

14098/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

78AB 934441

Copy No. - 4446/2022 dt. - 07/12/2022

COST OF FEES

F(i).....	2.00
F(ii).....	2.00
G(a).....	270.00
G(b).....	2
Plan.....	2
Xerox.....	2
Stamp.....	10.00
C.F.S.....	10.00
Total.....	294.00

D.S.R.- IV, Alipore
South 24 Parganas

07/12/2022



Sl. No. Date

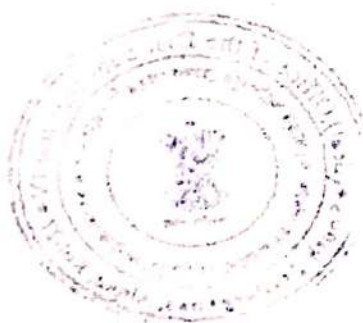
Re.....

Name..... BISWANATH HALDER ADVOCATE

Address.....Alper Police Court Kuzey-702621

29 NOV 2022

SMRITI BIKASH DAS
Govt. Licence Stamp Vender
Alipore Police Court
Kol-27



01448/22

I-14097/22

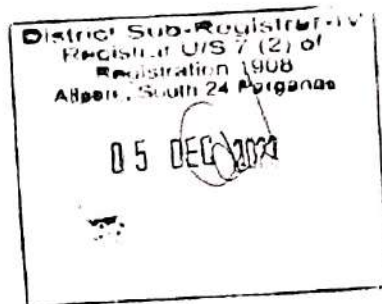


पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AM 645694

05/12/2022
2003259131/2022

Notarized that the document is admitted the
Registration. The signature sheet and the
instrument sheet attached with the
document are the part of this document.



DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the
5th day of December, 2022 (Two Thousand and Twenty
Two) of the Christian Era;

BETWEEN



899

01 NOV 2022

No.....Rs.100/- Date.....

Name : md. Wajid

Address : Advocate
ALIPORE JUDGE COURT

Vendor : Kolkata - 700 027

Alipore Court, 2nd Flr. (South)

SUBJUGATION CAS

Alipore Police Station 27



Identified By me
md. Wajid
Advocate
S/o Md. Elias
Alipore Judge Court
Kolkata - 700 027

District Sub-Registrar
Alipore, South 2nd Flr.
Kolkata - 700 027
05 DEC 2022



(2)

(1) DR. NILOTPAL CHAKRAVARTI, (PAN- ADBPC4535A), (OCI Card No. A338589), son of Late Mukul Chandra Chakravarti, by faith- Hindu, by occupation- Business, by nationality- Singaporean and Overseas Citizen of India, having residence at premises No. 65/1A, Diamond Harbour Road, Post office- Kidderpore, Police Station- Ekbalpore, Kolkata- 700 023 and presently residing at #07-01,185, Tanjong Rhu Road, Singapore- 436924, holding Singapore Passport No. K0327036D and (2) SUDESHNA KHASNOBIS, (PAN- ACHPC3269L), (Aadhar No. 4781 6418 5746), wife of Ratan Dhan Khasnobis and daughter of Late Mukul Chandra Chakravarti, by faith- Hindu, by occupation- Professor, by nationality- Indian, residing at BB247, Sector- 1, Saltlake City, Bidhannagar, CC Block, Kolkata- 700064, District: North 24 Parganas, hereinafter jointly and collectively called and referred to as the "VENDORS" (which term and expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, successors, executors, administrators, legal representative and/or assigns) of the ONE PART;

AND

(1) FARZANA RAHMAN, (PAN- AUIPR0907P), (Aadhar No. 9520 8015 0368), wife of Mustak Ahmed and (2) MUSTAK AHMED, (PAN- BNHPA1683A), (Aadhar No. 5662 3298 0709), son of Late Manjur Ahmed, both by religion- Islam, both by occupation- Business, both by nationality- Indian, both are residing at premises No. 15B/H/2, Hossain Shah Road, Post office- Kidderpore, Police Station- Ekbalpore, Kolkata- 700 023,



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hereinafter jointly and collectively called and referred to as the "PURCHASERS" (which term and expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, successors, executors, administrators, legal representative and/or assigns) of the OTHER PART;

WHEREAS at all material times The Calcutta Improvement Trust was the absolute owner and had been seized and possessed of ALL THAT piece and parcel of vacant land hereditaments being Plots No. 3 and 4 of C.I.T. Scheme No. XVI/A, being municipal premises No. 65 and 65/1, Diamond Harbour Road in the District of 24 Parganas comprising an area of 14 (fourteen) Cottahs, be the same a little more or less, free from all encumbrances;

AND WHEREAS by virtue of a registered Deed of Conveyance dated the 5th day of March, 1935 registered in Alipore Registration office duly entered and recorded in Book No. 1, Volume No. 46, Pages 1 to 3, Being No. 1376 for the year 1935, one SANTOSH KUMAR BASU, son of Late Babu Raj Chandra Basu being the Purchaser therein at and for a valuable consideration mentioned therein purchased from the then Vendor therein namely The Calcutta Improvement Trust ALL THAT piece and parcel of vacant land hereditaments being Plots No. 3 and 4 of C.I.T. Scheme No. XVI/A, being municipal premises No. 65 and 65/1, Diamond Harbour Road in the District of 24 Parganas comprising an area of 14 (fourteen) Cottahs, be the same a little more or less more particularly



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mentioned and described in the said Deed of Conveyance dated 05.03.1935 as an absolute owner in respect of the piece and parcel of land;

AND WHEREAS by virtue of a registered Deed of Security made on the 5th day of March, 1935 between the said SANTOSH KUMAR BASU of the one part and the said The Calcutta Improvement Trust of the other part, registered at the Registration office at Alipore duly entered and recorded in Book No. 1, Volume No. 42, Pages 92 to 97, Being No. 1374 for the year 1935 the said SANTOSH KUMAR BASU did charge the said land hereditaments and premises in favour of The Calcutta Improvement Trust for due repayment of the balance amount of the said purchase money and/or consideration with interest thereon mentioned in the said Deed of Security dated 5th day of March, 1935;

AND WHEREAS the said SANTOSH KUMAR BASU has since duly paid the said balance amount of purchase money and obtained a Release Deed executed by The Calcutta Improvement Trust unto and in favour of SANTOSH KUMAR BASU the Purchaser therein duly registered and recorded in Book No. 1, Volume No. 61, Pages 228 to 231, Being No. 2393 for the year 1940 at the Sub-Registration office at Alipore and absolutely and forever delivered the peaceful vacant possession thereon as an absolute owner thereon, free from all encumbrances;

AND WHEREAS thus by way of aforesaid purchase and subsequently by way of release deed the said SANTOSH KUMAR



(5)

BASU became the sole and absolute sixteen annas lawful recorded owner and seized and possessed of and sufficiently well and entitled of ALL THAT piece and parcel of vacant land hereditaments being Plots No. 3 and 4 of C.I.T. Scheme No. XVI/A, being municipal premises No. 65 and 65/1, Diamond Harbour Road in the District of 24 Parganas comprising an area of 14 (fourteen) Cottahs, be the same a little more or less and had been in peaceful use and occupation by doing various acts of possession thereon as an absolute owner in respect of the said piece and parcel of land, free from all encumbrances and charges;

AND WHEREAS the said SANTOSH KUMAR BASU since his purchase as aforesaid has built and erected a two storied dwelling house on a portion of the said land and has had the same separately assessed and numbered as Municipal premises No. 65, Diamond Harbour Road and also had the remaining portion of vacant land containing an area of 7 (seven) Cottahs, be the same a little more or less separately assessed and numbered as municipal premises No. 65/1, Diamond Harbour Road, free from all encumbrances and charges;

AND WHEREAS thus the said SANTOSH KUMAR BASU absolute seized and possessed of or otherwise well and sufficiently entitled of ALL THAT piece and parcel of said vacant land containing an area about 7 (seven) Cottahs, be the same a little more or less, lying and situated at and being municipal premises No. 65/1, Diamond Harbour Road in the town of Calcutta, District 24 Parganas as an absolute owner free from all



encumbrances and charges;

AND WHEREAS the said SANTOSH KUMAR BASU while had been in peaceful possession and enjoyment of the aforesaid property sold, transferred and conveyed **ALL THAT** piece and parcel of part and portion of vacant land measuring an area about 3 (three) Cottahs, 3 (three) Chittacks and 5 (five) square feet, be the same a little more or less, out of 7 (seven) Cottahs of more or less vacant land, lying and situated at and being municipal premises bearing No. 65/1, Diamond Harbour Road, which portion has been subsequently assessed and re-numbered as premises No. 65/1, Diamond Harbour Road, Police Station- Ekbalpore, the then town of Calcutta, District: 24 Parganas, unto and in favour of one Sri Nirmal Chandra Ganguly, by virtue of a registered deed of Indenture executed on 11th day of October, 1961 duly registered in the office of the Joint Sub-Registry of Alipore-at Behala, District: 24 Parganas and recorded in Book No. I, Volume No. 40, Pages 208 to 216, Being No. 4063 for the year 1961 at and for a valuable consideration mentioned therein and absolutely and forever delivered peaceful khas possession thereon free from all encumbrances, charges and attachment whatsoever;

AND WHEREAS the remaining part and portion of the said vacant plot of land being premises No. 65/1, Diamond Harbour Road has since been assessed and numbered as premises No. 65/1A, Diamond Harbour Road, Police Station- Ekbalpore, the then town of Calcutta, District: 24 Parganas, incorporating therein a strip of land measuring an area about 4 (four)



(7)

Chittacks and 21.17 (twenty one point seventeen) Square feet, be the same a little more or less from premises No. 65, Diamond Harbour Road which is shown in the Plan annexed under Black hatched lines mentioned therein;

AND WHEREAS the said SANTOSH KUMAR BASU by way of aforesaid retain seized and possessed of or otherwise well and sufficiently entitled to remaining portion of vacant land as an absolute estate of inheritance in fee simple in possession of an estate equivalent thereto free from all encumbrances whatsoever being landed property being ALL THAT piece and parcel of vacant plot of land measuring an area about 3 (three) Cottahs, 14 (fourteen) Chittacks and 1.17 (one point seventeen) square feet, be the same a little more or less, lying and situated at and being municipal premises bearing No. 65/1A, Diamond Harbour Road, within the limits of the then Calcutta Municipal Corporation under Ward No. 78, Post office- Kidderpore, Police Station- Ekbalpore, Calcutta- 700 023 in the District of 24 Parganas, **TOGETHER WITH** all sorts of easement rights over the common passage and other benefits facilities and advantages attached therein or thereto;

AND WHEREAS the said SANTOSH KUMAR BASU while had been in peaceful possession and enjoyment of the remaining portion of vacant land as an absolute Owner and Vendor Party of the First Part sold and transferred to Mukul Chandra Chakravarti, son of Sudhir Chandra Chakravarti of 392, Jodhpur Park, Calcutta- 700031, being ALL THAT piece and parcel of vacant plot of land measuring an area about 3 (three)



Cottahs, 14 (fourteen) Chittacks and 1.17 (one point seventeen) square feet, be the same a little more or less, lying and situated at and being municipal premises bearing No. 65/1A, Diamond Harbour Road, within the limits of the then Calcutta Municipal Corporation under Ward No. 78, Post office- Kidderpore, Police Station- Ekbalpore, Calcutta- 700 023 in the District of 24 Parganas, TOGETHER WITH all sorts of easement rights over the common passage and other benefits facilities and advantages attached therein or thereto as Purchaser Party of the Second Part, which has been specially written and mentioned in the Schedule below property by virtue of a registered Deed of Indenture executed on the 7th day of December, 1962 and the said Deed was registered in the office of the Joint Sub-Registrar at Alipore and entered in Book No. 1, Volume No. 1, Pages 204 to 215, being Deed No. 00014 for the year 1962 and delivered khas possession thereon free from all encumbrances and charges;

AND WHEREAS thus by way of aforesaid purchase the said Mukul Chandra Chakravarti became the lawful owner and occupier and sufficiently well and entitled to ALL THAT piece and parcel of vacant plot of land measuring an area about 3 (three) Cottahs, 14 (fourteen) Chittacks and 1.17 (one point seventeen) square feet, be the same a little more or less, lying and situated at and being municipal premises bearing No. 65/1A, Diamond Harbour Road, within the limits of the then Calcutta Municipal Corporation under Ward No. 78, Post office- Kidderpore, Police Station- Ekbalpore, Calcutta- 700 023 in the District of 24 Parganas, TOGETHER WITH all user and easement rights on paths and passages and all common rights, privileges, facilities,



benefits and all other appurtenances attached therein and thereto, as morefully and particularly mentioned and described in the Schedule hereunder written free from all encumbrances and charges;

AND WHEREAS the said Mukul Chandra Chakravarti while had been in peaceful possession and enjoyment of the same for a considerable long time and thereafter duly mutated his name in the office of the then Calcutta Municipal Corporation, having Assessee No. 11-078-05-0042-6, in respect of the said premises by paying municipal rates and taxes regularly to the authority concern and thereafter duly constructed three storied residential building upon the said piece and parcel of vacant land and residing therein peacefully with his family members, free from all encumbrances and charges;

AND WHEREAS the said Mukul Chandra Chakravarti during his life time executed a Will on 20th day of August, 1993 registered in the office of the Registrar of Assurances, Calcutta and the said Will was duly recorded in Book No. III, Volume No. 6, Pages 37 to 42, being No. 273 for the year 1995, wherein the Executant namely MUKUL CHANDRA CHAKRAVARTI has bequeathed all his immovable property including premises No. 65/1A, Diamond Harbour Road, within the limits of the then Calcutta Municipal Corporation under Ward No. 78, Post office- Kidderpore, Police Station- Ekbalpore, Calcutta- 700 023, in the District of South 24 Parganas, unto and in favour of his wife namely Smt. Aparna Chakravarti absolutely and exclusively and the other movable properties to the other beneficiaries;



AND WHEREAS the said Mukul Chandra Chakravarti appointed his son Sri Nilotpal Chakravarti and his son-in-law Sri Ratan Khasnobis, as the joint Executors of his last Will and they will be eligible for making application for grant of Probate from the court of law without furnishing any security therefore;

AND WHEREAS be it mentioned herein that the said beneficiary of the Will namely Smt. Aparna Chakravarti pre-deceased her husband and/or Executant namely Mukul Chandra Chakravarti on 8th day of October, 2007, leaving behind her surviving her husband namely Mukul Chandra Chakravarti, one son namely Nilotpal Chakravarti and one daughter namely Sudeshna Khasnobis and subsequently after period of four days said Executant namely Mukul Chandra Chakravarti also died on 13.10.2007 leaving behind him his last Will and Testament and surviving one son Nilotpal Chakravarti and one daughter Sudeshna Khasnobis as the only legal heirs and beneficiaries of his property;

AND WHEREAS after his death the said Executors Sri Nilotpal Chakravarti and his son-in-law Sri Ratan Khasnobis filed an application for granting probate of the last Will and Testament of the said Mukul Chandra Chakravarti, since deceased before the Learned District Delegate at Alipore, District: South 24 Parganas, vide ACT- 39 Case No. 340 of 2008 (Probate);

AND WHEREAS the Learned District Delegate at Alipore of District South 24 Parganas being the 3rd Civil Judge (Senior Division) Alipore after taking into consideration of all the facts



and circumstances of the deceased Executant and deceased beneficiary of the said Will was pleased to grant probate in connection with ACT- 39 Case No. 340 of 2008 (P), vide order dated 26th day of April, 2010 and by virtue of the said grant of Probate of the Will of Mukul Chandra Chakravarti, since deceased and beneficiary of the Will Aparna Chakravarti, since deceased the legal heirs of Mukul Chandra Chakravarti and Aparna Chakravarti namely Nilotpal Chakravarti and Sudeshna Khasnobis jointly and collectively acquired ALL THAT piece and parcel of bastu land measuring an area about 3 (three) Cottahs, 14 (fourteen) Chittacks and 1.17 (one point seventeen) square feet, be the same a little more or less, together with three storied residential building standing thereon, lying and situated at and being municipal premises bearing No. 65/1A, Diamond Harbour Road, within the limits of the Kolkata Municipal Corporation under Ward No. 78, having Assessee No. 11-078-05-0042-6, Post office- Kidderpore, Police Station- Ekbalpore, Kolkata- 700 023 in the District of South 24 Parganas, TOGETHER WITH all user and easement rights on paths and passages and all common rights, privileges, facilities, benefits and all other appurtenances attached therein and thereto, as morefully and particularly mentioned and described in the Schedule hereunder written free from all encumbrances and charges;

AND WHEREAS consequent upon the aforesaid Will and grant of Probate and/or also otherwise by way of inheritance from their pre-decease mother and father, the said Nilotpal Chakravarti and Sudeshna Khasnobis became the joint owners and have lawfully acquired the right, title and interest in respect of the



aforesaid property and their name have been duly mutated and/or recorded in the Assessment Record of the Kolkata Municipal Corporation as an absolute joint owners thereof having Assessee No. 11-078-05-0042-6, thus the said Nilotpal Chakravarti and Sudeshna Khasnobis lawfully seized and possessed of and otherwise well and sufficiently entitled to ALL THAT piece and parcel of bastu land measuring an area about 3 (three) Cottahs, 14 (fourteen) Chittacks and 1.17 (one point seventeen) square feet, be the same a little more or less, together with three storied residential building standing thereon, lying and situated at and being municipal premises bearing No. 65/1A, Diamond Harbour Road, within the limits of the Kolkata Municipal Corporation under Ward No. 78, having Assessee No. 11-078-05-0042-6, Post office- Kidderpore, Police Station- Ekbalpore, Kolkata- 700 023, District registration office at Alipore in the District of South 24 Parganas, TOGETHER WITH all user and easement rights on paths and passages and all common rights, privileges, facilities, benefits and all other appurtenances attached therein and thereto, which is morefully and particularly mentioned and described in the Schedule hereunder written, hereinafter referred to as the "said premises";

AND WHEREAS thus the said Nilotpal Chakravarti and Sudeshna Khasnobis the Vendors herein while had been in peaceful possession and enjoyment of the same intend and agreed to sale and the Purchasers namely FARZANA RAHMAN and MUSTAK AHMED, herein have agreed to purchase the aforesaid landed building which is morefully and particularly mentioned and described in the Schedule hereunder written, free



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from all encumbrances and charges and accordingly, have executed and entered into an Agreement for Sale, dated 28.11.2022 on explicit terms and conditions envisaged therein;

AND WHEREAS the Vendors has made the following representations and/or assurances to the Purchasers:-

1. The said property is free from all charges, claims, mortgages, liens, lispendences, attachments, acquisitions, requisitions, agreements, arrangements, debuttars, estates, trusts or any other encumbrances and/or alienation whatsoever as stated above;
2. The entirety of the said landed building has been in the vacant and khass possession of the Vendors and the Vendors are holding, using and enjoying the same without any interruption, hindrances, claims and/or demand from any person whatsoever and further that no person or persons other than the Vendors have any rights of ownership, occupancy easement or otherwise on the said landed building or any part thereof;
3. There is no suit/s and/or proceeding/s and/or litigation/s pending in respect of the said landed building or any part thereof;
4. No person/s other than the Vendors have any right, title and/or interest of any nature whatsoever, in the said landed building or any part thereof;



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5. The right, title and/or interest of the Vendors in the said landed building is free from all encumbrances and/or alienation whatsoever and the Vendors have a good and marketable title thereto;
6. The said landed building or any part thereof is at present not affected by any requisition or any acquisition of any authority/ authorities under any law and/ or otherwise nor any notice or intimation about any such proceeding has been received or came to the notice of the Vendors;
7. Neither the said land nor any part thereof has been attached and/or is liable to be attached under any decree or order of any court of law or due to income tax, revenue or any other public demand;
8. There is no statutory, judicial and/or quasi-judicial and/or departmental order and/or restrictions which may prevent the Vendors from transferring the said landed building in its entirety to the Purchasers and/or the nominee/s of the Purchasers free from all encumbrances whatsoever;
9. Upon completion of purchase, the Purchasers shall acquire a clear and marketable title to the said landed building and each and every part thereof;
10. That there is no excess land retained by the Vendors in terms of Urban Land (Ceiling & Regulation) 1976 or statutory modification thereof;



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11. The Vendors are not disqualified under any law, dispensences, directions, orders, decrees of any court/s or statutory authority for the time being in force which would restrain the Vendors from proceeding with the deed of conveyance;
12. The Vendors have good rights, full power and absolute authority to grant convey, transfer, sell or assign the said property to anybody in any manner whatsoever;
13. That the specifications of the said landed building stipulated in the Schedule hereto are true and correct;
14. The Vendors shall at all time henceforth on all reasonable and/or lawful ground at the cost and expense/s of the Purchasers, make or execute or perform and do all such further and other acts, deeds, matters and things that may be reasonably required for perfectly lawfully transferring the said landed building in favour of the Purchasers;
15. The content/s of the foregoing paragraphs (hereafter collectively called the said representations) are true to the knowledge and belief of the Vendors;

Relying on the aforesaid representation, assurances and confirmation made by the Vendors hereinabove and also on the covenant of the Vendors as mentioned herein below in these presents and believing the same to be true and correct and acting on good faith, the Purchasers have agreed to purchase and/or acquire the said landed building and the Vendors have



agreed to sell the said landed building, transfer and convey inter-alia the said land with building structures standing thereupon, which is morefully described in the SCHEDULE hereto together with rights, properties and easements, appurtenant thereto in its entirety free from all encumbrances and/or alienation whatsoever;

NOW THIS DEED OF CONVEYANCE WITNESSETH as follows:-

In pursuance of the said Agreement for Sale dated 28.11.2022 and in consideration of aggregate sum of Rs. 5,80,00,000/- (Rupees five crores and eighty lakh) only of the lawful money of the Union of India well and truly paid by the Purchasers to the Vendors [in the manner stated in Memo of consideration, the receipt whereof the Vendors doth hereby and also by the receipt hereunder written admit and acknowledge to have been received) for the "said property", having already received on or before execution of these presents and of and from the payment of the same, every part thereof forever release, discharge, acquit and exonerate to the Purchasers, the Vendors do and doth hereby grant sale, transfer, convey, assign and assure unto and in favour of the Purchasers the "said landed building " which is morefully described in the SCHEDULE hereto together with rights, properties and easements appurtenant thereto OR HOWSOEVER OTHERWISE the said land now is or at any time hereto before were or was situate, butted, bounded, called, known, described and distinguished TOGETHER WITH all areas, fences, passages, sewers, drains, water, water courses, tree, bushes, hedges, fixtures, benefits, advantages and all manner of former or other rights, liberties, easements, privileges



appendages and appurtenances whatsoever belongings to the said plot of landed building or in any wise appertaining thereto or any part thereof, usually held, used, occupied, accepted, enjoyed, reputed or known as part or parcel or ember there of or appurtenant thereto AND the Revision or reversions, remainder or remainders and all rents, issues and profits thereof and all and every part thereof here by granted, sold conveyed transferred, assigned and assured or expressed or intended so to be AND all the estate, right title, interest, inheritance, use trust property, claim and demand whatsoever both at law and in equity of the Vendors into, upon or in respect of the said landed building any part thereof which now are or where or hereafter shall or may be in the custody, power or possession of the Vendors or any person or persons from whom the Vendors can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the said land all and singular, the lands, hereditaments, messuages, benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and each and part thereof unto and to the use of the Purchasers absolutely and forever, free from all encumbrances, trusts, liens, lispensens, charges, attachments, claimants, requisitions, acquisitions, vesting's and alignments whatsoever;

THE VENDORS DO AND DOTH HEREBY COVENANT WITH THE PURCHASERS AS FOLLOWS:-

- i) AND THAT the interest of which the Vendors do hereby profess to transfer subsists and that the Vendors have



good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said landed building and rights and properties appurtenant thereto in the manner aforesaid;

- ii) AND THAT the Vendors have not at any time done or executed any deeds documents or writing whereby the said landed building and the rights of land and appurtenant thereto or any part thereof can or maybe impeached, encumbered or affected in title;
- iii) AND THAT Vendors are the sole and absolute owners and peacefully seize and possess of and/or otherwise well and sufficiently entitle to the said landed building and has been enjoying quiet, peaceful and absolute physical possession of the said landed building without any disturbance, hindrance and obstruction from any person/s whatsoever;
- iv) AND THAT the said landed building and the rights and properties appurtenant thereto is free from all charges, mortgages, liens, attachments, leases, demands, claims, bargas, lispences, covenants, restrictions, litigations, uses, debutters, trusts made or suffered by the Vendors or any person or persons arising or lawfully, rightfully or equitably claiming any estate or interest in the said landed building from, under or in trust of the Vendors.
- v) AND THAT the said landed building or any part or portion thereof or under any interest therein have not vested in and/or is neither acquired nor have any notice been served



under the State of West Bengal Acquisition Act. 1956 or statutory modification thereof or under the Urban Land (Ceiling & Regulation) Act. 1976 or any other law for the time being in force;

- vi) AND THAT the said landed building and the rights and properties appurtenant thereto is freely, clearly and absolutely acquired, exonerated, released and forever discharged from and by the Vendors unto and in favour of the Purchasers;
- vii) AND THAT it shall be lawful for the Purchasers from time to time and at all times hereafter, peacefully and quietly to enter into, hold, possess, use and enjoy the said land and the rights and properties appurtenant thereto every part thereof and receive the rents, issues and profits there from and all other benefits, rights and properties hereby granted, conveyed, transferred, assigned and assured or expressed or intended so to be, unto and to the Purchasers, without any lawful hindrance, eviction, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors;
- viii) AND THAT the Vendors and all person/s having or lawfully, rightfully or equitably claiming any estate or interest in the said landed building and the rights and properties appurtenant thereto or any part thereof from



under or in trust of the Vendors shall and will from time to time and at all times hereafter, at the request and costs of the Purchasers, make, do and execute and the causes to be done and executed all such acts, deeds, matters or things whatsoever for further better or more perfectly assuring the said landed building and the rights and properties appurtenant thereto and every part thereof and other benefits and rights, hereby granted, sold conveyed, transferred, assigned and assured unto and to the Purchasers in the manner aforesaid as shall of may be reasonably required by the Purchasers;

- ix) AND THAT the Vendors have already delivered to the Purchasers, all documents, papers, and writings (hereinafter called the documents) which they have in respect of the said landed building;
- x) AND THAT the Vendors hereby confirm that they have not created any mortgage, lien or any other charge or encumbrance over the said landed building;
- xi) AND THAT on the execution of these deed of conveyance the Vendors have delivered vacant and khas possession of the said landed building in its entirety to the Purchasers and in future the Vendors shall not claim of any nature whatsoever against the Purchasers.
- xii) AND THAT the Vendors do hereby accord its consent to the Purchasers for mutation, separation, apportionment, amalgamation e.t.c. of the said land in the Municipal



Corporation and Land Reforms Offices and all records of the Government and/or semi-Government and/or other statutory body and/or authority;

- xiii) AND THAT notwithstanding and without prejudice to the aforesaid, the Vendors hereby undertake keep the Purchasers saved, harmless and kept indemnified from or against all proceedings, costs, charges, losses, expenses, damages, claims and demands if any of the aforesaid confirmation and/or guarantee turns out to be false, untrue or misleading;
- xiv) AND THAT if any typographical mistake is discovered in later in this deed of conveyance that will be rectified by the Vendors without any claim or demand at the cost and expenses of the Purchasers.
- xv) AND THAT the Vendors have not at any time heretofore done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the said landed building and the rights and properties appurtenant thereto and other benefits and rights, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be or any part thereof can or may be impeached, encumbered or affected in title.
- xvi) AND THAT the Vendors hereby delivers the vacant and khas possession of the said landed building on and from this day, free from all charges, claims, mortgages, liens, lispendences, attachments, acquisitions, requisitions,



agreements, arrangements debuttars, estates, trusts or any other encumbrances and/ or alienation whatsoever.

BE IT STATED that the Vendors shall support any application made by the Purchasers for mutation of their names in the office of the Kolkata Municipal Corporation as well as in the other appropriate authorities in respect of the property hereby conveyed and will at the cost of Purchasers do all that they may be required to do for that purpose.

THAT if in future any error or omissions detected in these presents, the same will be rectified by the Vendors by a proper Deed of Rectification and/or Declaration at the costs and expenses of the Purchasers.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE
(Description of the property hereby conveyed)

ALL THAT piece and parcel of bastu land measuring an area about 3 (three) Cottahs, 14 (fourteen) Chittacks and 1.17 (one point seventeen) square feet, be the same a little more or less, together with three storied dwelling house with total covered area more or less 5000 (five thousand) square feet i.e (ground floor 2000 square feet, first floor 2000 square feet and second floor 500 square feet and Mezzanine floor 500 square feet) standing thereon, lying and situated at and being municipal premises



(23)

bearing No. 65/1A, Diamond Harbour Road, within the limits of the Kolkata Municipal Corporation under Ward No. 78, having Assessee No. 11-078-05-0042-6, Post office- Kidderpore, Police Station- Ekbalpore, Kolkata- 700 023 under District Registration office at Alipore in the District of South 24 Parganas, TOGETHER WITH all user and easement rights on paths and passages and all common rights, privileges, facilities, benefits and all other appurtenances attached therein and thereto and more particularly shown and delineated in the site Map or Plan annexed hereto in RED border line as part and parcel of this indenture and the said plot of land is butted and bounded in the manner following :-

ON THE NORTH	:	By premises No. 66, Diamond Harbour Road;
ON THE SOUTH	:	By premises No. 65/1B, Diamond Harbour Road and 30' feet wide K.M.C Road;
ON THE EAST	:	By premises No. 65, Diamond Harbour Road;
ON THE WEST	:	By K.M.C Park;



(24)

IN WITNESS WHEREOF the **PARTIES** hereunto have set and subscribed their respective hands and seals on the day month and year first above written.

WITNESSES:

1. *R. Khargabis*
S/o Late
Jyotsna May
BB247
Silt Lake Kol-64

Nilopal Chakraborty

Sudeshna Chakraborty

=====

Signature of the **VENDORS**

2. *Ananta Das*
P.D. BRADN FELD Poni
Kol-700025

Farzana Salim

Musate Ahmed

=====

Signature of the **PURCHASERS**

Drafted by me & prepared
in my office :

Md. Waqar

Advocate

Reg No. F-1419/2001

Alipore Judges' Court,

Kolkata- 700 027

Computer Print by me:

(*S. Pradham*)

Alipore Judges' Court, Kol- 27



(25)

MEMO OF CONSIDERATION

RECEIVED a sum of Rs. 5,80,00,000/- (Rupees five crores and eighty lakh) only from the PURCHASERS being the amount in full and final payment of consideration money under these presents as mentioned below:-

- | | |
|--|-------------------|
| 1) From Farzana Rahman
having TAN CALF04113E
to Nilotpal Chakravarti
by RTGS vide UTRN:
KKBKR52022112500693868
dated 25.11.22 deposited in
DBS Bank Ltd., A/c No. 828010101875;
IFSC Code <u>DBSS0IN0828</u> | Rs. 1,00,00,000/- |
| 2) From Farzana Rahman
having TAN CALF04113E
to Nilotpal Chakravarti
by deduction of Statutory Income TDS,
paid vide UTRN No. UTIBR5202211280035
dated 28.11.22, from Axis Bank, Manton
Branch A/c No. 922030049246373
IFSC Code No. UTIB0000721
being the Income Tax deductible at source
on gain portion of the transaction | Rs. 18,85,435/- |
| 3) From Mustak Ahmed
having TAN CALM25389A
to Sudeshna Khasnobis
by RTGS vide UTRN:
ICICR52022112500412408
dated 25.11.22, deposited in
Punjab National Bank,
A/c No. 0316010090522;
IFSC Code <u>PUNB0031620</u> | Rs. 49,50,000/- |
| 4) From Mustak Ahmed
having TAN CALM25389A
to Sudeshna Khasnobis
by deduction of Statutory Income TDS,
paid vide Challan No. 00942,
dated 28.11.22, BSR Code: 0011349 | Rs. 50,000/- |
| 5) From Farzana Rahman
having TAN CALF04113E
to Nilotpal Chakravarti
by RTGS vide UTRN: No.
UTIBR522120200354707
Dated 02.12.22 deposited in
DBS Bank Ltd., A/c No. 828010101875; | Rs. 1,71,14,565/- |



(26)

IFSC Code DBSS0IN0828

- 6) From Mustak Ahmed
having TAN CALM25389A
to Sudeshna Khasnobis
by Demand Draft No. 041308
dated 14.11.22, Bandhan Bank,
Dalhousie Branch
IFSC Code BDBL0001625
- 7) From Mustak Ahmed
having TAN CALM25389A
to Sudeshna Khasnobis
by RTGS vide UTRN: No.
ICICR52022120200778883
dated 02.12.22, deposited in
Punjab National Bank,
A/c No. 0316010090522;
IFSC Code PUNB0031620
- 8) From Mustak Ahmed
having TAN CALM25389A
to Sudeshna Khasnobis
by deduction of Statutory Income TDS,
paid vide Challan No. 02340,
dated 03.12.22, BSR Code: 0011349

Rs. 2,35,00,000/-

Rs. 2,60,000/-

Rs. 2,40,000/-

Total = Rs. 5,80,00,000/-

Total= (Rupees five crore and eighty lakh) only

WITNESSES:-

- 1) *R. Khasnobis*
3/c Syed Khemraj
B.B 247
Salt Lake
Kolkata-700064
- 2) *Amalendu Das*
12D BRUN FBID Row
KOL-700027.

Nilajal Chandra

Sudeshna Khasnobis

Signature of the **VENDORS**



SITE PLAN PIECE AND PARCEL OF BASTU LAND MEASURING AN AREA ABOUT 3 KT. 14 CH. 1.17 SQFT. (MORE OR LESS) TOGETHER WITH III STORIED DWELLING HOUSE WITH TOTAL COVERED AREA 5000 SQFT (MORE OR LESS) i.e. GROUND FLOOR 2000 SQFT. 1ST FLOOR 2000 SQFT. 2ND FLOOR 500 SQFT. AND MEZZANINE FLOOR 500 SQFT. STANDIN THEREON AT PREMISES No. 65/1A, DIAMOND HARBOUR ROAD, KOLKATA-700 023, K.M.C WARD No. 78, P.S- EKBALPUR, HAVING ASSESSEE No. 11-078-05-0042-6 AS SHOWN IN RED.

Willard Chakravorty

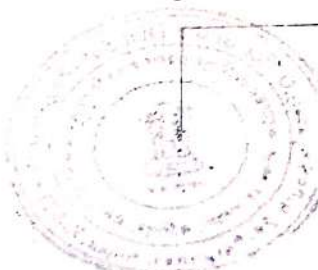
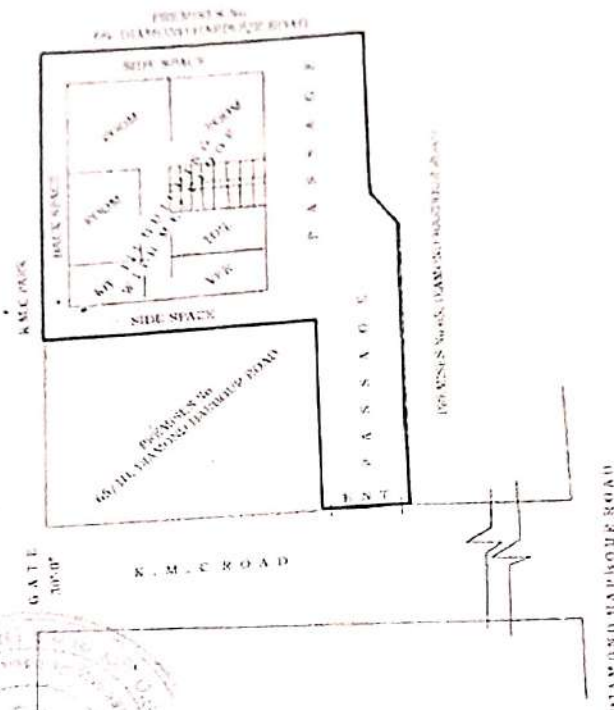
Sudama Palman

SIGNATURE OF VENDORS



Harjuna Palman

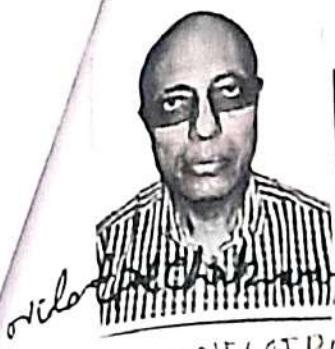
Abul Kalam
SIGNATURE OF PURCHASERS



T/BY.

KAMJAN AL
Surveyor, Planner, Designer
Kolkata Municipal Corporation
W.D. Rajaraj, K.M.C. KOLKATA
Mob - 983483000





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

Name NILOTPAL CHAKRAVARTI
 Signature Nilotpal Chakravarti



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

Name SUDESHNA KHASNOBIS
 Signature Sudeshna Khasnobis



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

Name FARZANA RAHMAN
 Signature Farzana Rahman



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

Name Mustafiz Ahmed
 Signature Mustafiz Ahmed



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



192022230196685721

GRN Details

GRN:	192022230196685721	Payment Mode:	Online Payment
GRN Date:	30/11/2022 16:18:40	Bank/Gateway:	Punjab National Bank
BRN :	5101355073	BRN Date:	30/11/2022 04:19:37
GRIPS Payment ID:	301120222019668571	Payment Init. Date:	30/11/2022 16:18:40
Payment Status:	Successful	Payment Ref. No:	2003259131/8/2022
(Query No. * Query Year)			

Depositor Details

Depositor's Name:	Mr Mustak Ahmed
Address:	15B/H/2, Hossain Shah Road Kolkata, West Bengal, 700023
Mobile:	9734818622
Contact No:	9874693673
Depositor Status:	Buyer/Claimants
Query No:	2003259131
Applicant's Name:	Mr SK PINTU
Identification No:	2003259131/8/2022
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	30/11/2022
Period To (dd/mm/yyyy):	30/11/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003259131/8/2022	Property Registration- Stamp duty	0030-02-103-003-02	2900020
2	2003259131/8/2022	Property Registration- Registration Fees	0030-03-104-001-16	580014
Total				3480034

IN WORDS: THIRTY FOUR LAKH EIGHTY THOUSAND THIRTY FOUR ONLY.





Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2003259131/2022	Office where deed will be registered
Query Date	16/11/2022 6:46:02 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	SK PINTU Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN : 700027, Mobile No. : 9748025677, 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. 5,80,00,000/-	Rs. 5,80,00,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 29,00,020/- (Article:23)	Rs. 5,80,014/- (Article:A(1), &)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Judicial Stamp
Remarks		

Land Details :

District: South 24-Parganas, P.S:- Ekbalpore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Diamond Harbour Road, , Premises No: 65/1A, , Ward No: 078 Pin Code : 700023

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 14 Chatak 1.17 Sq Ft	4,78,70,000/-	4,78,70,000/-	Property is on Road
Grand Total :				6.3964Dec	478,70,000/-	478,70,000/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5000 Sq Ft.	1,01,30,000/-	1,01,30,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 2000 Sq Ft., Residential Use, Marble Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 2000 Sq Ft., Residential Use, Marble Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 3, Area of floor : 1000 Sq Ft., Residential Use, Marble Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		5000 sq ft	101,30,000 /-	101,30,000 /-	

AS- 1 of 3

Query No: 2003259131 of 2022, Printed On:
Dec 5 2022 10:49AM, Generated from
Registration office

06/12/2022 Query No:-16042003259131 / 2022 Deed No :I - 160414097 / 2022, Document is digitally signed.



Major Information of the Dood

Deed No :	I-1604-14097/2022	Date of Registration	05/12/2022
Query No / Year	1604-2003259131/2022	Office where deed is registered	
Query Date	16/11/2022 6:46:02 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	SK PINTU Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9748025677, 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. 5,80,00,000/-	Rs. 5,80,00,000/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 29,00,120/- (Article:23)	Rs. 5,80,046/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

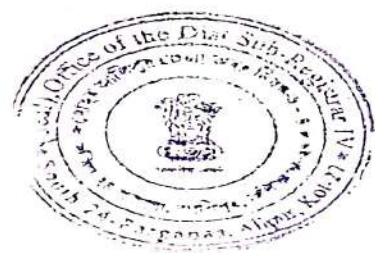
District: South 24-Parganas, P.S:- Ekbalpore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Diamond Harbour Road, , Premises No: 65/1A, , Ward No: 078 Pin Code : 700023

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 14 Chatak 1.17 Sq Ft	4,78,70,000/-	4,78,70,000/-	Property is on Road
Grand Total :				6.3964Dec	478,70,000 /-	478,70,000 /-	

Structure Details :




Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5000 Sq Ft.	1,01,30,000/-	1,01,30,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 2000 Sq Ft., Residential Use, Marble Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 2000 Sq Ft., Residential Use, Marble Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 3, Area of floor : 1000 Sq Ft., Residential Use, Marble Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		5000 sq ft	101,30,000 /-	101,30,000 /-	

S. 2011



Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Dr Nilotpal Chakravarti Son of Late Mukul Chandra Chakravarti Executed by: Self, Date of Execution: 05/12/2022 , Admitted by: Self, Date of Admission: 05/12/2022 ,Place : Office			
05/12/2022	05/12/2022	05/12/2022	05/12/2022



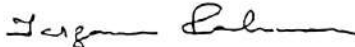
07-01 185 TANJONG RHU ROAD SINGAPORE, Block/Sector: OCI CARD NO A338589, City:- , P.O:- SINGAPORE, Singapore, PIN:- 436924 Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, PAN No.: adxxxxxx5a, Aadhaar No: 84xxxxxxxxx7305, Status :Individual, Executed by: Self, Date of Execution: 05/12/2022 , Admitted by: Self, Date of Admission: 05/12/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Mrs Sudeshna Khasnobis Wife of Mr Ratan Dhan Khasnobis Executed by: Self, Date of Execution: 05/12/2022 , Admitted by: Self, Date of Admission: 05/12/2022 ,Place : Office			
05/12/2022	05/12/2022	05/12/2022	05/12/2022

BB247, Sector 1, Saltlake City, City:- Bidhannagar, P.O:- Bidhannagar, P.S:-Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: acxxxxxx9l, Aadhaar No: 47xxxxxxxxx5746, Status :Individual, Executed by: Self, Date of Execution: 05/12/2022 , Admitted by: Self, Date of Admission: 05/12/2022 ,Place : Office



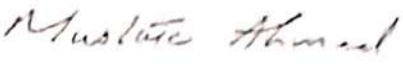
Buyer Details :

Name,Address,Photo,Finger print and Signature




SI No	Name	Photo	Finger Print	Signature
1	Mrs Farzana Rahman (Presentant) Wife of Mr Mustak Ahmed Executed by: Self, Date of Execution: 05/12/2022 , Admitted by: Self, Date of Admission: 05/12/2022 ,Place : Office			
	05/12/2022	05/12/2022	05/12/2022	05/12/2022

Wife of Mr Mustak Ahmed 15B/H/2, Hossain Shah Road, City:- , P.O:- Kidderpore, P.S:-Ekbalpore, District:- South 24-Parganas, West Bengal, India, PIN:- 700023 Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: Auxxxxxx7p, Aadhaar No: 95xxxxxxxxx0368, Status :Individual, Executed by: Self, Date of Execution: 05/12/2022 , Admitted by: Self, Date of Admission: 05/12/2022 ,Place : Office



Name	Photo	Finger Print	Signature
Mr Mustak Ahmed Son of Late Manjur Ahmed Executed by: Self, Date of Execution: 05/12/2022 , Admitted by: Self, Date of Admission: 05/12/2022 ,Place : Office	 05/12/2022	 LTI 05/12/2022	 05/12/2022
Son of Late Manjur Ahmed 15B/H/2, Hossain Shah Road, City:- , P.O:- Kidderporo, P.S:-Ekbalporo, District:- South 24-Parganas, West Bengal, India, PIN:- 700023 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: Bnxxxxxx3a, Aadhaar No: 56xxxxxxx0709, Status :Individual, Executed by: Self, Date of Execution: 05/12/2022 , Admitted by: Self, Date of Admission: 05/12/2022 ,Place : Office			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Md Waquar Son of Late Md Eliyas Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027	 05/12/2022	 05/12/2022	 05/12/2022
Identifier Of Mrs Farzana Rahman, Mr Mustak Ahmed, Dr Nilotpal Chakravarti, Mrs Sudeshna Khasnobis			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Dr Nilotpal Chakravarti	Mrs Farzana Rahman-1.59911 Dec,Mr Mustak Ahmed-1.59911 Dec
2	Mrs Sudeshna Khasnobis	Mrs Farzana Rahman-1.59911 Dec,Mr Mustak Ahmed-1.59911 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Dr Nilotpal Chakravarti	Mrs Farzana Rahman-1250.00000000 Sq Ft,Mr Mustak Ahmed-1250.00000000 Sq Ft
2	Mrs Sudeshna Khasnobis	Mrs Farzana Rahman-1250.00000000 Sq Ft,Mr Mustak Ahmed-1250.00000000 Sq Ft





Endorsement For Deed Number : I - 160414097 / 2022

On 05-12-2022

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

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

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

Presented for registration at 10:51 hrs on 05-12-2022, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mrs Farzana Rahman , one of the Claimants.

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 5,80,00,000/-

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

Execution is admitted on 05/12/2022 by 1. Mrs Farzana Rahman, Wife of Mr Mustak Ahmed, 15B/H/2, Hossain Shah Road, P.O: Kidderpore, Thana: Ekbalpore, , South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Muslim, by Profession Business, 2. Mr Mustak Ahmed, Son of Late Manjur Ahmed, 15B/H/2, Hossain Shah Road, P.O: Kidderpore, Thana: Ekbalpore, , South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Muslim, by Profession Business, 3. Dr Nilotpal Chakravarti, Son of Late Mukul Chandra Chakravarti, 07-01 185 TANJONG RHU ROAD SINGAPORE, Sector: OCI CARD NO A338589, P.O: SINGAPORE, Singapore, PIN - 436924, by caste Hindu, by Profession Private Service, 4. Mrs Sudeshna Khasnobis, Wife of Mr Ratan Dhan Khasnobis, BB247, Sector 1, Saltlake City, P.O: Bidhannagar, Thana: Bidhannagar, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Service

Indetified by Mr Md Waquar, , Son of Late Md Eliyas, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,80,046.00/- (A(1) = Rs 5,80,000.00/- ,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 5,80,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/11/2022 4:19AM with Govt. Ref. No: 192022230196685721 on 30-11-2022, Amount Rs: 5,80,014/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. 5101355073 on 30-11-2022, Head of Account 0030-03-104-001 -16


Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 29,00,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 29,00,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 899, Amount: Rs.100.00/-, Date of Purchase: 01/11/2022, Vendor name: SUBHANKAR DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/11/2022 4:19AM with Govt. Ref. No: 192022230196685721 on 30-11-2022, Amount Rs: 29,00,020/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. 5101355073 on 30-11-2022, Head of Account 0030-02-103-003 -02


Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 416302 to 416337

being No 160414097 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.12.06 15:40:43 +05:30
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 2022/12/06 03:40:43 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

Certified to be a true copy

District Sub-Registrar-IV
Alipore, South 24-Parganas

07/12/2022

CHECKED BY.....

(Handwritten signature)
07/12/2022

(This document is digitally signed.)