Address, Photo, Finger print and Signature



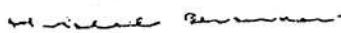
Name	Photo	Finger Print	Signature
<b>Shri SANKAR PROSAD SIKARI</b> Son of Shri KASHISWAR SIKARI Executed by: Self, Date of Execution: 29/10/2022 , Admitted by: Self, Date of Admission: 29/10/2022 ,Place : Office	 29/10/2022	 LTI 29/10/2022	 29/10/2022

INDRA PRASTHA, City:- , P.O:- KHAGRA, P.S:-Berhampore, District:-Murshidabad, West Bengal, India, PIN:- 742103 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AJxxxxxx9Q, Aadhaar No: 97xxxxxxxx1881, Status :Individual, Executed by: Self, Date of Execution: 29/10/2022  
 , Admitted by: Self, Date of Admission: 29/10/2022 ,Place : Office

## Buyer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>RISHIT INFRASTRUCTURES LLP</b> 6 NANDALAL JEW ROAD, City:- , P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx8G, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

## Representative Details :

Representative Details				
Sl No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mr HIRALAL BHANDARI (Presentant)</b> Son of Late CHAMPALAL BHANDARI Date of Execution - 29/10/2022, , Admitted by: Self, Date of Admission: 29/10/2022, Place of Admission of Execution: Office	 Oct 29 2022 1:35PM	 LTI 29/10/2022	 29/10/2022
6 NANDALAL JEW ROAD, City:- , P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx8H, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : RISHIT INFRASTRUCTURES LLP (as PARTNER)				

Details :

**ANANJOY MANDAL**  
 JUDGE of NRIPENDRA NATH MANDAL  
 ALIPORE JUDGES COURT, City:- , P.O:-  
 ALIPORE, P.S:-Alipore, District:-South 24-  
 Parganas, West Bengal, India, PIN:-  
 700027

Photo



Finger Print



Signature

*Ananjoy Mandal*

29/10/2022

29/10/2022

29/10/2022

Identifier Of Shri SANKAR PROSAD SIKARI, Mr HIRALAL BHANDARI

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri SANKAR PROSAD SIKARI	RISHIT INFRASTRUCTURES LLP-5.41292 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Shri SANKAR PROSAD SIKARI	RISHIT INFRASTRUCTURES LLP-500.00000000 Sq Ft



Endorsement For Deed Number : I - 190417788 / 2022

On 29-10-2022

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

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

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

Presented for registration at 12:50 hrs on 29-10-2022, at the Office of the A.R.A. - IV KOLKATA by Mr HIRALAL BHANDARI .

**Certificate of Market Value (WB PUVA rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 53,69,402/-

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

Execution is admitted on 29/10/2022 by Shri SANKAR PROSAD SIKARI, Son of Shri KASHISWAR SIKARI, INDRA PRASTHA, P.O: KHAGRA, Thana: Berhampore, , Murshidabad, WEST BENGAL, India, PIN - 742103, by caste Hindu, by Profession Service

Identified by DHANANJOY MANDAL, , Son of NRIPENDRA NATH MANDAL, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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

Execution is admitted on 29-10-2022 by Mr HIRALAL BHANDARI, PARTNER, RISHIT INFRASTRUCTURES LLP, 6 NANDALAL JEW ROAD, City:- , P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Identified by DHANANJOY MANDAL, , Son of NRIPENDRA NATH MANDAL, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53,792.00/- ( A(1) = Rs 53,694.00/- , E = Rs 14.00/- , I = Rs 55.00/- , M(a) = Rs 25.00/- , M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 53,708/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/10/2022 11:00AM with Govt. Ref. No: 192022230152354911 on 29-10-2022, Amount Rs: 53,708/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1934695113 on 29-10-2022, Head of Account 0030-03-104-001-16

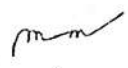
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 2,14,796/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,09,796/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 373818, Amount: Rs.5,000.00/-, Date of Purchase: 28/10/2022, Vendor name: S Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/10/2022 11:00AM with Govt. Ref. No: 192022230152354911 on 29-10-2022, Amount Rs: 2,09,796/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1934695113 on 29-10-2022, Head of Account 0030-02-103-003-02

  
Mohul Mukhopadhyay

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
Kolkata, West Bengal



Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1904-2022, Page from 1053582 to 1053612  
being No 190417788 for the year 2022.



Digitally signed by MOHUL  
MUKHOPADHYAY  
Date: 2022.10.31 12:21:37 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2022/10/31 12:21:37 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)