

3259/2022

P-3149/22



27/6
14/08

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Certified that this document is admitted to Registration, the signature sheet and the endorsement sheet attached to the document are part of this document.

Additional Dist. Sub Registrar
Sealdah

27/6/22

P-2001/898041/2022

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this the 27th day of June, Two Thousand Twenty Two (2022)

BETWEEN

No. 1370 Value 500/- 22 JUN 2022

Date

Sold to

Address

Vendor: 

Sealdah Civil Court
Sharmistha Chatterjee Mukherjee

Kuntal Mukherjee
Advocate

Hfgm court

at



A.D.S.R., SEALDAH
27 JUN 2022
Dist. South 24 Parganas

Identified by me -

Sri Mani Jungay Naskar
(Last Clerk)

for Sri Sambhu Naskar

F bidhan pally, P.S - Dum Dum

P.O. - Shubhadanga, Dist - 24 P.S. (W)

Kolkata - 700033



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

GRN Details

GRN: 192022230059410248 Payment Mode: Online Payment (SBI Epay)
GRN Date: 26/06/2022 21:45:11 Bank/Gateway: SBIEpay Payment Gateway
BRN : 0743871400328 BRN Date: 26/06/2022 21:48:12
Gateway Ref ID: IGANVJHBX4 Method: State Bank of India NB
Payment Status: Successful Payment Ref. No: 2001895041/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: STHITI MUKHERJEE
Address: 8 RAJKUMAR CHATTERJEE ROAD KOLKATA 700037
Mobile: 9674479424
Depositor Status: Others
Query No: 2001895041
Applicant's Name: Mr Kuntal Mukherjee
Identification No: 2001895041/1/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001895041/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	361520
2	2001895041/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	90514
			Total	452034

IN WORDS: FOUR LAKH FIFTY TWO THOUSAND THIRTY FOUR ONLY.

SMT. TUSHARKANA MUKHERJEE ALIAS TUSHAR KANA NANDAN ALIAS TUSHAR KANA MUKHERJEE NEE NANDAN (Holding PAN : BVGPM9841M, AADHAAR : 759633649072 and Mobile No.9903359052), daughter of Late Surendra Nath Nandan and wife of Subrata Mukherjee, by occupation - Housewife, by faith - Hindu, by nationality - Indian, residing at 12F, Umakanta Sen Lane, P.S. - Chitpur, P.O. - Ghughudanga, Kolkata - 700030, District : South 24-Parganas, hereinafter called and referred to as the "**VENDOR**" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, representatives, successors, nominees and assigns) of the **ONE PART**.

A N D

M/S ROYAL CONSTRUCTION, a proprietorship firm having its office at 6/1K, Raja Bagan Lane (Dipen Ghosh Sarani), Post Office - Ghughudanga, Police Station - Sinthi, Kolkata - 700030, Dist. North 24-Parganas being represented by its sole proprietor namely **SRI ASHOK KUMAR ROY** (Holding PAN : AFNPR0555H, AADHAAR - 588219898926 and Mobile No. 9830337384), son of Ajit Kumar Roy, by faith - Hindu, by nationality - Indian, by occupation - Business, resident of 5/4V, Dum Dum Road, Police Station - Chitpur, Post Office - Ghughudanga, Kolkata - 700030, hereinafter called and referred to as the **PURCHASER** (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its proprietor and his heirs, executors, successors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS at all material times, one Hari Charan Nandan and others were the joint and absolute owner owners of ALL THAT the piece and parcel of land containing by estimation an area of 34 Cottahs 06 Chittacks 25 Sq.ft. be the same a little more or less being the municipal Premises No. 12, Umakanta Sen Lane, Calcutta - 700030 within P.S. Chitpur in the District of 24-Parganas **TOGETHERWITH** all structures ways paths passages areas sewers drains water and water-courses lights privileges liberties easements appendages and appurtenances whatsoever to the said land hereditaments and premises belonging or in anywise appertaining to or usually held used occupied or enjoyed or reputed to belong or be appurtenant thereto.

AND WHEREAS said Hari Charan Nandan being one of the co-sharers of the aforesaid property, filed a suit for partition before the 6th Court of Sub-Judge at

Alipore. On or about 10th November, 1964, the said suit was decreed on compromise in terms of Solenama filed by the parties to the said suit and accordingly ALL THAT the divided and demarcated piece and parcel land measuring about 14 (fourteen) Cottahs 06 (six) Chittacks and 25 (twenty-five) Square feet be the same or a little more or less out of the aforesaid property TOGETHERWITH all sheds structures ways paths passages areas sewers drains water and water-courses lights privileges liberties easements appendages and appurtenances whatsoever to the said delineated and identified land hereditaments and premises marked as LOT – C1 in the said compromise petition as also shown and marked on map or plan annexed thereto which has since been renumbered as Premises No. 12F, Umakanta Sen Lane, Kolkata – 700030 within P.S. Chitpur under the local limits of Ward No. 4 of Kolkata Municipal Corporation in the District of South 24-Parganas (hereinafter referred to as the "said partitioned premises") was jointly allotted to the Defendant Nos. 5 to 10 of the said suit being Sm. Binapani Nandan (since deceased) wife of Late Surendra Nath Nandan and Rabindra Nath Nandan, Rebati Mohan Nandan (since deceased), Jharna Nandan, Sandhya Nandan and Tushar Kana Nandan (then minor) all being sons and daughters of Late Surendra Nath Nandan.

AND WHEREAS by virtue of aforesaid decree in the said T.S. No. 29 of 1964, said Binapani Nandan, Rabindra Nath Nandan, Rebati Mohan Nandan, Jharna Nandan, Sandhya Nandan and Tushar Kana Nandan became the absolute joint owners of and were absolutely seized and possessed of or otherwise well and sufficiently entitled to the said partitioned property measuring about 14 (fourteen) Cottahs 06 (six) Chittacks and 25 (twenty-five) Square feet be the same or a little more or less.

AND WHEREAS while seizing possessing and enjoying the aforesaid property peaceably and without any hindrance, interruptions and disturbances in any manner whatsoever said Binapani Nandan who was during her life time and at the time of her death governed by the Dayabhaga School of Hindu Law died intestate on 29.09.1998 leaving behind her surviving her said sons and daughter namely respectively Rabindra Nath Nandan, Rebati Mohan Nandan, Jharna Nandan, Sandhya Nandan and Tushar Kana Nandan as his only heirs and legal representatives in accordance with the Hindu Succession Act, 1956.

AND WHEREAS thus said Rabindra Nath Nandan, Rebati Mohan Nandan, Jharna Nandan, Sandhya Nandan and Tushar Kana Nandan became the absolute joint

owners of ALL THAT piece or parcel of land measuring about 14 (fourteen) Cottahs 06 (six) Chittacks and 25 (twenty-five) Square feet be the same or a little more or less being a portion of Premises No. 12F, Umakanta Sen Lane, Kolkata – 700030 within P.S. Chitpur under the local limits of Ward No. 4 of Kolkata Municipal Corporation in the District of South 24-Parganas TOGETHERWITH all structures ways paths, passages areas sewers drains water and water-courses lights privileges liberties easements appendages and appurtenances whatsoever to the said plot of land hereditaments and premises belonging or in anywise appertaining to or usually held used occupied or enjoyed or reputed to belong or be appurtenant thereto..

AND WHEREAS by an indenture of partition dated 07.04.2004 duly registered at the office of the Additional Registrar of Assurances – I, Kolkata and recorded in Book No. I, Volume No. 1 Pages from 1 to 22 being Deed No. 8403 for the year of 2006 made between said two sons and three daughters of Late Surendra Nath Nandan and Late Binapani Nandan, namely respectively 1) Sri Rabindra Nath Nandan, 2) Sri Rebati Mohan Nandan, 3) Smt. Jharna Nandan (Daw), 4) Smt. Sandhya Nandan (Das) and 5) Smt. Tushar Kana Nandan (Mukherjee), the said partitioned premises was divided and partitioned into three parts and out of which LOT – C1X measuring about 03 Cottahs 10 Chittacks more or less was allotted to said Sri Rabindra Nath Nandan, LOT – C1Z measuring about 02 Cottahs 06 Chittacks 00 Sq.ft. more or less was allotted to said Smt. Tushar Kana Nandan (Mukherjee) and LOT – C1Y measuring about 08 Cottahs 06 Chittacks 25 Sq.ft. more or less was allotted in two parts – 06 Cottahs was allotted to said Sri Rebati Mohan Nandan, Smt. Jharna Nandan (Daw) and Smt. Sandhya Nandan (Das) jointly and remaining 02 Cottahs 06 Chittacks 25 Sq.ft. was to held jointly by the said five heirs of Late Binapani Nandan but the said LOT – C1Y was not physically divided and as such only the shares were defined by the said Partition Deed dated 07.04.2004.

AND WHEREAS said Rebati Mohan Nandan who was during his lifetime and at the time of his death governed by the Dayabhaga School of Hindu Law died intestate as on 04.01.2006 leaving behind him surviving Smt. Padmabati Nandan (widow) and Smt. Gouri Paul (married daughter) as his only heirs and legal representatives in accordance with the Hindu Succession Act, 1956.

AND WHEREAS by a Deed of Rectification dated 19.08.2006 made between 1) Sri Rabindra Nath Nandan, 2) Smt. Jharna Daw, 3) Smt. Sandhya Das, 4) Smt.

Padmabati Nandan, 5) Smt. Gouri Paul and 6) Smt. Tushar Kana Mukherjee, the said Deed of Partition dated 07.04.2004 has since been rectified to remove certain typographical errors and/or mistakes and as such the said Deed of Partition dated 07.04.2004 shall be read and construed as thereby rectified and corrected.

AND WHEREAS thus said Sri Rabindra Nath Nandan, Smt. Jharna Daw, Smt. Sandhya Das, Smt. Tusharkana Mukherjee (previously Tushar Kana Nandan), Smt. Padmabati Nandan and Smt. Gouri Pal became the absolute joint owners of and were absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land demarcated as LOT – C1Y measuring about 08 Cottahs 06 Chittacks 25 Sq.ft. more or less being a portion of Premises No. 12F, Umakanta Sen Lane, Kolkata – 700030 within P.S. Chitpur under the local limits of Ward No. 4 of Kolkata Municipal Corporation in the District of South 24-Parganas **TOGETHERWITH** all structures ways paths passages areas sewers drains water and water-courses lights privileges liberties easements appendages and appurtenances whatsoever to the said plot of land hereditaments and premises belonging or in anywise appertaining to or usually held used occupied or enjoyed or reputed to belong or be appurtenant thereto.

AND WHEREAS by an indenture of conveyance dated 19.08.2006 duly registered at the office of the Additional Registrar of Assurances – I, Kolkata and recorded in Book No. I, Pages from 1 to 19 being Deed No. 190101721 for the year of 2006 made between said Sri Rabindra Nath Nandan, Smt. Jharna Daw, Smt. Sandhya Das, Smt. Tusharkana Mukherjee, Smt. Padmabati Nandan and Smt. Gouri Pal, all therein collectively referred to as the vendors of one part and M/S Exmark Sales Private Limited therein referred to as the purchasers of the other part, said Sri Rabindra Nath Nandan and Others for the valuable consideration therein mentioned, granted, sold, conveyed, transferred, assigned and assured **ALL THAT** piece and parcel of land demarcated as LOT – C1Y measuring about 08 Cottahs 06 Chittacks 25 Sq.ft. more or less being a portion of Premises No. 12F, Umakanta Sen Lane, Kolkata – 700030 within P.S. Chitpur under the local limits of Ward No. 4 of Kolkata Municipal Corporation in the District of South 24-Parganas **TOGETHERWITH** all structures ways paths passages areas sewers drains water and water-courses lights privileges liberties easements appendages and appurtenances whatsoever to the said plot of land hereditaments and premises belonging or in anywise appertaining to or usually

held used occupied or enjoyed or reputed to belong or be appurtenant thereto unto and in favour of said M/S Exmark Sales Private Limited free from all encumbrances whatsoever.

AND WHEREAS while remained in absolute possession of ALL THAT piece and parcel of land demarcated as LOT – C1X measuring about 03 Cottahs 10 Chittacks more or less, said Rabindra Nath Nandan who was during his life time and at the time of his death governed by the Dayabhaga School of Hindu Law died intestate as issueless on 03.05.2007 leaving behind him surviving his wife namely Agamani Nandan as his only heiress and legal representative in accordance with the Hindu Succession Act, 1956.

AND WHEREAS thus said Agamani Nandan became the sole and absolute owner of and was absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece or parcel of land demarcated as LOT – C1X measuring about 3 (three) Cottahs 10 (ten) Chittacks more or less TOGETHERWITH all structures ways paths passages areas sewers drains water and water-courses lights privileges liberties easements appendages and appurtenances whatsoever to the said plot of land hereditaments and premises belonging or in anywise appertaining to or usually held used occupied or enjoyed or reputed to belong or be appurtenant thereto free from all encumbrances and mutated her name in the assessment register of the Kolkata Municipal Corporation in respect of said LOT – C1X and the same was renumbered as Premises No. 12F/2, Umakanta Sen Lane, Kolkata – 700030 by the competent authority.

AND WHEREAS by an indenture of conveyance dated 13.12.2021 duly registered at the office of the A.D.S.R., Sealdah and recorded in Book No. I, Pages from 244153 to 244180 being Deed No. 160605779 for the year of 2021 made between said Smt. Agamani Nandan therein referred to as the vendor of one part and M/S Royal Construction therein referred to as the purchaser of the other part, said Smt. Agamani Nandan for the valuable consideration therein mentioned, granted, sold, conveyed, transferred, assigned and assured ALL THAT piece and parcel of said municipal premises being No. 12F, Umakanta Sen Lane, Kolkata – 700030 within P.S. Chitpur under the local limits of Ward No. 4 of Kolkata Municipal Corporation in the District of South 24-Parganas TOGETHERWITH all structures ways paths passages areas sewers drains water and water-courses lights privileges liberties

easements appendages and appurtenances whatsoever to the land hereditaments and premises belonging or in anywise appertaining to or usually held used occupied or enjoyed or reputed to belong or be appurtenant thereto unto and in favour of said M/S Royal Construction free from all encumbrances whatsoever.

AND WHEREAS thus said Tusharkana Mukherjee being the sole and absolute owner of said LOT – C1Z measuring about 02 Cottahs 06 Chittacks 00 Sq.ft. more or less **TOGETHERWITH** all structures ways paths passages areas sewers drains water and water-courses lights privileges liberties easements appendages and appurtenances whatsoever to the said plot of land hereditaments and premises belonging or in anywise appertaining to or usually held used occupied or enjoyed or reputed to belong or be appurtenant thereto free from all encumbrances, mutated her name in the assessment register of the Kolkata Municipal Corporation in respect of said LOT – C1X vide Case No. O/004/21-MAR-22/134749 and the same was remained as Premises No. 12F, Umakanta Sen Lane, Kolkata – 700030 (hereinafter referred to as the "**SAID PREMISES/SAID PROPERTY**"). Be it mentioned herein that her name was recorded as "Tushar Kana Mukherjee Nee Nandan" in the assessment register of the Kolkata Municipal Corporation.

AND WHEREAS with a view to sell out the said property the Vendor intended and declared her intention to sell out the said property morefully and particularly mentioned and described in the **Schedule** hereinafter appearing absolutely and forever free from all encumbrances and on knowing about the intention of the Vendor, the Purchaser has approached the Vendor and expressed his intention and offered to purchase the said property at or for the total consideration of **Rs.75,00,000/- (Rupees Seventy Five Lakhs Only)** which the Vendor herein considering the quantum of consideration as fair and reasonable, has accepted the offer of the Purchaser and agreed to sell the said property particularly described in the Schedule hereunder written free from all encumbrances unto and in favour of the Purchaser.

AND WHEREAS in terms of the said Agreement the Vendor has agreed to execute and register a proper instrument (Deed of Conveyance) in favour of the Purchaser in respect of transfer of the said property more fully mentioned and described in the Schedule hereunder written at or for the said full and final consideration free from all

encumbrances, charges, liens, lispendens, attachments, litigations, proceedings, disputes, claims and demands any manner whatsoever.

AND WHEREAS at or before the execution of this Deed of Conveyance the Vendor herein doth hereby assure and represent to the Purchaser as follows:

- a) **THAT** the Vendor has a good marketable title in respect of the said Property and every part thereof particularly mentioned and described in the Schedule hereunder written.
- b) **THAT** the said Property is free from all encumbrances, charges, liens, lispendens, attachments, acquisitions, requisitions, litigations, proceedings, disputes, claims, demands and trust whatsoever or howsoever.
- c) **THAT** excepting the Vendor, none else has/have any right, title, interest, claim or demand whatsoever or howsoever in respect of the said Property or any part thereof.
- d) **THAT** there is no bar or impediment legal or otherwise of the Vendor in selling, assigning and transferring of the said Property and any part thereof.
- e) **THAT** there is/are no acquisition or requisition proceeding pending nor the Vendor has/have been served with any notice of acquisition or requisition in respect of said Property or any part thereof.
- f) **THAT** no public demand of any kind whatsoever is outstanding against and/or payable by the Vendor in respect of said Property or any part thereof.
- g) **THAT** the Vendor has not entered into any Agreement for Sale, Development, Lease, Tenancy or Otherwise nor have created any interest or right of the Third Party into and upon the said Property or any part thereof.
- h) **THAT** the Vendor has not obtained any loan from any Bank, Private or Public Financial Institution in respect of the said Property or any part thereof.
- i) **THAT** the said Property or any part thereof is not under any "Debutor" or "Wakf" and it is free from road alignment.
- j) **THAT** relying upon the aforesaid representations, assurances and covenants made hereinby the Vendor and believing the same to be true and acting on good faith the Purchaser herein has agreed to purchase the said property and every part thereof in fee simple or an estate equivalent thereto free from all encumbrances, liens, lispendens, charges, mortgages, acquisitions or requisitions whatsoever and howsoever.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of Rs.75,00,000/- (Rupees Seventy Five Lakhs

Only) well and truly paid by the Purchaser to the Vendor at or immediately before the execution of these presents the receipt whereof the Vendor doth hereby admit and acknowledge as per Memo of Consideration written hereunder and of and from the same and every part thereof forever acquit, release and discharge the Purchaser, his heirs, successors, executors, administrators, representatives and assigns and every one of them and also the said property, the Vendor as the sole and absolute Owner doth by these presents indefeasibly grant, sell, convey, transfer, assure and assign unto and in favour of the Purchaser free from all encumbrances, attachments and other defects in title ALL THAT piece or parcel of land measuring about 02 Cottahs 06 Chittacks more or less more or less lying and situate at Premises No. 12F, Umakanta Sen Lane, Kolkata – 700030 within P.S. Chitpur in the District of South 24-Parganas in the State of West Bengal particularly mentioned and described in the **Schedule** hereunder written TOGETHERWITH all erections thereon standing yards, courts, areas, sewers and drains way, paths and passages appertaining to the said premises and its ground, water, watercourses and/or water sources, trees, plants, fixtures A N D all manner of former and other rights, liberties, privileges, easements and benefits in respect of the said property and benefits whatsoever to the said hereditaments and premises belonging to or in anywise appertaining thereto or usually hold or enjoyed therewith and reputed to belong and/or be appurtenant thereto A N D the reversion or reversions, remainder and remainders and the rents, issues and profits thereof A N D all the estate, right, title and interest of the VENDOR and all other persons having beneficial interest into or upon the said property and every part thereof A N D all documents muniments and writings which exclusively relate to the said premises is intended to be hereby conveyed and sold are at the time of execution hereof have been handed over to the Purchaser by the Vendor and the Vendor has also handed over the khas and physical possession of said premises to the Purchaser TO HAVE AND TO HOLD the same being the said property and every part thereof unto and to the use of the Purchaser absolutely and forever as and for an indefeasible title of inheritance in fee simple in possession free from all encumbrances charges claims demands liabilities and attachments whatsoever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS :-

1. **AND THAT** the Vendor has a good right full power and absolute authority and indefeasible title to grant sell convey transfer assure and assign the said premises hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be free from all encumbrances and liabilities whatsoever in manner aforesaid according to the true intent and meaning of these presents.
2. **AND THAT** the Purchaser, his heirs, successors, executors, administrators, representatives and assigns shall and will and may from time to time and at all times hereafter peaceably and quietly enter into hold possess and enjoy the said property and every part thereof hereby granted sold and conveyed with absolute right to receive the rents, issues and profits thereof without any lawful acts suits eviction, hindrance, interruption, disturbance claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for them.
3. **AND THAT** free and clear and freely and clearly and absolutely acquitted exonerated discharged and/or released or otherwise by and at the costs and expenses of the Purchaser well and sufficiently save defended keep harmless and indemnified of and from and against all and all manner of estates mortgages charges liens lispendens claims debts demands attachments liabilities and encumbrances whatsoever.
4. **AND FURTHER** the Vendor and all persons having or lawfully or equitably claiming any estate right title interest property claim or demand whatsoever into or upon said property hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof from through under or in trust for them the Vendor shall and will from time to time and at all times hereafter at the request and cost of the Purchaser, his heirs, successors, executors, administrators, representatives and assigns do and execute or cause to be done and executed all such acts deeds matters and things whatsoever for further better and more perfectly and satisfactorily granting transferring and assuring the said property and every part or parcel thereof unto and to the use of Purchaser his heirs successors executors administrators representatives and assigns in manner aforesaid according to the true intent and meaning of these presents as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO

(SAID PROPERTY HEREBY CONVEYED)

ALL THAT piece or parcel of land measuring about 02 (two) Cottahs 06 (six) Chittacks be the same a little more or less lying and situate at Premises No. 12F,

Umakanta Sen Lane, Kolkata - 700030 within P.S. Chitpur under the local limits of Kolkata Municipal Corporation in Ward No. 4 within the jurisdiction of A.D.S.R., Sealdah in the District of South 24-Parganas TOGETHERWITH a dilapidated one storied structure (with cemented flooring) standing thereon having 375 Sq.ft. covered area more or less including all ways paths passages areas sewers drains water and water-courses lights privileges liberties easements appendages and appurtenances whatsoever to the said plot of land hereditaments and premises belonging or in anywise appertaining to or usually held used occupied or enjoyed or reputed to belong or be appurtenant thereto and more clearly delineated with RED border line in the sketch Map or Plan annexed hereto and the Assessee Number of the said Premises is 110041801426, (Road Zone : Umakanta Sen Lane to Umakanta Sen Lane) and Lift facility is not available in the said building and the said premises is butted and bounded as follows :-

ON THE NORTH : By 14' ft. wide common passage
 ON THE EAST : By 12F/2, Umakanta Sen Lane (Purchaser's Property)
 ON THE SOUTH : By 16' ft. wide KMC Road/Common Passage
 ON THE WEST : By Umakanta Sen Lane

OR HOWSOEVER OTHERWISE the said property or any part thereof now are or is or at any time heretofore were or was situate butted and bounded called know numbered described and distinguished.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

by the PARTIES at Kolkata
 in the Presence of :-

1. *[Signature]*
 Advocate

[Signature]
 Signature of the Vendor

2. *[Signature]*
 F bidhan pally
 Kolkata - 700030

Royal Construct.
[Signature]
 Proprietor

Signature of the Purchaser

RECEIPT

RECEIVED of and from the within-mentioned Purchaser a sum of -Rs.75,00,000/- (Rupees Seventy Five Lakhs Only) by demand drafts as full and final Consideration for the within-mentioned Deed of Conveyance.

MEMO OF CONSIDERATION

DATE	D.D. Nos.	DRAWN ON	AMOUNT
22.06.2022	597844	SBI, SRIMANI MARKET	Rs.25,00,000/-
22.06.2022	597846	SBI, SRIMANI MARKET	Rs.25,00,000/-
22.06.2022	597847	SBI, SRIMANI MARKET	Rs.25,00,000/-
TOTAL			Rs.75,00,000/-

Rupees in Words : Seventy Five Lakhs only.

Date : 27.06.2022

Place : Kolkata

WITNESSES :-

1. 

2. 


Sushar Kaur Nandan (Mukherjee)
 SIGATURE OF VENDOR

DRAFTED BY :-

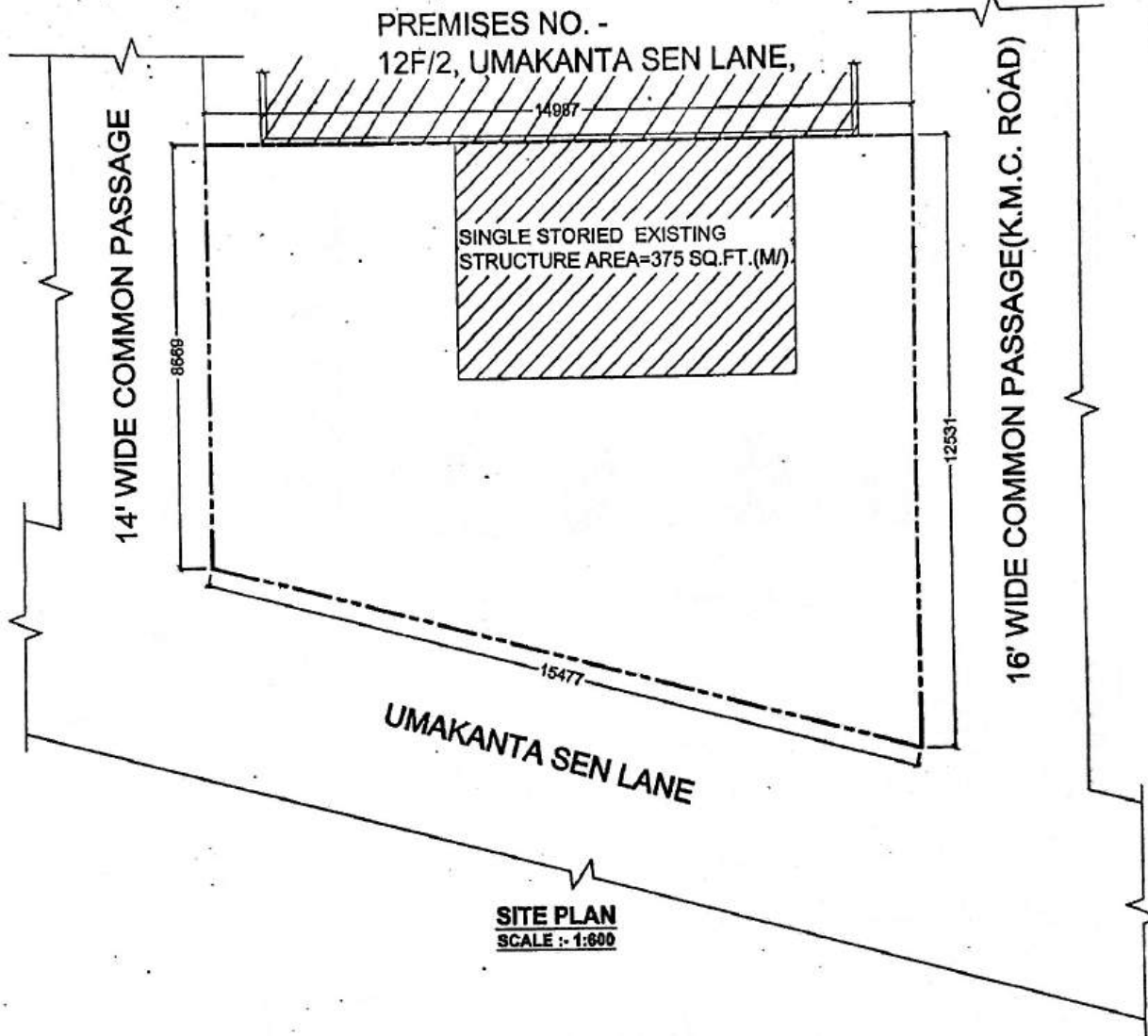


KUNTAL MUKHERJEE
 ADVOCATE
 HIGH COURT, CALCUTTA
 ERL. NO. WB/799/2011

DEED PLAN OF PREMISES NO. 12F, UMAKANTA SEN LANE, KOLKATA - 700030,
P.S. CHITPORE, WARD NO.004, BOROUGH NO. I UNDER THE KOLKATA
MUNICIPAL CORPORATION.

AREA STATEMENT:-

AREA OF LAND = 02 K-06 CH - 00 SQ.FT. OR 158.861 SQ.MT. (M/L)
TOTAL COVERED AREA (GROUND FLOOR)=375 SQ.FT. (M/L)
LAND AREA SHOWN IN RED BORDER LINE



SITE PLAN
SCALE :- 1:600

Sujoy chowdhury
SUJOY CHOWDHURY
L.B.S. OF K.M.C.
LICENSE NO.-1689
CLASS- II

SIGNATURE OF LBS

Royal Construction
Ashell m Roy
Proprietor

Jashankana Nandan (Mukherjee)
SIGNATURE OF VENDOR

SIGNATURE OF PURCHASER

SPECIMEN FORM FOR TEN FINGERPRINTS



Justhar Kaur Nandan (Mukherjee)

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

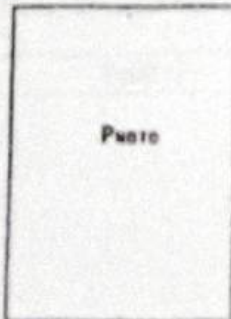
Signature Justhar Kaur Nandan (Mukherjee)



ASHOK KR ROY

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Ashok KR Roy



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature _____

Major Information of the Deed

Deed No :	I-1606-03149/2022	Date of Registration	27/06/2022
Query No / Year	1606-2001895041/2022	Office where deed is registered	
Query Date	23/06/2022 12:54:56 AM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Kuntal Mukherjee High Court At Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830699424, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 75,00,000/-	Rs. 90,49,998/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,62,020/- (Article:23)	Rs. 90,514/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



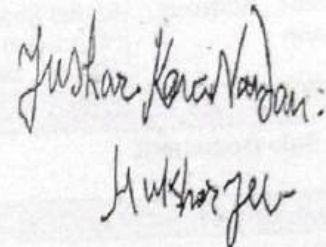
District: South 24-Parganas, P.S:- Chitpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Umakanta Sen Lane, Road Zone : (Umakanta Sen Lane – Umakanta Sen Lan.) , , Premises No: 12F, , Ward No: 004 Pin Code : 700030

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	2 Katha 6 Chatak	70,00,000/-	85,49,998/-	Property is on Road ,Last Reference Deed No :1901-I -08403-2006
Grand Total :				3.9188Dec	70,00,000 /-	85,49,998 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	375 Sq Ft.	5,00,000/-	5,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 375 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		375 sq ft	5,00,000 /-	5,00,000 /-	



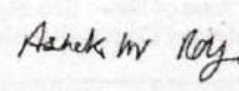
Seller Details :

SI No.	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Tusharkana Mukherjee, (Alias: Mrs Tushar Kana Nandan Alias Tushar Kana Mukherjee Nee Nandan) Daughter of Late Surendra Nath Nandan Executed by: Self, Date of Execution: 27/06/2022 , Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Office			
	27/06/2022	LTI 27/06/2022		27/06/2022
12F, Umakanta Sen Lane, City:- ; P.O:- Ghughudanga, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700030 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bvxxxxxx1m, Aadhaar No: 75xxxxxxxx9072, Status :Individual, Executed by: Self, Date of Execution: 27/06/2022 , Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Office				



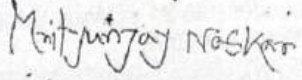
Buyer Details :

SI No.	Name,Address,Photo,Finger print and Signature
1	ROYAL CONSTRUCTION 6/1K, Raja Bagan Lane, DIPEN GHOSH ROAD, City:- , P.O:- Ghughudanga, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700030 , PAN No.:: afxxxxx5h,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No.	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Ashok Kumar Roy (Presentant) Son of Mr Ajit Kumar Roy Date of Execution - 27/06/2022, , Admitted by: Self, Date of Admission: 27/06/2022, Place of Admission of Execution: Office			
	Jun 27 2022 2:16PM	LTI 27/06/2022		27/06/2022
5/4V, Dum Dum Road, City:- , P.O:- Ghughudanga, P.S:-Chitpur, District:-North 24-Parganas, West Bengal, India, PIN:- 700030, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx5H, Aadhaar No: 58xxxxxxxx8926 Status : Representative, Representative of : ROYAL CONSTRUCTION (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Mrityunjay Naskar Son of Mr Sambhu Naskar 7 Bidhan Pally, City:- Dum Dum, P.O:- Ghughudanga, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700030			
	27/06/2022	27/06/2022	27/06/2022
Identifier Of Mrs Tusharkana Mukherjee, Mr Ashok Kumar Roy			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Tusharkana Mukherjee	ROYAL CONSTRUCTION-3.91875 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Tusharkana Mukherjee	ROYAL CONSTRUCTION-375.00000000 Sq Ft

Endorsement For Deed Number : I - 160603149 / 2022

On 27-06-2022

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 14:08 hrs on 27-06-2022, at the Office of the A.D.S.R. SEALDAH by Mr Ashok Kumar Roy.

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 90,49,998/-.

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

Execution is admitted on 27/06/2022 by Mrs Tusharkana Mukherjee, Alias Mrs Tushar Kana Nandan Alias Tushar Kana Mukherjee Nee Nandan, Daughter of Late Surendra Nath Nandan, 12F, Umakanta Sen Lane, P.O: Ghughudanga, Thana: Chitpur, South 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession House wife

Indetified by Mr Mrityunjay Naskar, , Son of Mr Sambhu Naskar, 7 Bidhan Pally, P.O: Ghughudanga, Thana: Dum Dum, City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Others

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

Execution is admitted on 27-06-2022 by Mr Ashok Kumar Roy, Proprietor, ROYAL CONSTRUCTION (Sole Proprietorship), 6/1K, Raja Bagan Lane, DIPEN GHOSH ROAD, City:-, P.O:- Ghughudanga, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700030

Indetified by Mr Mrityunjay Naskar, , Son of Mr Sambhu Naskar, 7 Bidhan Pally, P.O: Ghughudanga, Thana: Dum Dum, City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 90,514/- (A(1) = Rs 90,500/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 90,514/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/06/2022 9:48PM with Govt. Ref. No: 192022230059410248 on 26-06-2022, Amount Rs: 90,514/-, Bank: SBI EPay (SBlePay), Ref. No. 0743871400328 on 26-06-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,62,020/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 3,61,520/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1370, Amount: Rs.500/-, Date of Purchase: 22/06/2022, Vendor name: S C MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/06/2022 9:48PM with Govt. Ref. No: 192022230059410248 on 26-06-2022, Amount Rs: 3,61,520/-, Bank: SBI EPay (SBlePay), Ref. No. 0743871400328 on 26-06-2022, Head of Account 0030-02-103-003-02

Amitava Ghosal

Amitava Ghosal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2022, Page from 105123 to 105143
being No 160603149 for the year 2022.



Digitally signed by AMITAVA GHOSAL
Date: 2022.06.29 12:24:26 +05:30
Reason: Digital Signing of Deed.

Amitava Ghosal.

(Amitava Ghosal) 2022/06/29 12:24:26 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

(This document is digitally signed.)

4482/2022

V-129/22



31/02
13/11

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Certified that this document is admitted to Reg. Station. The signature sheet and the instrument sheet attached to the document are part of this document.

Q - 3002356505/2022

DEED OF DECLARATION

Additional Dist. Sub Registrar
Sealdah

THIS DEED OF DECLARATION is made on this the 31st day of August, Two Thousand Twenty Two (2022)

31/8/22

I, SRI ASHOK KUMAR ROY (Holding PAN : AFNPR0555H, AADHAAR - 588219898926 and Mobile No. 9830337384), son of Ajit Kumar Roy, by faith - Hindu, by nationality - Indian, by occupation - Business, resident of 5/4V, Dum Dum Road, Police Station - Sinthi, Post Office - Ghughudanga, Kolkata - 700030 being the sole proprietor of M/S ROYAL CONSTRUCTION, a proprietorship firm having its office at 6/1K, Raja Bagan Lane, Post Office - Ghughudanga, Police Station - Sinthi, Kolkata - 700030, Dist. North 24-Parganas, hereinafter referred to and called as the "DECLARANT" (Which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, successors, legal representatives, administrators, executors and assign) do hereby solemnly affirm and declare as follows :-

THAT I, the Declarant herein, by a Deed of Conveyance dated 27.06.2022 duly registered at the office of the A.D.S.R., Sealdah and recorded in Book No. I, Volume No. 1606-2022, Pages from 105123 to 105143 being Deed No. 160603149 for the year 2022 (hereinafter referred to as the "SAID DEED"), have purchased the Premises No. 12F, Umakanta Sen Lane, Kolkata - 700030 particularly described in the Schedule thereunder

257195

No.
ADD.
RS.
1 AUG 2022
S. CHATTERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

Mukherjee Adv.
H. C. Cal

01 AUG 2022

~~01 AUG 2022~~



A.D.S.R., SEALDAH
31 AUG 2022
Dist. South 24 Parganas

Identified by Me
Sri Mani Jung Das Naskar
(Law Clerk)
S/a Sambhu Naskar
7 Bidhan Pally, P. S. - Dum Dum
P.O. - Ghughudanga, Kol Kata - 70030

written from SMT. TUSHARKANA MUKHERJEE Alias TUSHAR KANA NANDAN Alias TUSHAR KANA MUKHERJEE NEE NANDAN for the valuable consideration therein mentioned.

THAT through typographical mistake and/or inadvertence in paragraph four (Line - 30) of Page No. 6 of the said deed it was erroneously written or typed as "12F" instead of "12F/2".

THAT I have intended to get the aforesaid property mutated and in order to avoid any ambiguity in future in connection with the said mutation, I, the Declarant herein, hereby solemnly affirm and declare that the said Deed of Conveyance dated 27.06.2022 is bona fide.


THAT I, the Declarant herein further declare that I shall keep the Kolkata Municipal Corporation indemnified in every manner whatsoever regarding such erroneousness if arises in future.

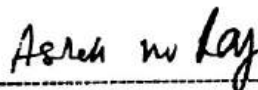
THAT the Kolkata Municipal Corporation will never be held responsible for any litigation relating to the mutation of the aforesaid property and they have every right to revoke the mutation of the said property mentioned in the Schedule thereunder at any time if the situation so demands.

IN WITNESS WHEREOF the above named **DECLARANT** has set and subscribed his hands/seals/signature hereunto the day, month and year first above written.

WITNESSES :-

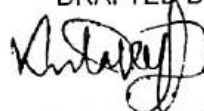
1. 
Advocate

2. 
7 Bidhan Pally
Kolkata - 700030














SIGNATURE OF THE DECLARANT

DRAFTED BY :-



KUNTAL MUKHERJEE
ADVOCATE
HIGH COURT AT CALCUTTA
ERL.NO. WB/799/2011

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name Ashok m. Ray

Signature Ashok m. Ray

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name

Signature

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					



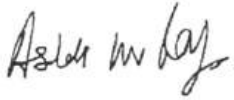
Name

Signature


Major Information of the Deed

Deed No :	IV-1606-00129/2022	Date of Registration	31/08/2022
Query No / Year	1606-3002556505/2022	Office where deed is registered	
Query Date	24/08/2022 2:32:19 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Kuntal Mukherjee High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830699424, Status : Advocate		
Transaction	Additional Transaction		
[4305] Other than Immovable Property, Declaration			
Set Forth value	Market Value		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10/- (Article:4)	Rs. 7/- (Article:E)		
Remarks			

Declarant Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Ashok Kumar Roy (Presentant) Son of Ajit Kumar Roy Executed by: Self, Date of Execution: 31/08/2022 , Admitted by: Self, Date of Admission: 31/08/2022 ,Place : Office			
		31/08/2022	LTI 31/08/2022	31/08/2022
5/4V, Dum Dum Road, City:- Not Specified, P.O:- Ghughudanga, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700030 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: afxxxxx5h, Aadhaar No: 58xxxxxxxx8926, Status :Individual, Executed by: Self, Date of Execution: 31/08/2022 , Admitted by: Self, Date of Admission: 31/08/2022 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Mrityunjay Naskar Son of Mr Sambhu Naskar 7, Bidhan Pally, City:- Not Specified, P.O:- Ghughudanga, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700030			
	31/08/2022	31/08/2022	31/08/2022

Identifier Of Shri Ashok Kumar Roy

Endorsement For Deed Number : IV - 160600129 / 2022

On 31-08-2022

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 : 4 of Indian Stamp Act 1899.

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

Presented for registration at 13:11 hrs on 31-08-2022, at the Office of the A.D.S.R. SEALDAH by Shri Ashok Kumar Roy, Executant.

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

Execution is admitted on 31/08/2022 by Shri Ashok Kumar Roy, Son of Ajit Kumar Roy, 5/4V, Dum Dum Road, P.O: Ghughudanga, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession Business

Indetified by Mr Mrityunjay Naskar, , Son of Mr Sambhu Naskar, 7, Bidhan Pally, P.O: Ghughudanga, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 10/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 237175, Amount: Rs.10/-, Date of Purchase: 01/08/2022, Vendor name: S CHATTERJEE

Amitava Ghosal

**Amitava Ghosal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV

Volume number 1606-2022, Page from 2166 to 2173

being No 160600129 for the year 2022..



Digitally signed by AMITAVA GHOSAL
Date: 2022.08.31 15:28:19 +05:30
Reason: Digital Signing of Deed.

Amitava Ghosal

(Amitava Ghosal) 2022/08/31 03:28:19 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

(This document is digitally signed.)