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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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

DEED OF CONVEYANCE 05-11-24

THIS INDENTURE OF CONVEYANCE is made on this
 the 5th Day of NOVEMBER, TWO THOUSAND
 AND TWENTY FOUR (2024) A.D.

BETWEEN

48607

Sold to... S K Samson
Address
Value 1.00
4 NOV 2024
U.S.W. High Court
Abniji Sarkar
High Court, A.S.

Arifin Adv
HCCJ



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
05 NOV 2024

Identified by me
Rajib Chakraborty
Advocate
High Court, Calcutta

SUSHWANI INFRA LLP. (PAN : ACSFS3036N), a Limited Liability Partnership Firm Incorporated Office at- 90A, Bakul Bagan Road, Flat No.- 10C (10th Floor), Post Office and Police Station- Bhowanipore, Kolkata- 700 025, West Bengal, India and its present Registered Office at- 81A, Satish Mukherjee Road, Ground Floor, Post Office- Kalighat, Police Station- Kalighat, Kolkata- 700 026, West Bengal, India being Represented by its **PARTNERS (I) SHANTI LAL SURANA (PAN- AKQPS6734D/AADHAAR NO.- 5563 4660 3601)** on of- Late Jatan Lal Surana, by Nationality- Indian, by Faith- Jain, by Occupation- Business and **(ii) SMT. SUSHILA SURANA (PAN- AKLPS0006R/AADHAR NO.- 2704 3487 7316)**, Wife of- Shanti Lal Surana, by Nationality- Indian, by Faith- Jain, by Occupation- Business – both are Residing at- 90A, Bakul Bagan Road, Flat No.- 10C (10th Floor), Post Office and Police Station- Bhowanipore, Kolkata- 700 025, West Bengal, India – hereinafter Called and Referred to as the **OWNER/VENDOR** (which expression shall unless excluded by or repugnant to the context hereof be deemed to mean and include its Successors-in Office and interest, Executors, Administrators, Legal Representatives and Assigns) of the **FIRST PART**.

AND

SRI TAPAS KUMAR ROY (PAN- ADBPR1741H/AADHAAR NO.- 5182 9030 3047/MOBILE NO.- 94340 17828), Son of- Late Hariprasanna Roy, by Nationality- Indian, by Faith- Hinduism, by Occupation- Business, Permanently Residing at- Rabindranagar,

Contd.....

Post Office- Midnapore, Police Station- Kotwali, District- Paschim Medinipur, PIN- 721 101 and also Resides at- 1, Rajendra Nath Mukherjee Road, Martin Burn Building, 3rd Floor, Room No.-329, Post Office- G.P.O, Police Station- Hare Street, Kolkata-700 001, West Bengal, India – hereinafter Called and Referred to as the PURCHASER (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his Heirs, Executors, Administrators, Legal Representatives and Assigns) of the OTHER PART.

WHEREAS :-

A. One Sasti Charan Roy was the absolute OWNER and absolutely Seized and Possessed of the Plots of Rayati Sthitiban Right of Land Comprised in C.S. Plot Nos.- 278 and 279 in Mouza- Shibpur, Annual Rent payable to the Superior Landlord namely, Rai Dwarka Nath Chakraborty Bahadur, District- the then 24 Parganas. By a Bengali Kobala, dated 10th March, 1937 Registered in the Office of the then Sadar Sub- Registrar at Alipore and Recorded the same in Book No.- I, Volume No.- 29, Pages from 234 to 240 being Deed No.- 875 for the year 1937 made between said Sasti Charan Roy, therein called the VENDOR of the One Part and one Khan Bahadur Abdul Momin, therein called the PURCHASER of the Other Part, the VENDOR therein for the Consideration mentioned therein Sold, Conveyed, Transferred, Assigned and Assured unto and in favour of the PURCHASER therein ALL THAT the Piece and Parcel of Rayati Sthitiban Right of Land Comprised in C.S. Plot Nos.- 278 and 279 in Mouza- Shibpur, Annual Rent payable to the Superior Landlord namely, Rai Dwarka Nath Chakraborty Bahadur, District- the then 24

Parganas free from all Encumbrances, Mortgages, Charges, Lien and Lispendence.

B. By an Indenture of Conveyance, dated 5th September, 1940, Registered in the office of the then Sadar Sub-Registrar at- Alipore and Recorded the same in Book No.- I, Volume No.- 88, Pages from 249 to 258 being Deed No. 3281 for the year 1940 made between said Khan Bahadur Abdul Momin, therein called the VENDOR of the One Part and Calcutta Company Limited, therein called the PURCHASER of the Other Part, the said VENDOR mentioned therein for the Consideration as mentioned therein Sold, Conveyed, Transferred, Assigned and Assured unto and in favour of the PURCHASER therein **ALL THAT** the Piece and Parcel of Land of the said Rayati Sthitiban Right of Land Comprised in C.S. Plot Nos.- 278 and 279 in Mouza- Shibpur, District- the then 24 Parganas.

C. By a Mourasi Mokarari Patta, dated 9th June, 1941, Registered in the Office of the then Sadar Sub-Registrar at- Alipore and Recorded the same in Book No.- I, Volume No.- 77, Pages from 276 to 285 being Deed No.- 3294 for the year 1941 made between said Rai Bahadur Dwarkanath Chakraborty in Consideration of the Selami paid to him by the said Calcutta Company Limited and in consideration of the Rent thereby Reserved, Granted and Demised unto the said Calcutta Company Limited **ALL THAT** the Piece and Parcel of Land of the said Rayat Sthitiban Right of Land Comprised in C.S. Plot Nos.- 278 and 279 in Mouza- Shibpur, District- the then 24 Parganas in perpetuity by way of Mourasi Mokarari Tenure.

D. By an Indenture of Conveyance, dated 13th June, 1945, Registered in the Office of the

then Sadar Sub-Registrar at Allpore and Recorded the same in Book No.- I, Volume No.- 50, Pages from 46 to 66 being Deed No. 2035 for the year 1945 made between said Calcutta Company Limited therein called the VENDOR of the One Part and Mugneeram Bangur and Company therein called the PURCHASER of the Other Part, the VENDOR mentioned therein for the Consideration mentioned therein Sold, Conveyed, Transferred, Assigned and Assured unto and in favour of the PURCHASER mentioned therein amongst other Lands the Piece and Parcel of Land Comprised in C.S. Plot Nos.- 278 and 279 in Mouza- Shibpur, District- the then 24 Parganas morefully described in Part- II of the Schedule thereunder written free from all Encumbrances, Mortgages, Charges, Lien and Lispendence.

E. In the manner as aforesaid Mugneeram Bangur and Company became the absolute OWNER and absolutely Seized and Possessed of amongst other Plots of Land ALL THAT the Piece and Parcel of Lands Comprised in C.S. Plot Nos.- 278 and 279 in Mouza- Shibpur, District- the then 24 Parganas. After becoming the absolute OWNER of the said Plots of Land, said Mugneeram Bangur and Company amalgamated the said C.S. Plot Nos.- 278 and 279 in Mouza- Shibpur, District- the then 24 Parganas with other adjoining Lands and had properly developed the same by filling- up the same with earth leveling the same and making necessary arrangements for Constructing Roads and Surface Drains therein and for the purpose of Sale of the said Amalgamated Land in several small Plots have made a Plan or Map thereof delineating thereon the said Plots with different

numbers such as 1,2,3 etc. for identification thereof and named the same as "Gokul Kunja".

F. By an Indenture of Conveyance, dated 16th January, 1948, Registered in the Office of the then Sadar Joint Sub-Registrar of Allpore and Recorded the same in Book No.- 1, Volume No.- 13, Pages from 219 to 228 being Deed No.- 350 for the year 1948 made between Mugneeram Bangur and Company, therein called the VENDOR of the ONE PART and Gopi Nath Pandit, Son of- Late Krishna Chandra Pandit, therein called the PURCHASER of the OTHER PART, the VENDOR therein for the Consideration as mentioned therein Sold, Conveyed, Transferred, Assigned and Assured unto and in favour of the PURCHASER therein **ALL THAT** the Piece and Parcel of Mourasi Mokarari Land measuring about 08 (Eight) Cottahs, 07 (Seven) Chittacks and 20 (Twenty) Sq. ft., a little bit more or less corresponding with 0.139 (Zero Point One Hundred Thirty Nine) Decimals lying and situated at and being Plot Nos.- 83A and 84A of said "Gokul Kunja" and being part of Holding No.- 4, Chanditola Lane, Calcutta within the limits of the then Tollygunge Municipality, Police Station- Sadar Tollygunge, Pargana- Khaspur, Collector's Touzi No.- 151, J.L. No.- 42 in Mouza- Shibpur and according to the Settlement Records of Rights comprised in Superior Landlords Khatian No.- 155, Mugneeram Bangur and Company's Khatian No.- 158 being C.S. Dag Nos.- 278 and 279 morefully described in the Schedule thereunder written.

G. It was agreed in the Said Indenture of Conveyance, dated 16th January, 1948 as men-

tioned aforesaid that the Total Price of the said Plots of Land being Plot Nos.- 83A and 84A Sold to Gopi Nath Pandit would be Rs. 23,279/- (Rupees Twenty Three Thousand Two Hundred and Seventy Nine) for 8 Annas only out of which simultaneously with the Execution of the said Indenture of Conveyance, said Gopi Nath Pandit paid a Sum of Rs. 7,779/- (Rupees Seven Thousand Seven Hundred and Seventy Nine) for 8 Annas and the Payment of the Balance Sum of Rs. 15,500/- (Rupees Fifteen Thousand and Five Hundred) only was Secured under a Security Deed, Executed by said Gopi Nath Pandit in favour of Mugneeram Bangur and Company creating first charge upon the said Plots of Land being Plot Nos.- 83A and 84A of "Gokul Kunja".

H. By a Deed of Mortgage (Said Security Deed), dated 16Th January, 1948 Registered in the Office of the then Sadar Joint Sub-Registrar of Alipore and Recorded the same in Book No.- I, Volume No.- 13, Pages from 126 to 131 being Deed No.- 246 for the year 1948 made between Mugneeram Bangur and Company, therein called the "MORTGAGOR" of the ONE PART and Gopi Nath Pandit, therein called the "PURCHASER" of the OTHER PART, the above mentioned MORTGAGEE created first charge upon the said Plots of Land being Plot Nos.- 83A and 84A of "Gokul Kunja" in favour of said Mugneeram Bangur and Company Limited for payment of the Balance Consideration Amount of Rs. 15,500/- (Rupees Fifteen Thousand and Five Hundred) only together with interest accrued thereon. The said Mugneeram Bangur and Company by a Deed of Assignment, dated 07th day of March, 1949, Registered in the office of the then Sadar Joint Sub-Registrar of Alipore and Recorded the same in Book No.-I, Volume No.- 57,

being Deed No.- 2610 for the year 1949 assigned the said Mortgage Security Deed in favour of Amalgamated Development Limited.

I. By a Deed of Release, dated 30th April, 1975 Registered in the Office of the then Joint Sub-Registrar at Alipore and Recorded the same in Book No.- I, Volume No.- 32, Pages from 118 to 121 being Deed No.- 2032 for the year 1975 made between Amalgamated Development Limited, therein mentioned as the "RELEASOR" of the ONE PART and Gopi Nath Pandit, therein called the "RELEASEE MORTGAGOR" of the OTHER PART, the "RELEASOR" therein Released **ALL THAT** the Piece and Parcel of Mourasi Mokarari Land measuring about 08 (Eight) Cottahs, 07 (Seven) Chittacks and 20 (Twenty) Sq.ft., a little bit more or less together with Building standing thereon Lying and Situated at and being Plot Nos.- 83A and 84A of said "Gokul Kunja" and being Part of Holding No.- 4, Chanditola Lane, within the limits of the then Tollygunge Municipality, Police station- the then Sadar Tollygunge, Pargana- Khaspur, District Collector's Touzi No.- 151, J.L.No.- 42 in Mouza- Shibpur and according to Settlement Records of Rights Comprised in C.S. Khatian No.- 158, C.S. Dag Nos.- 278 and 279 morefully and particularly described in the Schedule thereunder written.

J. By virtue of the said Deed of Release, said Gopi Nath Pandit became the absolute OWNER and was absolutely Seized and Possessed of **ALL THAT** Piece and Parcel of Mourassi Mokarari Land measuring about an area of 08 (Eight) Cottahs, 07 (Seven) Chittacks and 20 (Twenty) Sq.ft. a little bit more or less, Corresponding to 0.139 (Zero

Point One Hundred and Thirty Nine) Decimals Lying and Situated at and being Plot Nos.- 83A and 84A of said "Gokul Kunja" and being Part of Holding No.- 4, Chanditola Lane, Calcutta within the limit of the then Tollygunge Municipality, Police station- the then Sadar Tollygunge, Pargana- Khaspur, Collector's Touzi No.- 151, J.L. No.- 42 in Mouza- Shibpur and according to the Settlement Records of Rights Comprised in C.S. Khatian No.- 158, C.S. Dag Nos.- 278 and 279 free from all Encumbrances, Mortgages, Charges, Lien and Lispendence whatsoever.

K. Due to Territorial Delimitation of Municipalities, the Territory of the Tollygunge Municipality had been merged with the then Calcutta Municipal Corporation, presently named as Kolkata Municipal Corporation and the said Property was incorporated within the jurisdiction of Kolkata Municipal Corporation being Ward No.- 097. Said Gopi Nath Pandit duly Mutated his name in all Papers and Documents including the Assessment Records of the Kolkata Municipal Corporation being Ward No.- 097 and the said Plots of Land measuring about 08 (Eight) Cottahs, 07 (Seven) Chittacks and 20 (Twenty) Sq. ft., a little bit more or less (being erstwhile Plot Nos. 83A and 84A of said "Gokul Kunja" and being Part of Holding No.- 4, Chanditola Lane, Calcutta within the then limits of Tollygunge Municipality, P.S.- the then Sadar Tollygunge, Pargana- Khaspur, Collector's Touzi No.- 151, J.L. No.- 42 in Mouza- Shibpur and according to the Settlement Records of Rights Comprised in C.S. Khatian No.- 158, C.S. Dag Nos.- 278 and 279), District- South 24 Parganas was Named and Numbered by the Kolkata Municipal Corporation as the Municipal Premises No.- 4/20, Chanditola Lane, Police station- Regent

Park, Kolkata- 700 040, District- South 24-Parganas within the limits of the Kolkata Municipal Corporation being Ward No.- 097 having Assessee No.- 21-097-03-0032-6 more fully described in the SCHEDULE hereunder written and hereinafter referred to as MOTHER PREMISES.

L. In the manner as aforesaid, said Gopi Nath Pandit became the absolute OWNER and was absolutely Seized and Possessed and/or otherwise Well and Sufficiently entitled to ALL THAT the Piece and Parcel of Land measuring about 08 (Eight) Cottahs, 07 (Seven) Chittacks and 20 (Twenty) Sq. ft., a little bit more or less together with the partly Two Storied and partly Single Storied Brick built Building standing thereon Lying and Situated at and being the Municipal Premises No.- 4/20, Chanditola Lane, Police station- Regent Park, Kolkata- 700 040 (being erstwhile Plot Nos.- 83A and 84A of said "Gokul Kunja" and being Part of Holding No.- 4, Chanditola Lane, Calcutta within the limits of Tollygunge Municipality, P.S.- Sadar Tollygunge, Pargana- Khaspur, Collector's Touzi No.- 151, J.L. No.- 42 in Mouza- Shibpur and according to the Settlement Records of Rights Comprised in C.S. Khatian No.- 158, C.S. Dag Nos.- 278 and 279), District- South 24 Parganas, West Bengal free from all Encumbrances, Mortgages, Charges, Lien and Lispendence.

M. While being the absolute OWNER of the Mother Premises, said Gopinath Pandit who was a Hindu, Governed by "Dayabhaga School of Hindu Law" died intestate on 8th August, 1980 leaving behind him surviving his Wife, Smt. Lakshmi Sona Pandit, 6 (Six)

Sons and 8 (Eight) Daughters. His Wife Smt. Lakshmi Sona Pandit who was a Hindu, Governed by "Dayabhaga School of Hindu Law" also died intestate leaving behind surviving her said 6 (Six) Sons and 8 (Eight) Daughters as her only Legal Heirs and Successors who jointly inherited the Share of Mother Premises as per the Law of inheritance and thus each Legal Heirs of said Smt. Lakshmi Sona Pandit Possessed undivided 1/14th Share from the Mother Premises as follows : -

Sr. No.	Name.	Relation.	Share in the Property.
1.	Rabindra Nath Pandit.	Son (since Deceased).	Undivided 1/14 th Share.
2.	Manindra Nath Pandit.	Son (since Deceased).	Undivided 1/14 th Share.
3.	Kartick Pandit.	Son (since Deceased).	Undivided 1/14 th Share.
4.	Kumar Pandit.	Son (since Deceased).	Undivided 1/14 th Share.
5.	Goutam Pandit.	Son.	Undivided 1/14 th Share.
6.	Shyamal Pandit.	Son (since Deceased).	Undivided 1/14 th Share.
7.	Smt. Nomita Kundu (nee Pandit).	Daughter (since Deceased).	Undivided 1/14 th Share.
8.	Smt. Mamata Garai (nee Pandit).	Daughter (since Deceased).	Undivided 1/14 th Share.
9.	Smt. Purnima Dutta (nee Pandit).	Daughter (since Deceased).	Undivided 1/14 th Share.
10.	Smt. Shila Kanungoe (nee Pandit).	Daughter.	Undivided 1/14 th Share.
11.	Smt. Runu Barua (nee Pandit).	Daughter (since Deceased).	Undivided 1/14 th Share.
12.	Smt. Jhunu Sengupta (nee Pandit).	Daughter.	Undivided 1/14 th Share.
13.	Smt. Bijoy Laxmi Dutta (nee Pandit).	Daughter (since Deceased).	Undivided 1/14 th Share.
14.	Smt. Durba Sahoo (nee Pandit).	Daughter.	Undivided 1/14 th Share.

N. While being the absolute OWNER of the undivided 1/14th Share in the Mother Premises, said Rabindra Nath Pandit, Son of- Late Gopinath Pandit who was a Hindu, Governed by "Dayabhaga School of Hindu Law" died intestate on 7th April, 1991 leaving behind him Surviving his Wife, Two Sons and Two Daughters as his only Legal Heirs and Successors who jointly inherited his undivided 1/14th Share in the Mother Premises as per Law of Inheritance and thus each one of them Possessing undivided 1/70th Share as follows :-

Sl. No.	Name.	Relation.	Share in the Property.
1.	Smt. Kanak Prava Pandit.	Wife.	Undivided 1/70 th Share.
2.	Mohandas Pandit.	Son.	Undivided 1/70 th Share.
3.	Subhash Chandra Pandit.	Son.	Undivided 1/70 th Share.
4.	Smt. Indira Pandit.	Daughter.	Undivided 1/70 th Share.
5.	Smt. Bijoy Laxmi Pandit.	Daughter.	Undivided 1/70 th Share.

O. while being the absolute OWNER of the undivided 1/14th Share in the Mother Premises, said Manindra Nath Pandit, Son of- Late Gopinath Pandit who was a Hindu, Governed by "Dayabhaga School of Hindu Law" died intestate on 26th January, 2011 leaving behind him Surviving his Wife, only Son and only Daughter as his only Legal Heirs and Successors who jointly inherited his undivided 1/14th Share in the Mother Premises as per Law of Inheritance and thus each one of them Possessing undivided 1/42th Share as follows :-

Sl. No.	Name.	Relation.	Share in the Property.
1.	Smt. Anima Pandit.	Wife.	Undivided 1/42 th Share.

Sl. No.	Name.	Relation.	Share in the Property.
2.	Chandan Pandit.	Son.	Undivided 1/42th Share.
3.	Smt. Rajashree Pandit.	Daughter.	Undivided 1/42th Share.

P. While being the absolute OWNER of the undivided 1/14th Share in the Mother Premises, said Kartick Pandit, Son of- Late Gopinath Pandit who was a Hindu, Governed by "Dayabhaga School of Hindu Law" died Intestate on 19th August, 1999 leaving behind him Surviving his Wife and Two Daughters as his only Legal Heirs and Successors who jointly inherited his undivided 1/14th Share in the Share of Mother Premises as per Law of Inheritance and thus each one of them Possessing undivided 1/42th Share as follows:-

Sl. No.	Name.	Relation.	Share in the Property.
1.	Smt. Suvra Pandit.	Wife.	Undivided 1/42th Share.
2.	Ms. Suparna Pandit.	Daughter.	Undivided 1/42th Share.
3.	Smt. Sreeparna Pandit Das.	Daughter.	Undivided 1/42th Share.

Q. While being the absolute OWNER of the undivided 1/14th Share in the Mother Premises, said Kumar Pandit, Son of- Late Gopinath Pandit who was a Hindu, Governed by "Dayabhaga School of Hindu Law" died intestate on 28th July, 2012 leaving behind Surviving his Wife and only Son as his only Legal Heirs and Successors who jointly inherited his undivided 1/14th Share in the Mother Premises as per Law of Inheritance and thus each of them possessing undivided 1/28th Share as follows :-

Sl. No.	Name.	Relation.	Share in the Property.
1.	Smt. Santi Pandit.	Wife.	Undivided 1/28 th Share.
2.	Abhisek Pandit.	Son.	Undivided 1/28 th Share.

R. While being the absolute OWNER of the undivided 1/14th Share in the Mother Premises, said Shyamal Pandit, Son of- Late Gopinath Pandit who was a Hindu, Governed by "Dayabhaga School of Hindu Law" died intestate on 23rd September 2013 leaving behind Surviving his Wife and only Son as his only Legal Heirs and Successors who jointly inherited his undivided 1/14th Share in the Mother Premises and thus each of them Possessing undivided 1/28th Share as follows :-

Sl. No.	Name.	Relation.	Share in the Property.
1.	Smt. Sushmita Pandit.	Wife.	Undivided 1/28 th Share.
2.	Indranil Pandit.	Son.	Undivided 1/28 th Share.

S. While being the absolute OWNER of the undivided 1/14th Share in the Mother Premises, said Smt. Nomita Kundu (nee Pandit), Daughter of- Late Gopinath Pandit who was a Hindu, Governed by "Dayabhaga School of Hindu Law" died intestate on 10th January, 1991 leaving behind Surviving her Husband, Two Sons, Named Somenath Kundu and Debnath Kundu as her Legal Heirs and Successors who jointly inherited her undivided 1/14th Share in the Mother Premises. Her Husband Anath Nath Kundu also died intestate on 9th December, 2005. Thus on the death of both Anath Nath Kundu and Smt. Nomita Kundu, their Legal Heirs and Successors named Somenath Kundu and Debnath Kundu jointly became the joint OWNERS of the undivided 1/14th Share of Smt. Nomita Kundu as per Law of Inheritance and thus each of them. Possessed undivided 1/28th Share in the Mother Premises. The said Somenath Kundu also died intestate on 3rd April, 2013 leaving behind him Surviving his wife Smt. Minati Kundu and only Son Raunak Kundu as

her Legal Heirs and Successors who jointly inherited his undivided 1/28th Share as per Law of Inheritance and thus on the death of said Somenath Kundu the shareholding pattern of the undivided 1/14th Share of said Smt. Nomita Kundu is as follows :-

Sl. No.	Name.	Relation.	Share in the Property.
1.	Debnath Kundu.	Son.	Undivided 1/28 th Share.
2.	Smt. Minati Kundu.	Wife of- Late Somenath Kundu.	Undivided 1/56 th Share.
3.	Raunak Kundu.	Son of- Late Somenath Kundu.	Undivided 1/56 th Share.

T. While being the absolute OWNER of the Undivided 1/14th Share in the Mother Premises, said Smt. Mamata Garai (nee Pandit), Daughter of- Late Gopinath Pandit, who was a Hindu, Governed by "Dayabhaga School of Hindu Law" died intestate on 3rd February, 2012 leaving behind Surviving her Husband, Two Sons and only Daughter as her Legal Heirs and Successors who jointly inherited her Undivided 1/14th Share in the Mother Premises as per Law of Inheritance and thus each of them Possessing undivided 1/42th Share as follows :-

Sl. No.	Name.	Relation.	Share in the Property.
1.	Swapan Kumar Garai.	Son.	Undivided 1/42 th Share.
2.	Tapan Kumar Garai.	Son.	Undivided 1/42 th Share.
3.	Smt. Ratna Koley.	Daughter.	Undivided 1/42 th Share.

U. While being the absolute OWNER of the Undivided 1/14th Share in the Mother Premises, said Smt. Purnima Dutta (nee Pandit), Daughter of- Late Gopinath Pandit who was a Hindu, Governed by "Dayabhaga School of Hindu Law" died intestate on 2nd

September, 1989 leaving behind Surviving her Husband and Two Daughters as her only Legal Heirs and Successors who jointly inherited her undivided 1/14th Share in the Mother Premises and thus each of them Possessing undivided 1/28th Share as follows :-

Sl. No.	Name.	Relation.	Share in the Property.
1.	Smt. Balsakhi Das.	Daughter.	Undivided 1/28 th Share.
2.	Smt. Piyali Nandy.	Daughter.	Undivided 1/28 th Share.

V. While being the absolute OWNER of the Undivided 1/14th Share in the Mother Premises, said Smt. Runu Barua (nee Pandit), Daughter of- Late Gopinath Pandit who was a Hindu, Governed by "Dayabhaga School of Hindu Law" died intestate on 3rd December, 2013 leaving behind Surviving her Two Daughters as her Legal Heirs and Successors who jointly inherited her Undivided 1/14th Share in the Mother Premises and thus each of them Possessing Undivided 1/28th Share as follows. Her Husband Arup Kumar Barua pre deceased to her and died intestate on 4th January, 1998.

Sl. No.	Name.	Relation.	Share in the Property.
1.	Smt. Moushumi Barua Roy.	Daughter.	Undivided 1/28 th Share.
2.	Smt. Arpita Barua Das.	Daughter.	Undivided 1/28 th Share.

W. While being the absolute OWNER of the undivided 1/14th Share in the Mother Premises, said Smt. Bijoy Laxmi Dutta (nee Pandit), Daughter of- Late Gopinath Pandit who was a Hindu, Governed by "Dayabhaga School of Hindu Law" died intestate on 25th April, 2017 leaving behind Surviving her only Son Arnab Dutta as her sole Legal Heir and Successor who inherited her undivided 1/14th Share in the Mother Premises. Her hus-

band Chunilal Dutta was Pre-deceased to her and died intestate on 26th February, 2003.

Sl. No.	Name.	Relation.	Share in the Property.
1.	Arnab Dutta.	Son.	Undivided 1/14 th Share.

X. In the circumstances as aforesaid, at present the Shareholding Pattern of the Mother Premises is as follows : –

Sl. No.	Name.	Share in the Property.
1.	Kanak Prava Pandit.	Undivided 1/70 th Share.
2.	Mohandas Pandit.	Undivided 1/70 th Share.
3.	Subhash Chandra Pandit.	Undivided 1/70 th Share.
4.	Smt. Indira Pandit.	Undivided 1/70 th Share.
5.	Smt. Bijoy Laxmi Pandit.	Undivided 1/70 th Share.
	JOINTLY	UNDIVIDED 1/14TH SHARE
6.	Smt. Anirna Pandit.	Undivided 1/42 th Share.
7.	Chandan Pandit.	Undivided 1/42 th Share.
8.	Smt. Rajashree Pandit.	Undivided 1/42 th Share.
	JOINTLY	UNDIVIDED 1/14TH SHARE.
9.	Smt. Suvra Pandit.	Undivided 1/42 th Share.
10.	Smt. Suparna Pandit.	Undivided 1/42 th Share.
11.	Mt. Sreeparna Pandit Das.	Undivided 1/42 th Share.
	JOINTLY	UNDIVIDED 1/14TH SHARE.
12.	Smt. Santi Pandit.	Undivided 1/28 th Share.
13.	Abhisekh Pandit.	Undivided 1/28 th Share.
	JOINTLY	UNDIVIDED 1/14TH SHARE.
14.	Goutam Pandit.	UNDIVIDED 1/14TH SHARE.
15.	Smt. Sushmita Pandit.	Undivided 1/28 th Share.
16.	Indranil Pandit.	Undivided 1/28 th Share.
	JOINTLY	UNDIVIDED 1/14TH SHARE.
17.	Smt. Minati Kundu.	Undivided 1/56 th Share.
18.	Raunak Kundu.	Undivided 1/56 th Share.

Sl. No.	Name.	Share in the Property.
19.	Debnath Kundu.	Share in the Property. Undivided 1/28 th Share.
	JOINTLY	UNDIVIDED 1/14TH SHARE.
20.	Swapan Kumar Garai.	Undivided 1/42 th Share.
21.	Tapan Kumar Garai.	Undivided 1/42 th Share.
22.	Smt. Ratna Koley.	Undivided 1/42 th Share.
	JOINTLY	UNDIVIDED 1/14TH SHARE.
23.	Smt. Balsakhi Das.	Undivided 1/28 th Share.
24.	Smt. Piyali Nandy.	Undivided 1/28 th Share.
	JOINTLY	UNDIVIDED 1/14TH SHARE.
25.	Smt. Shila Kanungoe (nee Pandit).	UNDIVIDED 1/14TH SHARE.
26.	Smt. Moushumi Barua Roy.	Undivided 1/28 th Share.
27.	Smt. Arpita Barua Das.	Undivided 1/28 th Share.
	JOINTLY	UNDIVIDED 1/14TH SHARE.
28.	Smt. Jhunu Sengupta (nee pandit).	UNDIVIDED 1/14TH SHARE.
29.	Arnab Dutta.	UNDIVIDED 1/14TH SHARE.
30.	Smt. Durba Sahoo (nee Pandit).	UNDIVIDED 1/14TH SHARE.

AND WHEREAS The VENDOR herein purchased the Property by way of 16 Nos. of DEED OF CONVEYANCE details hereunder :

Sl. No.	VENDORS HEREIN PURCHASE FROM	REGISTERED IN THE OFFICE OF AND DATE OF REGISTRATION	DEED NO.
1.	Kanak Prava Pandit & Indira Pandit	D.S.R.- II, Alipore, South 24 Pa Ganas, West Bengal, dated- 16.05.2023.	Book No. I, Volume- No.- 1602- 2023, Page No. 220163 to 220201 being Deed No.- 160206821 of 2023.
2.	Mohandas Pandit & Bijoylaxmi Pandit (alias Bijoylaxmi Sinha).	A.D.S.R., Alipore, South 24 Pa Ganas, West Bengal, dated- 03.03.2021.	Book No. I, Volume- No.- 1605- 2021, Page No. 38479 to 38511 being Deed No.- 160500807 of 2021.
3.	Smt. Anima Pandit, Chandan Pandit & Smt. Rajashree Pandit.	A.D.S.R., Alipore, South 24 Pa Ganas, West Bengal, dated- 18.12.2019.	Book No. I, Volume- No.- 1605- 2019, Page No. 244922 to 244956 being Deed No.- 160507240 of 2019.

Contd.....

Sl. No.	VENDORS HEREIN PURCHASE FROM	REGISTERED IN THE OFFICE OF AND DATE OF REGISTRATION	DEED NO.
4.	Smt. Suvra Pandit, Ms. Suparna Pandit & Smt. Sreeparna Das Pandit.	A.D.S.R., Alipore, South 24 Par- Ganas, West Bengal, dated- 06.11.2019.	Book No. I, Volume- No.- 1605- 2019, Page No. 215201 to 215235 being Deed No.- 160506303 of 2019.
5.	Smt. Baisakhi Das & Smt. Piyali Nandy.	A.D.S.R., Alipore, South 24 Par- Ganas, West Bengal, dated- 30.08.2019.	Book No. I, Volume- No.- 1605- 2019, Page No. 178139 to 178170 being Deed No.- 160505207 of 2019.
6.	Smt. Santi Pandit & Abhisek Pandit.	A.D.S.R., Alipore, South 24 Par- Ganas, West Bengal, dated- 18.10.2019.	Book No. I, Volume- No.- 1605- 2019, Page No. 208727 to 208758 being Deed No.- 160506054 of 2019.
7.	Goutam Pandit.	A.D.S.R., Alipore, South 24 Par- Ganas, West Bengal, dated- 10.05.2019.	Book No. I, Volume- No.- 1605- 2019, Page No. 131154 to 131183 being Deed No.- 160503861 of 2019.
8.	Smt. Sushmita Pandit & Indranil Pandit.	A.D.S.R., Alipore, South 24 Par- Ganas, West Bengal, dated- 14.08.2019.	Book No. I, Volume- No.- 1605- 2019, Page No. 168479 to 168509 being Deed No.- 160504855 of 2019.
9.	Debnath Kundu, Smt. Minati Kundu & Raunak Kundu.	A.D.S.R., Alipore, South 24 Par- Ganas, West Bengal, dated- 05.12.2019.	Book No. I, Volume- No.- 1605- 2019, Page No. 235264 to 235298 being Deed No.- 160506884 of 2019.
10.	Swapan Kumar Garai, Tapan Kumar Garai & Ratna Koley.	A.D.S.R., Alipore, South 24 Par- Ganas, West Bengal, dated- 12.12.2019.	Book No. I, Volume- No.- 1605- 2019, Page No. 241631 to 241665 being Deed No.- 160507060 of 2019.

Sl. No.	VENDORS HEREIN PURCHASE FROM	REGISTERED IN THE OFFICE OF AND DATE OF REGISTRATION	DEED NO.
11.	Smt. Shila Kanungoe.	A.D.S.R., Alipore, South 24 Par-Ganas, West Bengal, dated-08.08.2019.	Book No. I, Volume-No.- 1605- 2019, Page No. 161203 to 161231 being Deed No.- 160504733 of 2019.
12.	Smt. Moushumi Barua Roy.	A.D.S.R., Alipore, South 24 Par-Ganas, West Bengal, dated-08.03.2021.	Book No. I, Volume-No.- 1605- 2021, Page No. 39403 to 39432 being Deed No.- 160500867 of 2021.
13.	Smt. Arpita Barua Das.	A.D.S.R., Alipore, South 24 Par-Ganas, West Bengal, dated-20.02.2020.	Book No. I, Volume-No.- 1605- 2020, Page No. 37312 to 37341 being Deed No.- 160500922 of 2020.
14.	Smt. Jhunu Sengupta.	A.D.S.R., Alipore, South 24 Par-Ganas, West Bengal, dated-03.05.2019.	Book No. I, Volume-No.- 1605- 2019, Page No. 131121 to 131153 being Deed No.- 160503860 of 2019.
15.	Arnab Dutta.	A.D.S.R., Alipore, South 24 Par-Ganas, West Bengal, dated-26.12.2019.	Book No. I, Volume-No.- 1605- 2020, Page No. 2389 to 2418 being Deed No.- 160507456 of 2019.
16.	Smt. Durba Sahoo.	A.D.S.R., Alipore, South 24 Par-Ganas, West Bengal, dated-05.09.2019.	Book No. I, Volume-No.- 1605- 2019, Page No. 182129 to 182159 being Deed No.- 160505333 of 2019.

AA. At or before the Execution of these Presents, the VENDOR herein have Assured and Represented the Purchaser herein as follows :-

a) The VENDOR herein is the absolute OWNER of ALL THAT the Piece and Parcel of Homestead Land measuring about 08 (Eight) Cottahs, 07 (Seven) Chittacks and 20 (Twenty) Sq. ft., a little bit more or less together with partly Two Storied and partly Single Storied Brick built Building standing thereon totally measuring about 4000 Sq. ft. a little bit more or less lying and situated at the Municipal Premises No.- 4/20, Chanditola Lane, Police Station- Regent Park, Kolkata- 700 040 (formerly being a part of Municipal Holding No.- 4, Chanditola Lane being Plot Nos. 83A and 84A of said "Gokul Kunja", Pargana- Khaspur, Collector's Touzi No.- 151, J.L. No.- 42, Mouza- Shibpur formerly Police Station- Tollygunge, formerly within the limits of Tollygunge Municipality) within the limits of the Kolkata Municipal Corporation being Ward No.- 097 having Assessee No.- 21-097-03-0032-6, District Registration Office at- Alipore, District- South 24 Parganas, West Bengal and the VENDOR herein Mutated the name in the Records of the Kolkata Municipal Corporation, being Ward No.- 097 and have been paying Property Taxes for the same in Kolkata Municipal Corporation having Assessee No.- 21-097-03-0032-6.

b) The abstract of Title of the VENDOR/OWNER herein to the said Premises as mentioned hereinabove is TRUE and CORRECT.

c) There is/are no Suit and/or Suits and/or Legal Proceedings and/or Litigations pending in any Learned Court or before The Hon'ble High Court at Calcutta involving the question of Title of the said Premises and/or any part thereof. Neither there is any Separate Agreement and/or Agreements with anyone else relating any Affairs in connection with the said Premises.

d) There are no Arrear of Taxes and/or Dues of the VENDOR herein with the Income Tax, Wealth Tax, Gift Tax and/or other Appropriate Body or Authorities which may affect the said Premises in any Manner whatsoever. Neither the said Premises nor any Part thereof has been attached and/or is liable to be attached under any Decree and/or Order of any Learned Court of Law and/or The Hon'ble High Court at Calcutta due to Income Tax, Revenue or any other Public Demand.

e) There is no impediment or bar under any Law or Statute by which the VENDOR herein is/are prevented from Selling and/or Transferring its Right, Title and Interest in the said Premises and as such the VENDOR herein is entitled to Execute the necessary Deed of Conveyance in favour of the PURCHASER herein. Further the VENDOR has not in any way dealt with the said Premises whereby the Right, Title and Interest of the VENDOR as to the OWNERSHIP, USE and ENJOYMENT thereof is or may be affected in any manner whatsoever.

f) The Said Premises is free from all Encumbrances, Mortgages, Charges, Loan, Lien, Lispendence, Attachments, Acquisitions and Requisitions whatsoever.

AND WHEREAS due to some urgent need of Money for improvement of the Business, the VENDOR herein intends to Sold, Conveyed and Transferred **ALL THAT** the Piece and Parcel of Homestead Land measuring about 08 (Eight) Cottahs, 07 (Seven) Chittacks and 20 (Twenty) Sq. ft., a little bit more or less together with partly Two Storied and partly

Single Storied Brick built Building standing thereon, totally measuring about 4000 Sq. ft. (2500 Sq.ft. in Ground Floor and 1500 sq ft in First Floor), a little bit more or less lying and situated at the Municipal Premises No.- 4/20, Chanditola Lane, Police Station- Regent Park, Kolkata- 700 040, West Bengal (formerly being a part of Municipal Holding No.- 4, Chanditola Lane being Plot Nos.- 83A and 84A of said "Gokul Kunja", Pargana- Khaspur, Collector's Touzi No.- 151, J.L. No.- 42, Mouza- Shilpur formerly Police Station- Tollygunge, formerly within the limits of Tollygunge Municipality) within the limits of the Kolkata Municipal Corporation being Ward No.- 097 having Assessee No.- 21-097-03-0032-6, District Registration Office at- Alipore, District- South 24 Parganas, West Bengal to its any intending PURCHASER and/or PURCHASERS.

AND WHEREAS at the time of Negotiation, the OWNER/VENDOR herein does hereby Assured, Represented and Covenanted with the PURCHASER herein as follows :-

- a. The VENDOR/OWNER herein, absolutely Seized and Possessed of and/or well and Sufficiently Entitled to the said Property mentioned hereunder.
- b. Save and except the OWNER/VENDOR herein, nobody else has any Right, Title, Interest, Claim and Demand whatsoever or howsoever in respect of the said Property.
- c. The OWNER/VENDOR herein has not entered into any Agreement for Sale and/or Development or any other Agreement or Executed Power of Attorney whatsoever or howsoever with any Person or Persons or Company or Organization prior to the Agreement, dated 11.06.2024 in respect of the said Property.

d. The OWNER/VENDOR herein has good, clear and marketable Title in respect of the said Property.

e. The said Property is free from all encumbrances, lien, lispence etc.

f. The OWNER/VENDOR herein has not Sold, Transferred and Assigned the said Property in favour of any THIRD PARTY.

g. There is no Legal bar or Impediment restraining the OWNER/VENDOR herein from Selling, Transferring and/or Dealing and disposing of the said Property or any Portion thereof in any manner whatsoever to the best of its knowledge and belief.

h. The said Property is not subject to any Notice or Acquisition or Requisition.

AND WHEREAS the OWNER/VENDOR herein desired to Sale the said Property due to some urgent need of Money for improvement of the Business and the PURCHASER herein coming to know the intention of the OWNER/VENDOR herein made contact with the PURCHASER herein and upon going through the primary Documents, Photo copy of all Papers and Documents relating to the Title and Ownership of the OWNER/VENDOR herein in respect of the scheduled Property have Agreed to Purchase the said Property as more fully described in the Schedule hereunder written at or for the total Consideration of Rs. 2,50,00,000/- (Rupees Two Crore Fifty Lakh) only. Relying on the aforesaid representations made by the OWNER/VENDOR herein and on believing the same to be true, the PURCHASER herein has agreed to Purchase the said Premises as

more particularly described in the Schedule below on the terms and conditions mentioned hereunder.

AND WHEREAS in pursuance to the above, the Parties herein entered into an Agreement on 11.06.2024 in between them under the Terms and Conditions mentioned therein wherein beside the Terms and Conditions as contained therein, it was Interalla Agreed by and between the Parties therein and herein that the said Property as described in the Schedule below shall be Sold, Conveyed, Assigned and Assured unto and in favour of the PURCHASER herein at the said Total Price or Consideration of Rs. 2,50,00,000/- (Rupees Two Crore Fifty Lakh) only and according to the Terms and conditions as contained therein the PURCHASER herein paid unto and in favour of the OWNER/VENDOR herein a sum of Rs. 50,00,000/- (Rupees Fifty Lakh) only against the said Total Price or Rs. 2,50,00,000/- (Rupees Two Crore Fifty Lakh) only, the Receipt whereof the OWNER/VENDOR herein acknowledged separately and acknowledges herein in the Memo of Consideration, as hereunder contained.

AND WHEREAS on or prior to the date of Execution of this Deed, the PURCHASER herein has paid unto and in favour of the OWNER/VENDOR herein, the further Sum of Rs. 2,00,00,000/- (Rupees Two Crore) only towards the Balance Amount or Consideration Money for the said Property as mentioned in the Schedule below, the Receipt whereof the OWNER/ VENDOR herein acknowledged Separately and acknowledges herein in the Memo. of Consideration as hereunder contained.

NOW THIS INDENTURE WITNESSETH and it is hereby Agreed –

1. That in pursuance of the said Agreement made between OWNER/VENDOR herein and PURCHASER herein in pursuance of the said Premises and in Consideration of the said amount of Rs. 2,50,00,000/- (Rupees Two Crore Fifty Lakh) only paid in full by the PURCHASER herein to the OWNER/VENDOR herein as per MEMORANDUM OF CONSIDERATION below (Receipt whereof the OWNER/VENDOR herein does hereby Admit and Acknowledge in full), the VENDOR herein does hereby Sell, Convey, Transfer, Assign, Assure, Acquit, Release and forever Discharge unto the PURCHASER herein ALL THAT the Piece and Parcel of the Homestead Land measuring about 08 (Eight) Cottahs, 07 (Seven) Chittacks and 20 (Twenty) Sq. ft., a little bit more or less together with partly Two Storied and partly Single Storied Brick built Building standing thereon, totally measuring about 4000 Sq. ft., a little bit more or less lying and situated at the Municipal Premises No.- 4/20, Chanditola Lane, Police Station- Regent Park, Kolkata- 700 040, West Bengal (formerly being a part of Municipal Holding No.- 4, Chanditola Lane being Plot Nos.- 83A and 84A of said "Gokul Kunja", Pargana- Khaspur, Collector's Touzi No.- 151, J.L. No.- 42, Mouza- Shibpur, formerly Police Station- Tollygunge, formerly within the limits of Tollygunge Municipality) within the limits of the Kolkata Municipal Corporation being Ward No.- 097 having Assessee No.- 21-097-03-0032-6, District Registration Office at- Alipore, District- South 24 Parganas, West Bengal more fully described in the SCHEDULE hereunder written and hereinafter called SAID PREMISES OR HOWSOEVER OTHERWISE the same or now are or is or at any time heretofore was or were situated,

butted, bounded called known numbered described or distinguished together with all Yards, Courts, Compounds, Areas, Boundary Walls, Ways, Paths, Drains, Sewers, Water Course, Fixtures and Fittings of every kind and Privileges, Easements, Quasi-easements, Rents, Profits, Appendage and Appurtenance whatsoever standing, lying in and upon or in anywise Appertaining to the said Premises hereby Conveyed or any part thereof which at any time or times heretofore was/were held used Occupied and Enjoyed and known as Part and Parcel or Member thereof and Appurtenant thereto and the Reversion and/or Reversions, Remainder and/or Remainders, Rents, Issues, and Profits thereof and or any part thereof and all the Estate, Right, Title and Interest, Claim and Demand whatsoever both at Law and Equity to the OWNER/VENDOR herein into and the said Premises and every Part thereof and all Deeds Muniments Pattas, Writings Evidences of the Title exclusively relating to or concerning the said Premises hereby Conveyed or Expressed or Intended so to be or any Part and Parcel thereof and which now are or hereafter or may be in the Possession or Control of the OWNER/VENDOR herein TO HAVE AND HOLD the Said Premises hereby Granted, Transferred and Conveyed the Rights, Members and Appurtenances unto and to the use of the PURCHASER herein absolutely and forever free from all Mortgages, Charges, Liens, Attachments, Trusts of whatsoever Nature.

II. THE OWNER/VENDOR DOES HEREBY COVENANTS WITH THE PURCHASER AS FOLLOWS: –

a. THAT notwithstanding any Act, Deed or Thing whatsoever by the OWNER/VENDOR

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herein done or Executed or knowingly suffered to the contrary, the OWNER/VENDOR herein is at the time of Execution and Delivery of this Presents Lawfully, Rightfully and absolutely Seized and Possessed of and/or otherwise well and sufficiently entitled to the said Premises hereby Conveyed, Transferred and Assigned and Intended so to be and every part thereof for a perfect and indefeasible Estate of inheritance without any manner and/or Conditions, Trust, Encumbrances or otherwise whatsoever to alter, defeat, encumber or make void the same.

b. AND THAT notwithstanding any Act, Deed or Thing whatsoever as aforesaid the OWNER/VENDOR herein have in its' good Right, full Title, Possession and Power and absolute Authority to Grant, Convey, Transfer, Sell, Assign and Assure the said Premises unto and to the use of the PURCHASER herein in the manner as aforesaid.

c. AND THAT according to the true intent and meaning of this Presents that the PURCHASER herein shall peaceably and quietly Possess and Enjoy the said Premises hereby granted with Rights, Members, Appurtenance thereof and Receive and Realize the Rents, Issues and Profits thereof, if any for its absolute use and benefit from or the OWNER/ VENDOR herein or any Person and/or Persons lawfully or equitably claiming from under or in trust for the OWNER/VENDOR herein and that free and clear and freely and clearly and absolutely Acquired, Exonerated and Released by and well and sufficiently saved, defended, kept harmless and free of from and against all manner of former or other Person/s Lawfully and Equitably claiming as stated.

d. AND THAT the OWNER/VENDOR herein shall save aforesaid indemnify and keep the PURCHASER herein fully discharged, saved, harmless and kept indemnified against all Estates, Charges, Encumbrances, Liens, Attachments, Lispendence and Demand whatsoever created, occasioned or made by the OWNER/VENDOR herein or any Person/s Lawfully or equitably or rightfully claiming as aforesaid from time or any of them.

e. AND THAT the OWNER/VENDOR herein shall from time to time and at all times hereafter upon every reasonable request and at the cost of the PURCHASER herein make do Acknowledge, Execute and perfect all such further and other lawful and reasonable Acts, Deeds, Matters and Things whatsoever necessary for further better or more perfectly assuring the said Premises and every Part thereof unto the PURCHASER herein in the manner aforesaid as may be reasonably required together with the Benefits and Rights hereby Granted unto the PURCHASER herein.

f. AND THAT the OWNER/VENDOR herein have not done and/or shall not do anything whereby the Right of the PURCHASER herein may be prejudicially affected and shall make do all such Acts, Deeds and Things as may be necessary to assure the Rights available to the PURCHASER herein.

g) AND THAT after completion of the Sale, the PURCHASER herein shall have full and final, absolute and unfettered Right to Sell, Convey, Transfer, Alienate, Lease, Rent and create Mortgage for any purpose Lawfully of the said Premises or any part thereof without any hindrance whatsoever.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the Piece and Parcel of Homestead Land measuring about 08 (Eight) Cottahs, 07 (Seven) Chittacks and 20 (Twenty) Sq. fit., a little bit more or less wherein or in part whereof one Brick built Cemented Flooring partly Two Storied and partly Single Storied Residential Building is now standing having Floor Area in the Ground floor Cemented flooring of 2500 Sq.ft. (Two Thousand Five Hundred), a little bit more or less and in the First Floor Cemented flooring of 1500 Sq.ft. (One Thousand Five Hundred), a little bit more or less, Total Floor Area in the said Building comes to more or less 4000 Sq. ft., a little bit more or less (the building is at least 49 years old) lying and situated being Kolkata Municipal Corporation Premises No.- 4/20, Chanditola Lane, Police Station- Regent Park, Kolkata- 700 040 (formerly being a part of Municipal Holding No.- 4, Chanditola Lane being Plot Nos. 83A and 84A of said "Gokul Kunja", Pargana- Khaspur, Collector's Touzi No.- 151, J.L. No.- 42, Mouza- Shibpur formerly Police Station- Tollygunge, formerly within the limits of Tollygunge Municipality) within the limits of the Kolkata Municipal Corporation being Ward No.- 097 having Assessee No.- 21-097-03- 0032-6, District Registration Office and Sub-Registry Office at- Alipore, District- South 24-Parganas, West Bengal. The said Property (Land & Building) is butted and bounded in the manner as follows :-

ON THE NORTH : By the Premises No. 4/25, Chanditola Lane.

ON THE SOUTH : By the Premises No. 4/60, Chanditola Lane.

ON THE EAST : By the K.M.C. Road named Chanditola Lane

ON THE WEST : By Premises Nos. 4/23,4/75, 4/50, 4/58 & 4/64, Chanditola Lane.

OR HOWSOEVER OTHERWISE the same hereditaments and Premises is/are situated, bounded called known described or distinguished for the time being thereon and which the said Piece and Parcel of Land.

The said Land and Building to be Conveyed and Transferred herein is shown in the annexed PLAN AND/OR MAP covered under the RED verge line. The annexed PLAN AND/OR MAP herein is the PART AND PARCEL of the instant DEED.

IN WITNESS WHEREOF the Parties herein have hereunto Set and Subscribed their respective Hands and Seals on the Day, Month and Year first above written.

SIGNED SEALED AND DELIVERED by the OWNER/VENDOR herein and the PURCHASER herein in Presence of :-

WITNESSES :-

1. Bharat Chandra Maik
Late - Radha Gobinda Maik
At + PO - Borai PS Mohanpur
Dist - Paschim Medinipur
Pin - 751457

2. Asim Sinha
Late - Ajit Kumar Sinha
At - Chakmalta
PO - Kateragaria
PS - Debra
Dist - Paschim Medinipur
Pin - 721136

DRAFTED BY ME AS DIRECTED & UPON DOCUMENTS SUPPLIED BY THE PARTIES. :-

SK. Samsul Arefin.

(SK. SAMSUL AREFIN).
ADVOCATE.

ENROL. NO. : F/882/922/93.

1. Sushwani Infra LLP
Shanti Ind Surana.
Designated Partner

2. Sushwani Infra LLP
Sushila Surana
Designated Partner

SIGNATURE OF THE OWNER/VENDOR

Tapas Kumar Das

SIGNATURE OF PURCHASER

IDENTIFIED BY ME.

Rajib Ganguly

(RAJIB GANGULY).

ADVOCATE.

HIGH COURT, CALCUTTA.

ENROL. NO.- WB/1247/1999.

MEMO OF CONSIDERATION

RECEIVED from within mentioned PURCHASER by the within mentioned OWNER/ VENDOR, the within mentioned Sum of Rs. 2,50,00,000/- (RUPEES TWO CRORE AND FIFTY LAKH) only towards the Price of CONSIDERATION MONEY for the aforesaid Property in FULL AND FINAL In terms of this DEED as per the Memo. as hereunder mentioned :-

SL NO.	CHEQUE NO./ DEMAND DRAFT NO.	DATE	DRAWN FROM BANK AND BRANCH	TDS	AMOUNT (RUPEES).
1.	000009.	11.06.2024.	HDFC BANK LTD., MIDNAPORE.		RS. 49,50,000/- (RUPEES FORTY NINE LAKHS FIFTY THOUSAND).
2.				TDS.	RS. 50,000/- (RUPEES FIFTY THOUSAND).
3.	271629.	01.11.2024.	SBI PBB MIDNAPORE.		RS. 1,98,00,000/- (RUPEES ONE CRORE NINETY EIGHT LAKHS).
4.				TDS.	RS. 2,00,000/- (TWO LAKHS).

TOTAL AMOUNT : Rs. 2,50,00,000 /- (RUPEES TWO CRORE AND FIFTY LAKH) only.

WITNESSES :

1. Bharat Chandra Mond
S/o Late Radha Gobinda Mond
At PO - Bora PS Mohanpur
Dist - Paschim Midnapur
Pin - 751457

2. Anil Sinha
S/o Late Ajit Kumar Sinha
P.O. - Chakma
P.O. - Kalyanpur
P.S. - Debra
Dist - Paschim Medinipur
Pin - 751131

Sushwani Infra LLP

1. Suman Lal Surana
Designated Partner

Sushwani Infra LLP

2. Sushila Surana
Designated Partner

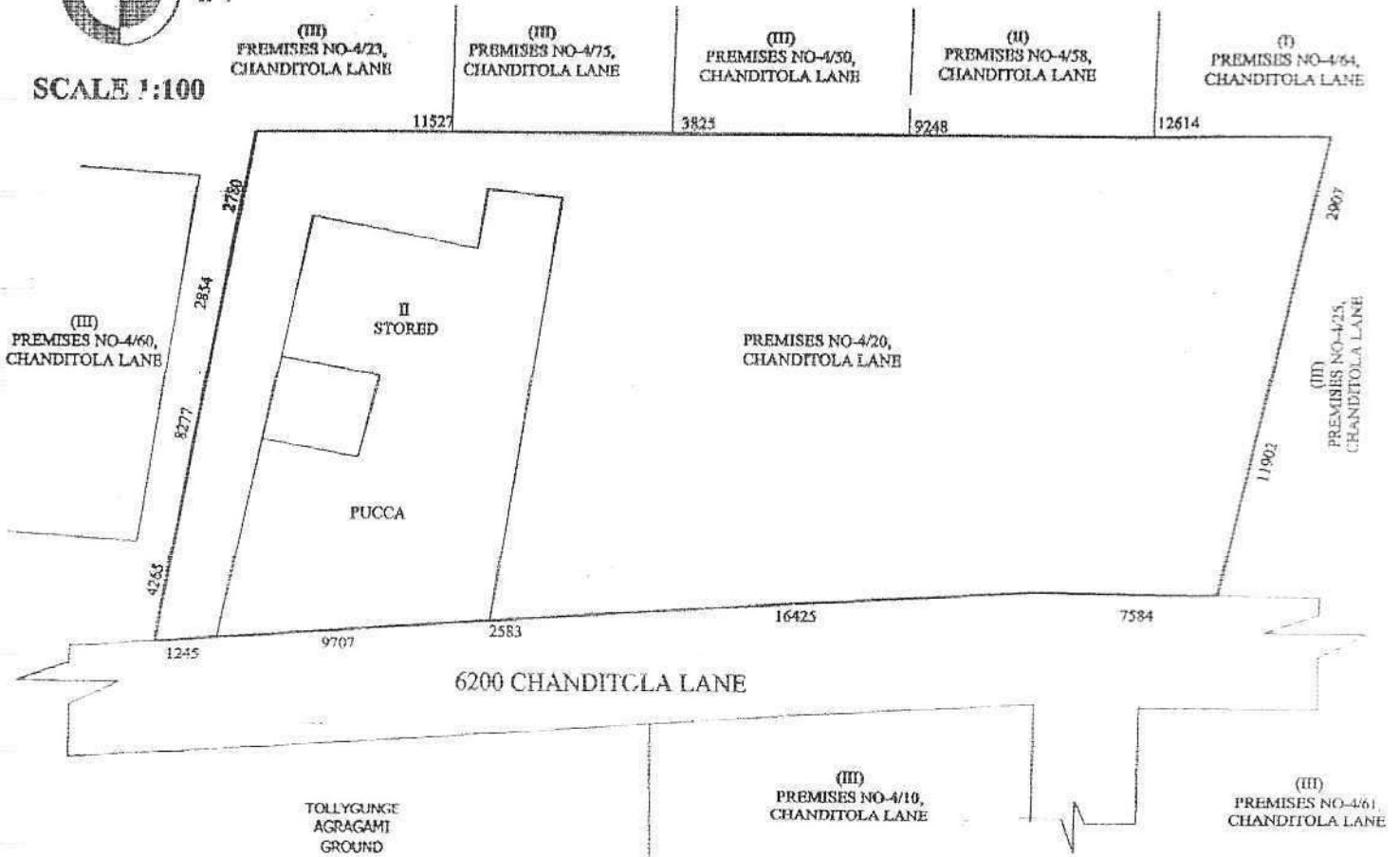
SIGNATURE OF THE VENDOR/OWNER.

**SITE PLAN AT PREMISES NO-4/20, CHANDITOLA LANE,
K.M.C. WARD NO.-097, BR. NO.-X, P.S.-REGENT PARK,
KOLKATA.-700040,
ASSEESSE NO-210970300326**

AREA OF THE LAND -566.239 SQM.I.E. 08 K- 07 CH-01 SQ.F.T.
(MORE OR LESS) PROPERTY LINE SHOW IN RED BORDER
EXISTING BUIL UP AREA:
GROUND FLOOR-2500 SQ.F.T.
FIRST FLOOR-1500 SQ.F.T.
TOTAL -1000 SQ.F.T. (MORE OR LESS)



SCALE 1:100



Sushwani Infra LLP
Shanti Lal Surana
Designated Partner

Sushwani Infra LLP
Sushila Surana
Designated Partner

SIGNATURE OF THE VENDOR

Tapan Kumar Das

SIGNATURE OF THE PURCHASER

Mithun Chatterjee
MITHUN CHATTERJEE
Civil Engineer
L.B.S. No.: II/1835
Kolkata Municipal Corporation

SIGNATURE OF THE L.B.S.

SPECIMEN FORM FOR TEN FINGERPRINTS



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



Shanti Lal Surana

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



Sushila Surana

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



Tejpal Kumar Bajaj

	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-1603-18230/2024	Date of Registration :	05/11/2024
Query No / Year	1603-2002779169/2024	Office where deed is registered	
Query Date	30/10/2024 2:25:27 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	RAJIB GANGULY 10, K.S. ROY ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830363551, 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. 2,50,00,000/-	Rs. 2,50,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 17,50,020/- (Article:23)	Rs. 2,50,046/- (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:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Chanditala Lane, , Premises No: 4/20, , Ward No: 097, Holding No:4 JI No: 42, Pin Code : 700040

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	8 Katha 7 Chatak 20 Sq Ft	2,00,00,000/-	2,00,00,000/-	Width of Approach Road: 20.34 Ft.,
Grand Total :				13.9677Dec	200,00,000 /-	200,00,000 /-	



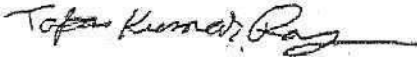
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4000 Sq Ft.	50,00,000/-	50,00,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 2500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 49 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 49 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		4000 sq ft	50,00,000 /-	50,00,000 /-	




Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Sushwani Infra LLP 81A, Satish Mukherjee Road, Ground Floor, City:- , P.O:- Kalighat, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Date of Incorporation:XX-XX-2XX4 , PAN No.:: Acxxxxxx6n,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative</p>




Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<p>Tapas Kumar Roy (Presentant) Son of Late Hariprasanna Roy Executed by: Self, Date of Execution: 05/11/2024 , Admitted by: Self, Date of Admission: 05/11/2024 ,Place : Office</p>		 <p>Captured</p>	
	05/11/2024		LTI 05/11/2024	05/11/2024
<p>Son of Late Hariprasanna Roy 1, Rajendra Nath Mukherjee Road, Martin Burn Building, Room No.329, 3rd Floor, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.:: Adxxxxxx1h, Aadhaar No: 51xxxxxxxx3047, Status :Individual, Executed by: Self, Date of Execution: 05/11/2024 , Admitted by: Self, Date of Admission: 05/11/2024 ,Place : Office</p>				

Representative Details :


Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<p>Shanti Lal Surana Son of Late Jatan Lal Surana Date of Execution - 05/11/2024, , Admitted by: Self, Date of Admission: 05/11/2024, Place of Admission of Execution: Office</p>		 <p>Captured</p>	
	Nov 5 2024 11:14AM		LTI 05/11/2024	05/11/2024
<p>90A, Bakul Bagan Road 10th Floor, Flat No: 10C, City:- , P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025, Sex: Male, By Caste: Jain, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: Akxxxxxx4d, Aadhaar No: 55xxxxxxxx3601 Status : Representative, Representative of : Sushwani Infra LLP</p>				

2

Name	Photo	Finger Print	Signature
Smt Sushila Surana Wife of Shanti Lal Surana Date of Execution - 05/11/2024, , Admitted by: Self, Date of Admission: 05/11/2024, Place of Admission of Execution: Office	 Nov 5 2024 11:14AM	 Captured LTI 05/11/2024	 05/11/2024

90A, Bakul Bagan Road 10th Floor, Flat No: 10C, City:- , P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025, Sex: Female, By Caste: Jain, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.: Akxxxxxx6r, Aadhaar No: 27xxxxxxx7316 Status : Representative, Representative of : Sushwani Infra LLP

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rajib Ganguly Son of Late Ajit Mohan Ganguly High Court Calcutta, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 05/11/2024	 Captured 05/11/2024	 05/11/2024

Identifier Of Tapas Kumar Roy, Shanti Lal Surana, Smt Sushila Surana

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Sushwani Infra LLP	Tapas Kumar Roy-13.9677 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Sushwani Infra LLP	Tapas Kumar Roy-4000.00000000 Sq Ft

Endorsement For Deed Number : I - 160318230 / 2024

On 05-11-2024

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 11:12 hrs on 05-11-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Tapas Kumar Roy ,Claimant.

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 2,50,00,000/-

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

Execution is admitted on 05/11/2024 by Tapas Kumar Roy, Son of Late Hariprasanna Roy, 1, Rajendra Nath Mukherjee Road, Martin Burn Building, Room No.329, 3rd Floor, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by Profession Business

Indetified by Mr Rajib Ganguly, , , Son of Late Ajit Mohan Ganguly, High Court Calcutta, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 05-11-2024 by Shanti Lal Surana,

Indetified by Mr Rajib Ganguly, , , Son of Late Ajit Mohan Ganguly, High Court Calcutta, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 05-11-2024 by Smt Sushila Surana,

Indetified by Mr Rajib Ganguly, , , Son of Late Ajit Mohan Ganguly, High Court Calcutta, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,50,046.00/- (A(1) = Rs 2,50,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 2,50,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/11/2024 1:37PM with Govt. Ref. No: 192024250262261551 on 01-11-2024, Amount Rs: 2,50,014/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 479674172 on 01-11-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 17,50,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 17,49,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 48607, Amount: Rs.100.00/-, Date of Purchase: 04/11/2024, Vendor name: A SARKAR

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/11/2024 1:37PM with Govt. Ref. No: 192024250262261551 on 01-11-2024, Amount Rs: 17,49,920/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 479674172 on 01-11-2024, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 487081 to 487120
being No 160318230 for the year 2024.



[Handwritten signature]

Digitally signed by Debasish Dhar
Date: 2024.11.19 13:58:11 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 19/11/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.