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Rs. 100

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ONE
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भारत INDIA
INDIA NON JUDICIAL

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23/02/24
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पश्चिम बंगाल WEST BENGAL

AR 466307

Verified that the document is as per
to registration. The document should be
the endorsement sheet annexed with
document and the said this document.

[Signature]

Dist. Sub-Regist.
District, South 24 P.

23 FEB 2024

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 23rd day
of February, in the year Two Thousand Twenty Four
(2024).

535F

BETWEEN

Contd..... P/2

Sannath Chatterjee

(1) **MR. INDRANIL ROY**, (PAN - ADVPR5456R) (Aadhaar - 9820 1280 8873) (Mobile - 99676 46257), son of Late Nirmal Kumar Roy, by faith - Hindu, by occupation - Service, by Nationality - Indian, residing at 603, Podium Sanskruti Splendour, Sanskruti Nirman, Shiv Vallabh Road, Ashokvan Dahisar East Opposite to Gokul Anand Hotel, Mumbai, Maharashtra, Pin - 400068, **Self and Constituted Attorney** of (2) **MR. SAKTINIL ROY**, (OCIC No. A4344631) (NRI PAN - GYYPR338L), son of Late Nirmal Kumar Roy, by faith - Hindu, by occupation - Service, by Nationality - Canadian, presently residing at 52, Desmarais Crescent, St. Albert, Alberta, Canada, by way of General Power of Attorney, duly attested from a Notary Public in and for the Province of Alberta, at Canada dated 28/12/2022, hereinafter jointly called and referred to as the "**OWNERS/VENDORS**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, successors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

SRI SOMNATH BHATTACHARJEE, (PAN - AEGPB1650R) (Aadhaar - 4876 1965 7470) (Mobile - 98316 74155), son of Late Chandi Pada

Somnath Bhattacharjee

Bhattacharjee, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 18A, Dinesh Pally, 2nd Floor, "Debi Apartment" Post Office - Bansdrani, Police Station - Regent Park now Bansdrani, Kolkata - 700070, hereinafter called and referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS the following persons namely Atar Ali Mondal, Sultan Ali Mondal, Sahadad Ali Mondal, all are sons of Subhan Ali Mondal and Nasreen Bibi Alias Nachiran Bibi, wife of Noor Mohammad Mondal, were the recorded owners and well sufficiently entitled of landed property, under Dag No. 783, under C.S. Khatian No. 53, R.S. Khatian No. 589, L.R. Khatian Nos. 66, 751, 792 & 359, lying and situated at Mouza - Kamdahari, J.L. No. 49, Pargana - Magura, R.S. No. 200, Sheet No. 2, within the limits of the then Calcutta Corporation thereafter Calcutta Municipal Corporation now Kolkata Municipal Corporation, under Police Station - Sadar Tollygunge then Jadavpur thereafter Regent Park now Bansdrani, in the District 24 - Parganas now District South 24 - Parganas.

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AND WHEREAS in view of some healthy profit from the aforesaid landed property, the said Atar Ali Mondal, Sultan Ali Mondal, Sahadad Ali Mondal and Nasreen Bibi Alias Nachiran Bibi jointly subdivided their entire landed property, into several small plots with proper demarcated portion, along with common passage in between the plots, in order to sale the same in favour of the intending purchaser or purchasers.

AND WHEREAS in the year 1971 one Bani Roy (since deceased) by way of registered Deed of Bengali Kobala purchase a plot of land measuring an area of 04 Cottahs, 08 Chittacks & 03 Square Feet more or less, being Plot No. 3, lying and situated at Mouza - Kamdahari, J.L. No. 49, Pargana - Magura, R.S. No. 200, Sheet No. 2, comprised in Dag No. 783, under C.S. Khatian No. 53, R.S. Khatian No. 589, L.R. Khatian Nos. 66, 751, 792 & 359, within the limits of the then Calcutta Corporation thereafter Calcutta Municipal Corporation now Kolkata Municipal Corporation, under Police Station - Sadar Tollygunge then Jadavpur thereafter Regent Park now Banskroni, in the District 24 - Parganas now District South 24 - Parganas, from the then recorded owner namely Atar Ali Mondal, Sultan Ali Mondal, Sahadad Ali Mondal, all are sons of Subhan Ali Mondal and Nasreen

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Bibi Alias Nachiran Bibi, wife of Noor Mohammad Mondal, duly registered in the office of the Sub-Registrar at Alipore and recorded in Book No. 1, Volume No. 28, Pages 100 to 106, Being No. 488, for the year 1971.

AND WHEREAS after the aforesaid purchase the said Bani Roy (since deceased) became the absolute sole owner of ALL THAT piece and parcel of land measuring an area of 04 Cottahs, 08 Chittacks & 03 Square Feet more or less, being Plot No. 3, lying and situated at Mouza - Kamdahari, J.L. No. 49, Pargana - Magura, R.S. No. 200, Sheet No. 2, comprised in Dag No. 783, under C.S. Khatian No. 53, R.S. Khatian No. 589, L.R. Khatian Nos. 66, 751, 792 & 359 within the limits of the then Calcutta Corporation thereafter Calcutta Municipal Corporation now Kolkata Municipal Corporation, under Police Station - Sadar Tollygunge then Jadavpur thereafter Regent Park now Bansdronei, in the District 24 - Parganas now District South 24 - Parganas and enjoying the absolute right, title, interest over the said plot of land, by construct a tile shed structure thereon, free from all encumbrances.

AND WHEREAS due to some urgent necessity of liquid money the said Bani Roy (since deceased) by virtue of registered Deed of Bengali

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Bikroy Kobala sold, transferred and conveyed the said land measuring an area of 04 Cottahs, 08 Chittacks & 03 Square Feet more or less, together with 950 Square Feet of pucca structure standing thereon, having cemented flooring, being Plot No. 3, lying and situated at Mouza - Kamdahari, J.L. No. 49, Pargana - Magura, R.S. No. 200, Sheet No. 2, comprised in Dag No. 783, under C.S. Khatian No. 53, R.S. Khatian No. 589, L.R. Khatian Nos. 66, 751, 792 & 359, within the limits of the then Calcutta Corporation thereafter Calcutta Municipal Corporation now Kolkata Municipal Corporation, under Police Station - Sadar Tollygunge then Jadavpur thereafter Regent Park now Bansdronei, in the District 24 - Parganas now District South 24 - Parganas, in favour of Nirmal Kumar Roy (now deceased) which was duly registered in the office of the Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 61, Pages 101 to 104, Being No. 795, for the year 1981 for the consideration mentioned therein.

AND WHEREAS by way of aforesaid Bengali Kobala the said Nirmal Kumar Roy (now deceased) became the absolute sole owner of ALL THAT piece and parcel of land measuring an area of 04 Cottahs, 08 Chittacks & 03 Square Feet more or less, together with 950 Square Feet of pucca structure standing thereon, having cemented flooring,

Nirmal Kumar Roy

being Plot No. 3, lying and situated at Mouza - Kamdahari, J.L. No. 49, Pargana - Magura, R.S. No. 200, Sheet No. 2, comprised in Dag No. 783, under C.S. Khatian No. 53, R.S. Khatian No. 589, L.R. Khatian Nos. 66, 751, 792 & 359, within the limits of the then Calcutta Municipal Corporation now Kolkata Municipal Corporation, under Police Station - Jadavpur thereafter Regent Park now Bansdrani, in the District 24 - Parganas now District South 24 - Parganas, hereinafter for the sake of brevity referred to as the "**said Property**" and enjoying the absolute right, title, interest and possession over the said purchased landed property, free from all sorts of encumbrances, liens, charges, attachment etc.

AND WHEREAS while having seized and possessed the aforesaid property, the said Nirmal Kumar Roy died intestate on 05/07/1995 leaving behind his surviving wife namely Bani Roy (now deceased) and two sons namely Indranil Roy and Saktinil Roy, as his legal heirs and successors who jointly inherited the aforesaid property, by way of Hindu Succession Act, 1956.

AND WHEREAS while enjoying the aforesaid property, the said Bani Roy died intestate on 12/11/2020 leaving behind her surviving son namely Indranil Roy and Saktinil Roy, as her legal heirs and

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successors who jointly inherited the aforesaid property, by way of Hindu Succession Act, 1956.

AND WHEREAS by way of inheritance the said Indranil Roy and Saktinil Roy became the absolute joint Owners of ALL THAT piece and parcel of land measuring an area of 04 Cottahs, 08 Chittacks & 03 Square Feet more or less, together with 950 Square Feet of pucca structure standing thereon, having cemented flooring, being Plot No. 3, lying and situated at Mouza - Kamdahari, J.L. No. 49, Pargana - Magura, R.S. No. 200, Sheet No. 2, comprised in Dag No. 783, under C.S. Khatian No. 53, R.S. Khatian No. 589, L.R. Khatian Nos. 66, 751, 792 & 359, within the limits of the Kolkata Municipal Corporation, under Police Station - Regent Park now Bansdrani, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas and enjoying the absolute right, title, interest and possessed over the said property, more fully and particularly described in the **SCHEDULE** hereunder written, free from all sorts of encumbrances, liens, charges etc.

AND WHEREAS while having seized and possession said plot of land, along with structure thereon, the said Indranil Roy and Saktinil Roy, recorded their names in B.L. & L.R.O. as absolute joint Owners of the

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aforesaid plot of land, along with structure thereon, subsequently the said concerned authority have recorded the said Indranil Roy name under L.R. Khatian No. 2240 being land area of 02 Cottahs, 04 Chittack & 1.5 Square Feet equivalent into 3.71595 Decimals and the said Saktinil Roy name under L.R. Khatian No. 2241 being land area of 02 Cottahs, 04 Chittack & 1.5 Square Feet equivalent into 3.71595 Decimals and published thereof.

AND WHEREAS while having absolute seized and possessed the aforesaid plot of land with structure thereon, the said Indranil Roy and Saktinil Roy, mutated their names in the assessment records of the Kolkata Municipal Corporation, subsequently the said concerned authority have assessed their names in the assessment rolls and renumbered as K.M.C. Premises No. 199, Alabagan, under Ward No. 111, Police Station - Regent Park now Bansdrani, Kolkata - 700084, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas and paying the relevant rates and taxes to the concerned authority under Assessee No. 311110101999 without delay of default.

AND WHEREAS thus the said Indranil Roy and Saktinil Roy (the Owners/Vendors hercin), thereto become the absolute sixteen annas

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joint Owners of **ALL THAT** piece and parcel of land measuring an area of **04** Cottahs, **08** Chittacks & **03** Square Feet more or less, together with 950 Square Feet of pucca structure standing thereon, having cemented flooring, being Plot No. 3, lying and situated at Mouza - Kamdahari, J.L. No. 49, Pargana - Magura, R.S. No. 200, Sheet No. 2, comprised in Dag No. 783, appertaining to C.S. Khatian No. 53, R.S. Khatian No. 589, L.R. Khatian Nos. 66, 751, 792 & 359, presently L.R. Khatian Nos. 2440 & 2441, (L.R. Khatian No. 2240 being land area of 02 Cottahs, 04 Chittack & 1.5 Square Feet equivalent into 3.71595 Decimals and L.R. Khatian No. 2241 being land area of 02 Cottahs, 04 Chittack & 1.5 Square Feet equivalent into 3.71595 Decimals), within the limits of the Kolkata Municipal Corporation,, at and being K.M.C. Premises No. 199, Atabagan, under Ward No. 111, Police Station - Regent Park now Bansdronei, Kolkata - 700084, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas, more fully and particularly described and mentioned in the **SCHEDULE** hereunder written and has been enjoying absolute ownership rights over the said property without any kind of hindrance, objection, obstruction, interference, lispendens, mortgage, trusts, requisition, acquisition, claim and/or demand whatsoever or howsoever and paying the relevant rates and taxes to the concerned

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authority or authorities, without any delay or default, free from all sort of encumbrances, charges, attachment, hindrance, liabilities etc.

AND WHEREAS finding it difficulties to attend day to day affairs in respect of the said property as and when necessary required, due to outstation job in Canada, the said Saktinil Roy (the Owner/Vendor herein), had duly executed a by way of General Power of Attorney, unto and in favour of his brother Mr. Indranil Roy, for the purpose of day to day affairs and shall do the acts, deed and things on his behalf including sell, gift, mortgage, etc. to the intending purchaser or purchasers, by way of registered Deed, attending and signing the deeds in his favour, which was duly attested from a Notary Public in and for the Province of Alberta, at Canada dated 28/12/2022.

AND WHEREAS due some urgency of liquid money and personal reasons, the aforesaid Owners/Vendors therein decided to sale their

ALL THAT piece and parcel of land measuring an area of **04** Cottahs, **08** Chittacks & **03** Square Feet more or less, together with 950 Square Feet of pucca structure standing thereon, having cemented flooring, being Plot No. 3, lying and situated at Mouza - Kamdahari, J.L. No. 49, Pargana - Magura, R.S. No. 200, Sheet No. 2, comprised in Dag No. 783, appertaining to C.S. Khatian No. 53, R.S. Khatian No. 589,

Saurabh Chatterjee

L.R. Khatian Nos. 66, 751, 792 & 359, presently L.R. Khatian Nos. 2440 & 2441, (L.R. Khatian No. 2240 being land area of 02 Cottahs, 04 Chittack & 1.5 Square Feet equivalent into 3.71595 Decimals and L.R. Khatian No. 2241 being land area of 02 Cottahs, 04 Chittack & 1.5 Square Feet equivalent into 3.71595 Decimals), within the limits of the Kolkata Municipal Corporation,, at and being K.M.C. Premises No. 199, Atabagan, under Ward No. 111, Police Station - Regent Park now Bansdrani, Kolkata - 700084, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas, more fully and particularly described and mentioned in the **SCHEDULE** hereunder written.

AND WHEREAS knowing such intention of the said Owners/Vendors herein the Purchaser approached to purchase the said land measuring an area of **04** Cottahs, **08** Chittacks & **03** Square Feet more or less, together with 950 Square Feet of pucca structure standing thereon, having cemented flooring, being Plot No. 3, lying and situated at Mouza - Kamdahari, J.L. No. 49, Pargana - Magura, R.S. No. 200, Sheet No. 2, comprised in Dag No. 783, appertaining to C.S. Khatian No. 53, R.S. Khatian No. 589, L.R. Khatian Nos. 66, 751, 792 & 359, presently L.R. Khatian Nos. 2440 & 2441, (L.R. Khatian

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No. 2240 being land area of 02 Cottahs, 04 Chittack & 1.5 Square Feet equivalent into 3.71595 Decimals and L.R. Khatian No. 2241 being land area of 02 Cottahs, 04 Chittack & 1.5 Square Feet equivalent into 3.71595 Decimals), within the limits of the Kolkata Municipal Corporation,, at and being K.M.C. Premises No. 199, Atabagan, under Ward No. 111, Police Station - Regent Park now Bansdrani, Kolkata - 700084, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas, at and for total consideration sum of **Rs.80,00,000/- (Rupees Eighty Lakh)** only and the said Owners/Vendors accept the offer from the Purchaser and both parties have jointly enter into mutual agreement between them.

AND WHEREAS as per the mutual agreement the said Purchaser has paid the full consideration money of **Rs.80,00,000/- (Rupees Eighty Lakh)** only, to the within named Owners/Vendors and the Purchaser have now requested the Owners/Vendors to transfer the said land along with structure thereon, in favour of Purchaser herein by execute a registered Deed of Conveyance.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said consideration sum of **Rs.80,00,000/- (Rupees Eighty Lakh)**

Sanjay Chatterjee

only, being the full and final price or consideration of the said landed property, truly paid by the Purchaser to the Owners/Vendors on or before the execution of these presents, (the receipt whereof, the Owners/Vendors doth hereby as well as by the receipt of the same hereunder written admit and acknowledge the same as per Memo of Consideration hereunder mentioned). The Owners/Vendors doth hereby convey, grant, sell, transfer, assign and assure unto and in favour of the Purchaser forever and for good **ALL THAT** piece and parcel of land measuring an area of **04** Cottahs, **08** Chittacks & **03** Square Feet more or less, together with 950 Square Feet of pucca structure standing thereon, having cemented flooring, being Plot No. 3, lying and situated at Mouza - Kamdahari, J.L. No. 49, Pargana - Magura, R.S. No. 200, Sheet No. 2, comprised in Dag No. 783, appertaining to C.S. Khatian No. 53, R.S. Khatian No. 589, L.R. Khatian Nos. 66, 751, 792 & 359, presently L.R. Khatian Nos. 2440 & 2441, (L.R. Khatian No. 2240 being land area of 02 Cottahs, 04 Chittack & 1.5 Square Feet equivalent into 3.71595 Decimals and L.R. Khatian No. 2241 being land area of 02 Cottahs, 04 Chittack & 1.5 Square Feet equivalent into 3.71595 Decimals), within the limits of the Kolkata Municipal Corporation,, at and being K.M.C. Premises No. 199, Atabagan, under Ward No. 111, Police Station - Regent Park now

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Bansdroni, Kolkata - 700084, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas, together with all rights of easements and appurtenances civil amenities and facilities in the said premises, as more fully and particularly mentioned in the **SCHEDULE** hereunder written, together with all easement right, title and interest of the Owners/Vendors into or upon the said land and **TO HAVE AND TO HOLD** the said plot of land hereby sold, transferred unto the Purchaser absolutely and forever. That the Owners/Vendors doth hereby covenant with the Purchaser that notwithstanding any acts, deeds, matters and things hereto before done, executed or knowingly suffered to the contrary the Owners/Vendors are now lawfully seized and possessed of the said land and the said Property is not notified to be acquired under the land acquisition act or not requisitioned by the Government nor by any public body whatsoever there is no suit or dispute or case pending in any Court in respect of the said Property and there is no co-sharer in respect of the said Property and the Owners/Vendors have fully power and absolute authority to sell, transfer and convey the said Property in the manner aforesaid. That the Purchaser shall at all times hereafter peaceably and quietly hold, possess and enjoy the said land with absolute right to sell, convey, transfer, gift, mortgage, lease,

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whatsoever as an absolute Owner and possessor without any lawful eviction from the Owner/Vendor or any persons. That the Owners/Vendors covenants with the Purchaser to keep the said Purchaser harmless and shall at all times hereafter indemnify and keep indemnified the Purchaser from or against all encumbrances, losses, damages and charges whatsoever and the Owners/Vendors doth hereby covenant with the Purchaser that simultaneously with the completion of purchase, the peaceful vacant Khas possession of the said Property shall be made over by the Owners/Vendors to the Purchaser absolutely and forever. That the Owners/Vendors further doth hereby covenant with the Purchaser that if any dispute, claim, demand, litigation or case arises at any time regarding right, title, interest and possession of the Owners/Vendors in respect of the **SCHEDULE** land below property in that event the Owners/Vendors shall be bound to make good or to compensate all losses, damages, sustained by the Purchaser

THE OWNERS/VENDORS HEREBY COVENANT WITH THE PURCHASER as follows:

- 1) **THAT** notwithstanding any act deed matter or thing by the Owners/Vendors done or executed or knowingly suffered to the contrary the Owners/Vendors are now lawfully and rightfully

Saurabh Shukla

and absolutely seized and possessed or and/or otherwise well and sufficiently entitled to the said Property benefits and right and each and every part thereof hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser, in the manner aforesaid for perfect and indefeasible estate of inheritance without any manner or condition or other things whatsoever to alter, defect, encumber or make void the same.

- 2) **AND THAT** notwithstanding any such act deed matter or timing whatsoever done as aforesaid the Owners/Vendors now have good right full power and absolute authority to grant, sell, convey, transfer, assigns and assure the said Property, benefits and right hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid according to the true intent and meaning of these presents.
- 3) **AND THAT** the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold, posses, use and enjoy the said land appurtenant thereto including the said Property, benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid so to be receive all rents, issues and to receive all rents, issues and profits thereof without any lawful hindrance, eviction, interruption, disturbances, claim and demand whatsoever from or by the Owners/Vendors or any person lawfully or equitably claiming from under or in trust for the Owners/Vendors and

Sammath Bhattacharya

thus the Purchaser became the absolute Owner of the said Property with right to transfer, sell, mortgages, lease, gift, exchange or to let out in full.

- 4) **AND THAT** the said land appurtenant thereto including the said Property benefits and right hereby granted, sold, conveyed, transferred, assigned and assure or expressed or intended so to be and each and every part thereof are now free from all claim, demands, encumbrances, liens, lispendents, attachments, leases, uses, debutters, or trusts made or suffered by the Owners/Vendors or any person having or lawfully claiming any estate or interest therein from under or in trust for the Owners/Vendors.
- 5) **AND THAT** the Owners/Vendors shall indemnify and keep the Purchaser indemnified against all estates, charges, encumbrances, liens, lispendents, attachments, uses, debutters, trusts, created or made by the Owners/Vendors or any person lawfully or equitably or rightfully claiming as aforesaid from the Owners/Vendors and all claims, demand, actions and proceeding as may be occasioned by reason thereof.
- 6) **AND FURTHER THAT** the Owners/Vendors and all person having or rightfully claiming any estate or interest in any part thereof from time to time and all times hereafter at the request and at the costs of the Purchaser do and execute or cause to be done and all executed all such acts, deeds, matter and thing

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whatsoever for further better and more perfectly assuring said Property, benefits and right hereby granted, sold, transferred, assigned and assures unto and the Purchaser in the manner aforesaid as shall or maybe reasonably required by the Purchaser.

- 7) **AND ALSO THAT** the Owners/Vendors have not at any time done or executed or knowledge suffered or been party or parties to any act, deed, matter or thing whereby and the said Property, benefits and rights hereby granted, sold, conveyed, transferred assigned.
- 8) **AND FURTHER THAT** the Owners/Vendors shall at the costs and expenses of all the Purchaser produce or cause to be produced before the Purchaser or his agents or as be required by the Purchaser all original deeds and documents as are in anyway relating to the land are in the custody and control or the Owners/Vendors and shall also at the like request and costs deliver such copies and/or extracts there from.

BE IT FURTHER STATED BY THE OWNERS/VENDORS that the Purchaser shall be entitled to enjoy all rights of ingress and egress and all using rights including all easement rights over said Property shown in the Map or Plan annexed herewith and the Purchaser have got every liberty to arrange for electric connection, Telephone connection, water pipe connection, drainage system over whatsoever through or over the said common passage.

Sammats Bhattacharya

THAT the Purchaser shall has all right to mutate his name as absolute Owner and/or occupiers, in respect of the **SCHEDULE** below property in the records of the concerned authority or authorities.

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

THAT Owners/Vendors also declares that the land hereby sold has not been previously leased, mortgaged, sold nor in any way transferred and there is no charge, liens, lispendens or any attachment. There is no case, suit or proceeding pending before any Court of Law. The Owners/Vendors sold the said Plot of land while having Khas possession and deliver peaceful Khas possession of the said Property to the Purchaser.

IF any of the statements or covenants made hereinbefore is found to be false, untrue or incorrect the Owners/Vendors shall be liable to refund the consideration with interest and compensation, if any on demand by the Purchaser according to law.

Arumath Shanthanagar

IF any error or omission is transpired in this Deed in future the Owners/Vendors shall at the cost and request of the Purchaser execute and register any supplementary Deed or Deeds of Rectification / Declaration in favour of the Purchaser.

THAT under the Indian Income Tax Laws, properties, the said **MR. SAKTINIL ROY**, (OCIC No. A4344631) (NRI PAN - GYYPR338L), has sold the landed property in India, being the value of the property has Rs.40,00,000/- and deduct TDS with Cess @ 20.8% to the Income Tax Department i.e. Rs.8,32,000/- as per Section 195 of the Income Tax Act.

THAT under the Indian Income Tax Laws, properties, the said **MR. INDRANIL ROY**, as Indian Citizen has sold the landed property in India, being the value of the property has Rs.40,00,000/- and deduct TDS with Cess @ 1% to the Income Tax Department i.e. Rs.40,000/- of the Income Tax Act, 1961.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of total land measuring an area of **04** Cottahs, **08** Chittacks & **03** Square Feet equivalent into **7.4319** Decimals more or less, together with 950 Square Feet of 5 years old pucca structure standing thereon, having cemented flooring, being Plot No. 3, lying and situated at Mouza - Kamdahari, J.L. No. 49, Pargana - Magura, R.S. No. 200, Sheet No. 2, comprised in R.S. & L.R. Dag No. 783, appertaining to C.S. Khatian No. 53, R.S. Khatian No.

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589, L.R. Khatian Nos. 66, 751, 792 & 359, presently L.R. Khatian Nos. 2440 & 2441, (L.R. Khatian No. 2240 being land area of 02 Cottahs, 04 Chittack & 1.5 Square Feet equivalent into 3.71595 Decimals and L.R. Khatian No. 2241 being land area of 02 Cottahs, 04 Chittack & 1.5 Square Feet equivalent into 3.71595 Decimals), within the limits of the Kolkata Municipal Corporation,, at and being K.M.C. Premises No. 199, Atabagan (Mailing Address 24, Ananda Sree), under Ward No. 111, Police Station - Regent Park now Bansdrone, Kolkata - 700084, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas, having Assessee No. 311110101999, along with all rights of easements and appurtenances civil amenities and facilities in the said premises, together with all fittings, fixtures, installations and sorts of easement right over the common passage/road and other benefits, facilities, amenities and advantages attachment therein or thereon and more particularly shown and delineated in the site Map or Plan annexed hereto in **RED** border line thereon as part and parcel of this Indenture, being butted and bounded as follows:-

ON THE NORTH : Plot of Dag No. 783 (Part);
ON THE SOUTH : Plot of Dag No. 689;
ON THE EAST : Plot of Dag No. 784;
ON THE WEST : 17' Feet Wide K.M.C. Road.

Samir Bhattacharya

IN WITNESS WHEREOF the Owner/Vendor and the Purchaser herein have put their respective seal and signature on this the day, month and year first above written.

SIGNED, SEALED AND DELIVERED BY:

In Presence of:-

WITNESSESS:

1. Garfaraz Ahmed
of 22, Saltala Lane
KOL-68

2. Tapas Acharyee
80 St. G.C. Acharyee
87, B.M. Rd. Garia
KOL-84

Indranil Ray
SIGNATURE OF THE
OWNERS/VENDORS

Jannath Bhattacharyee
SIGNATURE OF THE
PURCHASER

Drafted by:
Suman Karmakar
SUMAN KARMAKAR
Advocate
Alipore Judge's and Criminal Court
Kolkata-700027
Reg. No.-F/684/2008

PRINT ZONE,
Alipore Police Court,
Kolkata - 700027.

Garfaraz Ahmed
Garfaraz Ahmed

Jannath Bhattacharyee

MEMO OF CONSIDERATION

RECEIVED from the within named PURCHASER the within mentioned sum of **Rs.40,00,000/- (Rupees Forty Lakh)** only, being the full consideration money of the SCHEDULE mentioned land, paid by the PURCHASER.

Date	Cheque/Draft No.	Bank/Branch	Amount (Rs.)
21.02.2024	DD129333	Axis Bank Ltd./Tollygunge	Rs.35,00,000/-
22.02.2024	DD129337	DO	Rs.4,60,000/-
21.02.2024	TDS		Rs.40,000/-
Total			<u>Rs.40,00,000/-</u>

(RUPEES FORTY LAKH) ONLY

WITNESSES:

1. Sarfaraz Ahmed
of 22, Goltala Lane
Del-16

2. Tapas Acharyee
8/0 21. G.C. Acharyee
87, B.M. Rd. Gorai,
KSI-84

Inderanil Ray
SIGNATURE OF THE
OWNERS/VENDORS

Sannat Bhattacharyee

MEMO OF CONSIDERATION

RECEIVED from the within named **PURCHASER** the within mentioned sum of **Rs.40,00,000/- (Rupees Forty Lakh)** only, being the full consideration money of the **SCHEDULE** mentioned land, paid by the **PURCHASER**.

Date	Cheque/Draft No.	Bank/Branch	Amount (Rs.)
21.02.2024	DD129332	Axis Bank Ltd./Tollygunge	Rs.31,68,000/-
21.02.2024	TDS		Rs.8,32,000/-
Total			Rs.40,00,000/-

(RUPEES FORTY LAKH) ONLY

WITNESSES:

1. Sarfaraz Ahmed
of 21, Paltala Lane
Kolkata-16

2. Tapas Acharyee
s/o 21. G.C. Acharyee
87, B.M. Rd. Garia,
Kolkata-84






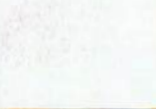




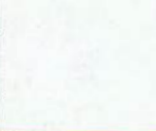
Inderarind Ray
SIGNATURE OF THE
OWNERS/VENDORS

Sannath Bhattacharyee

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					






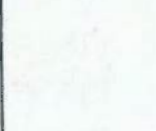





Name

Signature

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name INDRANIL ROY

Signature Indranil Roy

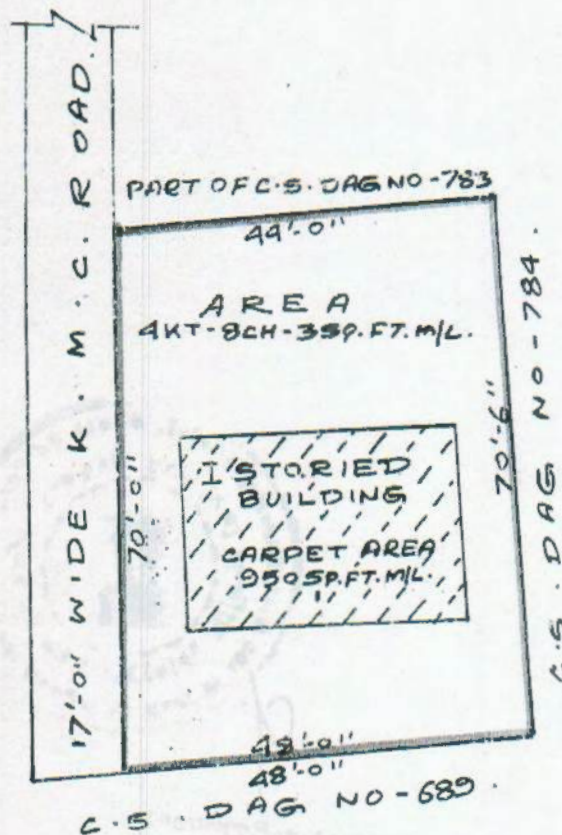
		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name SAMNATA BHATTACHARJEE

Signature Samnata Bhattacharjee

THE PLAN SHOWING AT MOUZA - KANDAHARI, Z.L. NO-49, R.S.
D-200, SHEET NO-2, IN R.S. & L.R. DAG NO-783, UNDER C.S. KHATIAN
NO-53, R.S. KHATIAN NO-582, L.R. KHATIAN NOS-2440 & 2441, AT
K.M.C. PREMISES NO-199, ATABAGAN, KOLKATA-700084,
WITHIN THE K.M.C. WARD NO-III, P.S. REGENT PARK NOW BANS-
DRONI, DIST-SOUTH 24 PARGANAS.

LAND AREA - 04 KT - 08 CH - 03 SP. FT. M/L WITH
OLD PUCCA STRUCTURE AREA - 950 SP. FT. M/L
SHOWN IN RED LINE -



Indranil Ray

Sannathy Bhattacharjee

Traced by
TRACED BY
S. HALDAR
SUBHAJIT HALDAR
REG. PLAN MGR.
MO. 9770000000

SIG. OF VENDOR:

SIG. OF PURCHASER:



CERTIFICATE OF REGISTRATION

भारतीय नगरपालिका कार्य शास्त्र

OVERSEAS CITIZEN OF INDIA CARD HOLDER

मा प्रमाणित किया जा रहा है कि जिस व्यक्ति को बताया गया है कि वह एक प्रमाणित है

It is to certify that the person whose signature appears on this Certificate has been registered as an Overseas Citizen under the provisions of Section 2A of the Citizenship Act, 1955.

(24th Nov)

Wise Counsel (OCI)

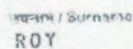
12. 1940 11-12-1940 11-12-1940



4075 / 2004

1994/1995

940727



SAKTINIL.

1-800-4-A-HEALTH / National Cancer Institute
CAN

KOLKATA

16/06/2022

VANCOUVER

A 4344631

TEACHER

CANV03631422

V<INDROY<<SAKTI NIL<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<
A4344631<5CAN6706108X6706094CANYO3631N2Z<<<<

Saktinil Roy
SAKTINIL ROY.

Saktinil Roy
SAKTINIL ROY

Important Notice to Canadian Passport Holders

Read tip
Le passeport est un document officiel. Il doit être traité avec respect. Ne le laissez pas tomber, ne le mouillez, ne le pliez pas et ne le laissez pas être endommagé. Le passeport est un document officiel. Il doit être traité avec respect. Ne le laissez pas tomber, ne le mouillez, ne le pliez pas et ne le laissez pas être endommagé.


Be Aware
Be aware of the importance of your passport. It is an official document. Treat it with respect. Do not drop it, wet it, fold it, or let it become damaged.

Avis Important à l'attention des détenteurs d'un passeport canadien

Informez-vous
Le passeport est un document officiel. Il doit être traité avec respect. Ne le laissez pas tomber, ne le mouillez, ne le pliez pas et ne le laissez pas être endommagé. Le passeport est un document officiel. Il doit être traité avec respect. Ne le laissez pas tomber, ne le mouillez, ne le pliez pas et ne le laissez pas être endommagé.

Informations utiles
Le passeport est un document officiel. Il doit être traité avec respect. Ne le laissez pas tomber, ne le mouillez, ne le pliez pas et ne le laissez pas être endommagé. Le passeport est un document officiel. Il doit être traité avec respect. Ne le laissez pas tomber, ne le mouillez, ne le pliez pas et ne le laissez pas être endommagé.

Sortir au travail
Be aware of the importance of your passport. It is an official document. Treat it with respect. Do not drop it, wet it, fold it, or let it become damaged.



संकेतिका

1. यह प्रमाणित करने के लिए जारी है कि व्यक्ति जिसके नाम पर यह प्रमाणित किया गया है, वह भारत में वास्तविक निवासी है।
2. यह प्रमाणित करने के लिए जारी है कि व्यक्ति जिसके नाम पर यह प्रमाणित किया गया है, वह भारत में वास्तविक निवासी है।
3. यह प्रमाणित करने के लिए जारी है कि व्यक्ति जिसके नाम पर यह प्रमाणित किया गया है, वह भारत में वास्तविक निवासी है।

CAUTION

1. This certificate is the property of the Government of India. Any communication received by the holder from the issuing authority regarding this certificate including demand for its surrender, should be complied with immediately.
2. This certificate must not be altered or mutilated in any way.
3. Loss, theft or destruction of this certificate should be immediately reported to the nearest Indian Mission abroad or to the O.C.I. C.A. Foreigners Division, Ministry of Home Affairs, New Delhi-110001. A fine under the provisions of the Foreigners Act, 1946, may be levied on the holder in such cases.

पिता / पालक / अभिभावक का नाम / Name of Father / Legal Guardian

LATE NIRMAL KUMAR ROY

माता का नाम / Name of Mother

LATE BANI ROY

भारतवासी का नाम / Name of Resident

TANIA ROY

पता / स्थान का नाम / Address in India / Address

52 DESMARAIS CRESCENT

ST. ALBERT

ALBERTA

पासपोर्ट नं. / Passport No.

6J229686

व्यक्ति का जन्म तिथि / Date of Birth

24/12/2014

व्यक्ति का जन्म स्थान / Place of Birth

EDMONTON

व्यक्ति का जन्म स्थान का पता / Address of Birth Place

MOLE ON THE RIGHT CHEEK

Sakluni P Roy
SAKTINIL ROY

20K IIT 804

20K IIT 804



DISCLOSURE

DISCLOSURE



DISCLOSURE

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



192023240394213138

GRN Details

GRN:	192023240394213138	Payment Mode:	SBI Epay
GRN Date:	21/02/2024 16:49:12	Bank/Gateway:	SBIePay Payment Gateway
BRN :	3781236538329	BRN Date:	21/02/2024 16:50:27
Gateway Ref ID:	240525928647	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	210220242039421312	Payment Init. Date:	21/02/2024 16:49:12
Payment Status:	Successful	Payment Ref. No:	2000190198/5/2024

[Query No * Query Year]

Depositor Details

Depositor's Name: Mr Somnath Bhattacharjee
Address: 18A Dinesh pally , bansdroni , kolkata - 700070
Mobile: 9831674155
Email: Bhattacharjee619@gmail.com
Period From (dd/mm/yyyy): 21/02/2024
Period To (dd/mm/yyyy): 21/02/2024
Payment Ref ID: 2000190198/5/2024
Dept Ref ID/DRN: 2000190198/5/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000190198/5/2024	Property Registration- Stamp duty	0030-02-103-003-02	319920
2	2000190198/5/2024	Property Registration- Registration Fees	0030-03-104-001-16	80014
Total				399934

IN WORDS: THREE LAKH NINETY NINE THOUSAND NINE HUNDRED THIRTY FOUR ONLY.



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



210220242039421312

GRIPS Payment Detail

GRIPS Payment ID:	210220242039421312	Payment Init. Date:	21/02/2024 16:49:12
Total Amount:	399934	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	3781236538329	BRN Date:	21/02/2024 16:50:27
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr Somnath Bhattacharjee
Mobile: 9831674155

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240394213138	Directorate of Registration & Stamp Revenue	399934
Total			399934

IN WORDS: THREE LAKH NINETY NINE THOUSAND NINE HUNDRED THIRTY FOUR ONLY.

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



Major Information of the Deed

Deed No :	I-1601-00336/2024	Date of Registration	23/02/2024
Query No / Year	1601-2000190198/2024	Office where deed is registered	
Query Date	22/01/2024 3:55:43 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUMAN KARMAKAR ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9804613369, 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. 80,00,000/-	Rs. 80,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,20,020/- (Article:23)	Rs. 80,046/- (Article:A(1), E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



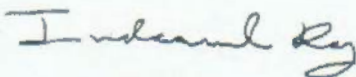
District: South 24-Parganas, P.S:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Atabagan, , Premises No: 199, , Ward No: 111 Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 8 Chatak 3 Sq Ft	70,00,000/-	70,00,000/-	Width of Approach Road: 17 Ft.,
Grand Total :				7.4319Dec	70,00,000 /-	70,00,000 /-	



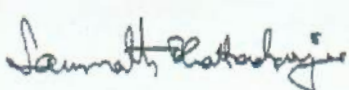
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	950 Sq Ft.	10,00,000/-	10,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 950 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		950 sq ft	10,00,000 /-	10,00,000 /-	




Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name INDRANIL ROY Son of Late NIRMAL KUMAR ROY Executed by: Self, Date of Execution: 23/02/2024 , Admitted by: Self, Date of Admission: 23/02/2024 ,Place : Office	Photo  23/02/2024	Finger Print  Captured LTI 23/02/2024	Signature  23/02/2024
603, PODIUM SANSKRUTI SPLENDOR Sanskruti Nirman Shiv Vallabh Road Ashokvan Dahisar East Opposite To Gokul Anand Hotel Mumbai Maharashtra, City:- , P.O:- MUMBAI, P.S:-M.R.A.MARG, District:-Mumbai, Maharashtra, India, PIN:- 400068 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ADxxxxxx6R, Aadhaar No: 98xxxxxxxx8873, Status :Individual, Executed by: Self, Date of Execution: 23/02/2024 , Admitted by: Self, Date of Admission: 23/02/2024 ,Place : Office				
2	SAKTINIL ROY Son of Late NIRMAL KUMAR ROY 52, DESMARIAS CRESCENT OCIC NO A4344631 NRI PAN GYYPR338L, City:- , P.O:- ALBERTA, Alberta, Canada, PIN:- 622968 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: Canada, NRI/OCI/PIO,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney			

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name SOMNATH BHATTACHARJEE (Presentant) Son of Late CHANDI PADA BHATTACHARJEE Executed by: Self, Date of Execution: 23/02/2024 , Admitted by: Self, Date of Admission: 23/02/2024 ,Place : Office	Photo  23/02/2024	Finger Print  Captured LTI 23/02/2024	Signature  23/02/2024
Son of Late CHANDI PADA BHATTACHARJEE 18A, DINESH PALLY, City:- , P.O:- BANSDRONI, P.S:- Bansdronei, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx0R, Aadhaar No: 48xxxxxxxx7470, Status :Individual, Executed by: Self, Date of Execution: 23/02/2024 , Admitted by: Self, Date of Admission: 23/02/2024 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name INDRANIL ROY Son of Late NIRAML KUMAR ROY Date of Execution - 23/02/2024, , Admitted by: Self, Date of Admission: 23/02/2024, Place of Admission of Execution: Office	Photo  Feb 23 2024 11:47AM	Finger Print  Captured LTI 23/02/2024	Signature  23/02/2024
603, PODIUM SANSKRUTI SPLENDOUR SANSKRUTI NIRMAL SHIV VALLABH ROAD ASHOKVAN DAHISAR EAST OPPOSITE TO GOKUL ANAND HOTEL MUMBAI MAHARASHTRA, City:- , P.O:- MUMBAI, P.S:-M.I.D.C., District:-Mumbai, Maharashtra, India, PIN:- 400068, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ADxxxxxx6R, Aadhaar No: 98xxxxxxxx8873 Status : Attorney, Attorney of : SAKTINIL ROY				

Identifier Details :

Name	Photo	Finger Print	Signature
SUMAN KARMAKAR Son of Late S N KARMAKAR ALIPORE, City:- , P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 23/02/2024	 Captured 23/02/2024	 23/02/2024
Identifier Of INDRANIL ROY, SOMNATH BHATTACHARJEE, INDRANIL ROY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	INDRANIL ROY	SOMNATH BHATTACHARJEE-3.71594 Dec
2	SAKTINIL ROY	SOMNATH BHATTACHARJEE-3.71594 Dec

Transfer of property for S1

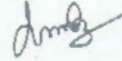
Sl.No	From	To. with area (Name-Area)
1	INDRANIL ROY	SOMNATH BHATTACHARJEE-475.00000000 Sq Ft
2	SAKTINIL ROY	SOMNATH BHATTACHARJEE-475.00000000 Sq Ft

Endorsement For Deed Number : I - 160100336 / 2024

On 16-02-2024

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 80,00,000/-



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

On 23-02-2024

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 11:25 hrs on 23-02-2024, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by SOMNATH BHATTACHARJEE ,Claimant.

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

Execution is admitted on 23/02/2024 by 1. INDRANIL ROY, Son of Late NIRMAL KUMAR ROY, 603, PODIUM SANSKRUTI SPLENDOR Sanskruti Nirman Shiv Vallabh Road Ashokvan Dahisar East Opposite To Gokul Anand Hotel Mumbai Maharashtra, P.O: MUMBAI, Thana: M.R.A.MARG, , Mumbai, MAHARASHTRA, India, PIN - 400068, by caste Hindu. by Profession Service, 2. SOMNATH BHATTACHARJEE, Son of Late CHANDI PADA BHATTACHARJEE, 18A, DINESH PALLY, P.O: BANSDRONI, Thana: Bansdronei, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business

Indetified by SUMAN KARMAKAR, , , Son of Late S N KARMAKAR, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Executed by Attorney

Execution by INDRANIL ROY, , Son of Late NIRAML KUMAR ROY, 603, PODIUM SANSKRUTI SPLENDOR SANSKRUTI NIRMAN SHIV VALLABH ROAD ASHOKVAN DAHISAR EAST OPPOSITE TO GOKUL ANAND HOTEL MUMBAI MAHARASHTRA, P.O: MUMBAI, Thana: M.I.D.C., , Mumbai, MAHARASHTRA, India, PIN - 400068, by caste Hindu, by profession Service as constituted attorney for SAKTINIL ROY 52, DESMARIAS CRESCENT OCIC NO A4344631 NRI PAN GYYPR338L, P.O: ALBERTA, Alberta, Canada, PIN - 622968 is admitted by him

Indetified by SUMAN KARMAKAR, , , Son of Late S N KARMAKAR, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 80,046.00/- (A(1) = Rs 80,000.00/- ,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 80,014/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/02/2024 4:50PM with Govt. Ref. No: 192023240394213138 on 21-02-2024, Amount Rs: 80,014/-, Bank: SBI EPay (SBIEPay), Ref. No. 3781236538329 on 21-02-2024, Head of Account 0030-03-104-001-16

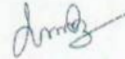
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,20,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 3,19,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 18574, Amount: Rs.100.00/-, Date of Purchase: 19/02/2024, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/02/2024 4:50PM with Govt. Ref. No: 192023240394213138 on 21-02-2024, Amount Rs: 3,19,920/-,
Bank: SBI EPay (SBlePay), Ref. No. 3781236538329 on 21-02-2024, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2024, Page from 12350 to 12390
being No 160100336 for the year 2024.



[Handwritten signature]

Digitally signed by MD TABIS ANSARI
Date: 2024.02.28 12:17:52 +05:30
Reason: Digital Signing of Deed.

(Md Tabis Ansari) 28/02/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.