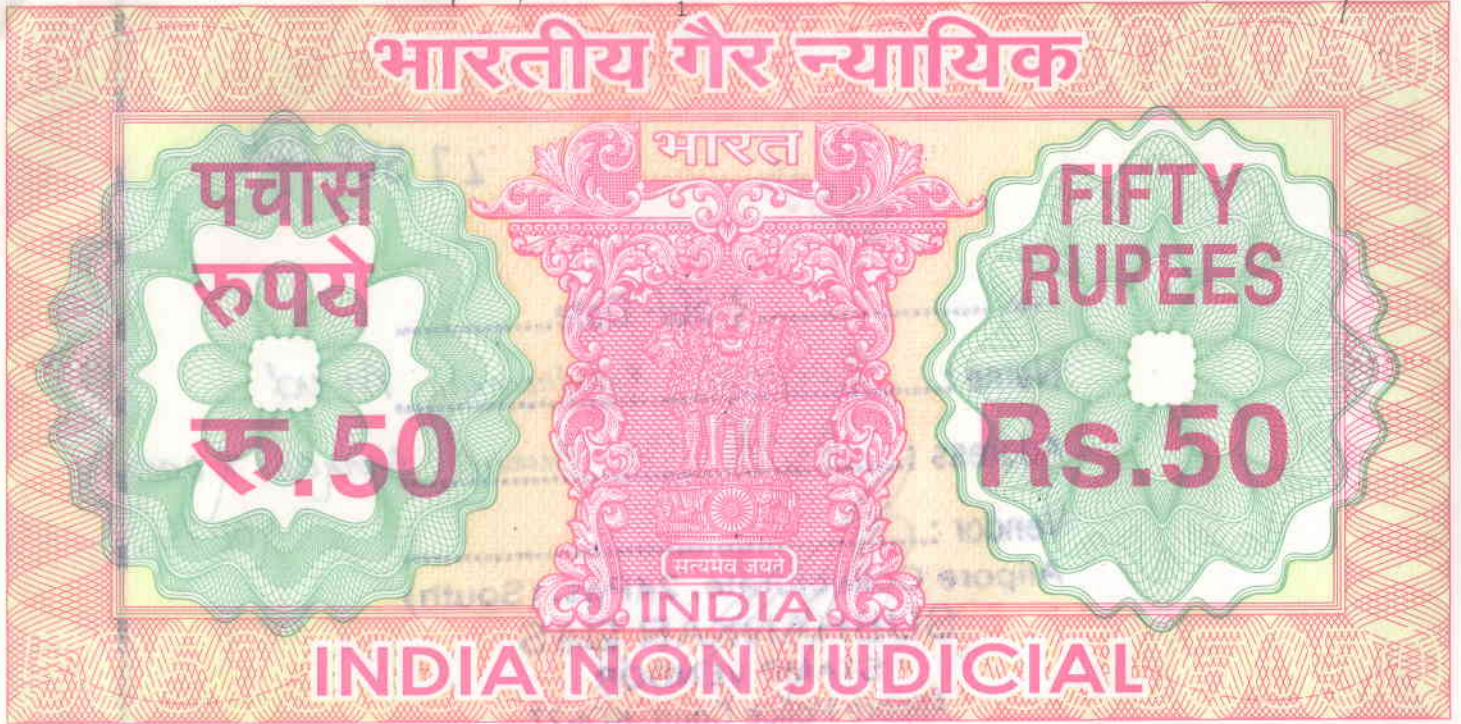


17823/24

I-17385/24



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AM 258894

04/10/2024

2-2577906/24

Certified that the document is admitted to registration. The signature sheets and the endroesement sheets attached with the document are the part of this document.

DEED OF CONVEYANCE

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

04/10/24

THIS DEED OF CONVEYANCE made on this 04th day of October, Two Thousand and Twenty Four, **BETWEEN** 1. **SRI BHARTISH CHANDRA CONSUL** (Pan No. ACCPC0717E, Aadhaar No. 228258936559), son of Late Jagdish Chandra Consul, by occupation Business, 2. **SRI ADITYA CONSUL** (Pan No. BPFPC5535M, Aadhaar No. 269682841157), son of Sri Bhartish Chandra Consul, by occupation Service, both by faith Hindu, both by Nationality Indian, both residing at "Ratnabali Apartment", Flat no. 1C, 7A, Judges Court Road, Alipore, P.S. Alipore, Kolkata - 700027, hereinafter called and referred to as the **"OWNERS/VENDORS"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her legal heirs, executors, administrators, legal representatives and/or assigns) of the **FIRST PART**.

33595

27 SEP 2024

No. ₹ 50/- Date

Name : Deepraj Construction Pvt Ltd

Address : 48/1A, Dr. Birendra Barmar Road,

Vendor : KOL-14.

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOL-27



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE

04 OCT 2024

Rahul K. Jha
S/O Laxman Kumar
Sunrise Junction, B.O. Kumarket
P.S. Baranpur, W.B. 743387.

AND

M/S. DEEPAJ CONSTRUCTION PVT. LTD. (PAN No. AACCD5069P), a company incorporated under the Companies Act 1956 and having its registered office at 48/1A, Dr. Suresh Sarkar Road, P.O. Entally, P.S.- Beniapukur, Kolkata - 700 014, represented by its Director **SMT. JAYATI PAUL (Pan No. AKEPP6359B)**, wife of Sri Madhab Ch. Paul, by faith Hindu, by Nationality Indian, residing at 17, Suren Tagore Road, P.S. Gariahat, Kolkata - 700 019, hereinafter called the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context hereof be deemed to mean and include his/her heirs, executors, administrators, legal representatives and/or assigns) of the **SECOND PART**.

WHEREAS by an Indenture of Conveyance dated 28.06.1960, made between The Bengal Secretariat Co-Operative Land Mortgaging Bank and Housing Society Limited (the "Housing Society") and Nagendra Nath Ghosh (the "Allottee"), got it registered in the Office of the Joint Sub Registrar of Alipore at Behala in Book No. I, Volume No. 43, Pages 36 to 54, Being No. 2892 for the year 1960, the said Nagendra Nath Ghosh paid the valuable consideration mentioned therein to the Housing Society. The Housing Society transferred, conveyed, and sold unto Nagendra Nath Ghosh all that piece and parcel of land being a portion of Premises No. 1 Gariahat Road, more fully described by the Society as Plot No. 513 of Tollygunge Scheme (Jodhpur Club Land), measuring about 6 Cottahs 10 Chittaks 7 Square Feet.

AND WHEREAS the said Allottee Nagendra Nath Ghosh having paid a further sum of Rs. 53/- (Rupees Fifty Three) only being the proportionate average annual rent for 35 years to the said Housing Society besides the consideration money and Acquisition and Development costs paid by him to the Housing Society for the aforesaid Plot of Land purchased by him, the said Housing Society exonerated him from paying the rent of the said Plot of Land for all the times to come.

AND WHEREAS the said Nagendra Nath Ghosh (since deceased) become the absolute owner and seized and possessed of an absolute indefeasible estate of inheritance in fee simple in possession or an estate equivalent thereto free from all encumbrances to all the said Piece and Parcel of Land being Plot No 513 fully described in the Schedule thereunder written.

AND WHEREAS by an Indenture of Conveyance dated the 10.03.1961. said Nagendra Nath Ghosh has sold transferred & conveyed to Smt. Bani Basu the northern portion of the said Plot No. 513, measuring about 3 Cottahs 7 Chittaks 5 Sqft. from and got it registered in the Office of the Sub Registrar at Alipore Sadar in Book No. I, Volume No. 50, Pages 64 to 73, Being No. 1958 for the year 1961, together with all appurtenances, advantages and the inheritances mentioned thereof.



DISTRICT SUB REGISTRAR-III
SOUTH/24 PGS. ALIPORE
04 OCT 2024

AND WHEREAS the said Smt. Bani Basu became the absolute owner of the said Northern Plot of Land and seized and possessed of the said Land measuring about 3 (Three) Cottahs 7 (Seven) Chittaks 5 (Five) Sqft. a little more or less, mentioned in the first schedule particularly hereunder written and hereinafter referred to as "said property".

AND WHEREAS by an Indenture of Conveyance dated 07.10.1961 said Smt. Bani Basu transferred, conveyed and sold unto and in favour of Susobhan Kumar Guha all that Northern Portion of the said Plot No- 513 measuring about 3 (Three) Cottahs 7 (Seven) Chittaks 5 (Five) Sqft. a little more or less fully described in the Schedule therein and got it registered in the Office of the Sub Registrar at Alipore Sadar, in Book No - I, Volume No- 139, Pages 221 to 228, Being No- 8161 for the year 1961.

AND WHEREAS after the said purchase the said Susobhan Kumar Guha duly mutated his name in the office of the Kolkata Municipal Corporation and constructed a two storied residential building on the said land as per sanctioned plan being Building Plan No- 287 Dist.- (I) dated 31-10-1964 and was seized and possessed of the said building standing on the said land having being recorded as Premises No- 513B, Jodhpur Park in the records of the Kolkata Municipal corporation.

AND WHEREAS while the said Sushobhan Kumar Guha agreed to sell the land along with the building to Dr. Shyamapada Tripathi (since deceased) being the Northern Portion of the said Plot No- 513 now renumbered as Premises No- 513B, Jodhpur Park measuring about 3 (Three) Cottahs 7 (Seven) Chittaks 5 (Five) Sqft. a little more or less along-with existing 2 storied residential house.

AND WHEREAS the said Purchaser Dr. Shyamapada Tripathi, since deceased paid to and/or deposited with M/S. Talbot and Company having its office at Chowringhee Square, Kolkata-69, being acting as an Agent of the said Sushobhan Guha on the 09.04.1980, the sum of Rs. 35,500/- (Rupees Thirty Five Thousand Five Hundred) only as earnest money and in part-payment of the agreed purchase price of Rs. 3,55,000/- (Rupees Three lakh Fifty Five Thousand) only for the said Premises No- 513B, Jodhpur Park, Kolkata - 700068.

AND WHEREAS the said Sushobhan Kumar Guha died intestate on 12.03.1981 leaving behind a Will dated 10.02.1980, appointing his wife Smt. Bela Guha, his son Sri Shankar Guha and his daughter Smt. Bani Aditya as legatees under the Will.

AND WHEREAS Smt. Bela Guha, one of the legatees under the said Will and the wife of Late Susobhan Kumar Guha, passed away intestate on 22nd June, 1980.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE
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AND WHEREAS the said Shankar Guha was the only Executor to the Estate of Late Sushobhan Kumar Guha.

AND WHEREAS the Will left by said Sushobhan Kumar Guha, since deceased has been probated by the Hon'ble High Court of Judicature at Madras on 23.02.1982 to Shankar Guha, the Executor named in the said Will.

AND WHEREAS in pursuance of the said agreement dated 09.04.1980 and in consideration of the sum of Rs. 35,500/- (Rupees Thirty Five Thousand Five Hundred) only which had already been paid to Sushobhan Kumar Guha through his agent and in furtherance to the balance consideration for a sum of Rs. 3,19,500/- (Rupees Three Lakhs Nineteen Thousand Five Hundred) only paid to Shankar Guha being the Executor named in the said Will on 01.04.1982 by a Bank Draft No. T//AC/174096 of the State Bank Of India, Howrah Branch, by the then purchaser Dr. Shyamapada Tripathi, since deceased. Upon receipt of the said balance consideration money from the purchaser Dr. Shyamapada Tripathi, the said Shankar Guha being the Executor named in the said Will of Sushobhan Kumar Guha, transferred, conveyed and sold the said Plot of land along-with the two storied building standing thereon by a registered Deed of Conveyance dated 16.04.1982 and registered in the Office of the Registrar of Assurances, Kolkata and recorded in Book No- I, volume No- 137, Pages 196 to 241 Being No- 3228 for the year 1984, the land measuring about 3 (Three) Cottahs 7 (Seven) Chittaks 5 (Five) Square Feet a little more or less situated at Premises No- 513B, Jodhpur Park, Kolkata - 700068.

AND WHEREAS after purchase of the aforesaid land together along-with the said existing structure the said Dr. Shyamapada Tripathi, since deceased became absolute owner of the said land together with the said building standing thereon, seized and possessed of the same and duly mutated his name in the records of Kolkata Municipal Corporation and the Kolkata Municipal Corporation duly renamed the Road of the said Premises as Premises No- 1/513B, Gariahat Road and assessed the said land and building as Assessee No-210930405723.

AND WHEREAS the said Dr. Shyamapada Tripathi died intestate on 24.02.2016 leaving behind his widow Smt. Meenakshi S Tripathi @ Minakshi Shyamapada Tripathi as his only heirs. Before the death of the said Dr. Shyamapada Tripathi he executed a Will dated 21.08.2014 bequeathing all his properties in the name of his widow Smt. Meenakshi S Tripathi @ Minakshi Shyamapada Tripathi and also appointed her as the Executrix to the said Will.

AND WHEREAS the said Smt. Meenakshi S Tripathi @ Minakshi Shyamapada Tripathi applied for grant of Probate of the said Will left by the said Dr. Shyamapada Tripathi, since deceased before the Hon'ble High Court at Kolkata and the said Will was duly probated by the Hon'ble High Court at Kolkata being PLA No. 32 of 2017 on 18.07.2017.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE
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AND WHEREAS after obtaining Probate of the said Will, the said Smt. Meenakshi S Tripathi @ Minakshi Shyamapada Tripathi duly mutated her name with the Kolkata Municipal Corporation in respect of the aforesaid Property being Premises No- 1/513B, Gariahat Road. Kolkata-700068, under Ward No. 93 of the Kolkata Municipal Corporation and the Kolkata Municipal Corporation duly mutated her name and assessed the said land and building as Assessee No- 210930405723.

AND WHEREAS the said Smt. Meenakshi S Tripathi @ Minakshi Shyamapada Tripathi as such became the absolute owner of the aforesaid Property being the land together with the said Building on the Northern Portion of the said Plot No- 513, measuring about 3 (Three) Cottahs 7 (Seven) Chittaks 5 (Five) Square Feet a little more or less being Premises No - 1/513B, Gariahat Road, Kolkata - 700068, morefully & particularly described in the schedule thereunder.

AND WHEREAS Smt. Meenakshi S Tripathi @ Minakshi Shyamapada Tripathi lawfully and uninterruptedly seized and possessed of and/or otherwise well and sufficiently entitled to aforesaid property morefully mentioned in the schedule thereafter written and enjoying the same peacefully, freely, absolutely and without any interruption from any corner whatsoever with good right, title and absolute owner in fee simple and free from all encumbrances, charges, demand, claim, liens and lispendens, acquisitions and requisitions whatsoever and has every right to transfer the same to anybody in any way free from all encumbrances whatsoever which is fully mentioned and described in the schedule thereunder written.

AND WHEREAS said Smt. Meenakshi S Tripathi @ Minakshi Shyamapada Tripathi transferred, conveyed and sold unto and in favour of Sri Bhartish Chandra Consul & Sri Aditya Consul, measuring about 3 (Three) Cottahs 7 (Seven) Chittaks 5 (Five) Square Feet a little more or less along with existing two storied residential building situated at Premises No - 1/513B, Gariahat Road, Kolkata - 700068, morefully & particularly described in the schedule hereunder written hereinafter referred to as the "said property" and by an Indenture of Conveyance dated 09.12.2020, registered in the Office of the Sub Registrar at Alipore Sadar, in Book No-I, Volume No- 1602-2020, Pages 270251 to 270304, Being No- 160206916 for the year 2020, at a valuable consideration therein mentioned.

AND WHEREAS the said Owners/Vendors, First Part herein are the registered owners of the property located at Premises No. 1/513B, Gariahat Road, P.O. Jodhpur Park, P.S. Lake, Kolkata - 700068, which is currently mortgaged in favor of Axis Bank as security for a loan.

AND WHEREAS the Owners/Vendors, First Part herein, being the joint owners having their undivided share in the said property, have offered to sell their aforesaid undivided share of ownership at Premises No. 1/513B, Gariahat Road, P.O. Jodhpur Park, P.S. Lake, Kolkata - 700068 having an area of 03 Cottah 07 Chittack 05 Sq. ft. together with a two storied brick



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SOUTH 24 PGS, ALIPORE
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built residential house standing thereon and the present Purchaser agreed to purchase the same at or for a total consideration amount of Rs. 2,80,00,000/- (Rupees Two Crores and Eighty Lakhs) only/- and both the parties herein have executed a sale agreement on 19.08.2024, on such terms conditions as mentioned therein.

AND WHEREAS as per stipulation of the sale agreement dated 19.08.2024 the said Purchaser, Second Part herein, on behalf of the Owner/Vendor, first part herein, have cleared the outstanding loan amount of Axis Bank to foreclose the loan account secured by the mortgage on or before the execution of the sale agreement, upon which the Bank has released the mortgage, clearing all encumbrances on the title to the property.

AND WHEREAS it has been agreed by and between the Parties herein, that the amount of Rs. 1,47,00,000/- (Rs. One Crore Forty Seven Lakhs Only) paid by the present Purchaser to the Axis Bank against the bank loan in respect of the said immovable property on behalf of the Owners the First part herein shall be treated as an advance and / or part consideration amount paid by the present purchaser to the owners/vendors.

AND WHEREAS the balance consideration amount of Rs 1,33,00,000/- (Rupees One Crore Thirty Three Lakhs only) shall be paid to the present Owners/Vendors in the manner stated in the memo of consideration herein, on or before the date of execution of this Deed of Conveyance.

AND WHEREAS the purchaser has adopted a resolution on 12.08.2024 in the meeting of its Board of Directors that to purchase the said immovable property as beneficial to the business interest of the company and Smt. Jayati Paul one of the director of the purchaser company is authorized and empowered to sign and execute this Deed of Conveyance for and on behalf of the Company.

That words importing singular shall include plural and vice versa, Words importing masculine gender shall include Feminine and Neuter Genders and likewise words importing feminine gender shall include masculine and neuter genders and similarly words importing Neuter gender shall include masculine and feminine genders.

NOW THIS INDENTURE WITNESSETH that pursuant to the said Sale Agreement dated 19.08.2024 arrived by and between the parties hereto that in consideration of a sum of Rs. 2,80,00,000/- (Rupees Two crore Eighty lakh) only paid by Purchaser to the Vendor at or before execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof the Vendor doth hereby sell transfer convey assign grant assure) release and discharge unto and to the use of the said Purchaser free from all encumbrances AND FURTHER simultaneously with the execution of this Deed of Conveyance the



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE
04 OCT 2024

Vendor delivers vacant possession of the aforesaid property to the Purchaser ALL THAT the piece and parcel of revenue free land measuring 03 cottahs 07 chittacks 05 sq.ft be the same little more or less together along with a two storied brick built residential house measuring about 1583 Sqft. on the ground floor & 1583 sqft. on the first floor situated and lying at being premises no. 1/513B, Gariahat Road, comprised in the Northern portion of Plot No. 513, Mouza Dhakuria, Salimpur and Gobindapur, within the District of South 24 -Parganas within K.M.C. Ward No. 93, P.O. Jodhpur Park, P.S. Lake, Kolkata – 700 068, (more fully described in the Schedule hereunder written) hereinafter referred to as the **“said property”** **TOGETHER WITH** all other easement rights including the right of ingress and egress **TOGETHER WITH** all other easement and/or facilities and/or amenities attached thereto free from all encumbrances, charges liens, attachments whatsoever, **TOGETHER WITH** the appurtenances belonging thereto **TOGETHER WITH** all ways waters watercourses lights liberties privileges easements and appurtenances, whatsoever to the said property belonging or in any way appertaining or usually held or occupied therewith or reputed to belong or appurtenant thereto **AND ALL** the estate right, title, interest, claim, demand, whatsoever of the Vendor unto and upon the same and every part thereto **TO HAVE AND TO HOLD** the same unto and to the use of the Purchaser, successor or successors in office legal representatives and/or assigns absolutely and forever together with all title, deeds, writings, muniments and other evidences of title and the Vendor doth hereby covenant with the Purchaser, successor or successors in office legal representatives and/or assigns that notwithstanding any act deed or things heretofore done, executed or knowingly suffered to the contrary, the Vendor are now lawfully seized and possessed of the said property free from all encumbrances, attachments, or defect in title, whatsoever therein **AND THAT** the Vendor have full power and absolute authority to sell the said property in manner as aforesaid **AND THAT** Purchaser shall hereafter peaceably and quietly hold, possess and enjoy the said property in khas without any demand, whatsoever from the Vendor or any person or persons claiming together or under her **AND FURTHER** that the Vendor her heirs, executors, administrators, legal representatives and/or assigns covenant shall indemnify the Purchaser, if there is any breach of the recitations in the aforesaid deed/indenture **AND FURTHER** that the Vendor or any person or persons having or lawfully or equitably claiming any estate or right title interest whatsoever in the said property or part thereof from under or in trust for the Vendor or from or under or any of her ancestors in interest at the request and at the cost of the Purchaser, their executors, administrators, legal representatives and/or assigns from time to time shall do and execute or cause to be done and executed such acts deeds, things and matters whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchaser, successor or successors in office legal representatives and/or assigns accordingly, to the true intents and meaning of this deed as shall or may be reasonably required.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE
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FIRST SCHEDULE ABOVE REFERRED TO :
(PREMISES)

ALL THAT the piece and parcel of land measuring 03 cottahs 07 chittacks 05 sq.ft. be the same little more or less along with a two storied brick built residential house measuring about 1583 Sqft. on the ground floor & 1583 sqft. on the first floor situated and lying at being premises no. 1/513B, Gariahat Road, comprised in the Northern portion of Plot No. 513, Mouzā Dhakuria, Salimpur and Gobindapur, within the District of South 24 -Parganas within K.M.C. Ward No. 93, P.O. Jodhpur Park, P.S. Lake, Kolkata - 700 068, in the District of South 24-Parganas which is butted and bounded as follows:-

ON THE NORTH : By 40 Ft. wide K.M.C. Road.

ON THE SOUTH : By remaining portion of the said plot no. 513.

ON THE EAST : By plot no. 512, of the Housing Society.

ON THE WEST : By plot no. 514, of the Housing Society.

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 within named **OWNERS AND PURCHASER** at Kolkata in the presence of:-

WITNESS :

1. ADAR ANANDAC
Adar Anand.

Beena
Aditya Anand

(OWNERS/VENDORS)

2. Rahul K. He
S/o Ranveer Kumar
Service Junction, Baruipara
W.B. 743387.

DEEPAJ CONSTRUCTION PVT. LTD.

Deepak Paul

Director

(PURCHASER)



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE
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MEMO OF CONSIDERATION

RECEIVED a sum of Rs. 2,80,00,000/- (Rupees Two Crore Eighty Lakhs) only as earnest money and/or part consideration money in respect of the said flat/unit against the consideration amount as aforesaid payable by the above named Purchaser to the above named Owner as per memo given below:

- | | |
|--|-------------------|
| a) By draft no. 763241, on State Bank of India,
C.I.T. Road Branch, dated 19.08.2024. | Rs. 1,47,00,000/- |
| b) By draft no. 763311, on State Bank of India,
C.I.T. Road Branch, dated 03.10.2024. | Rs. 65,10,000/- |
| c) By draft no. 763312, on State Bank of India,
C.I.T. Road Branch, dated 03.10.2024. | Rs. 65,10,000/- |
| c) 1% T.D.S. | Rs. 2,80,000/- |

Total.


Rs. 2,80,00,000/-

(Rupees Two Crore Eighty Lakhs) only.

WITNESSES:

1. ADAR AHWAL
Adar AHWAL

2. 


Aditya Choudhary

(OWNERS/VENDORS)

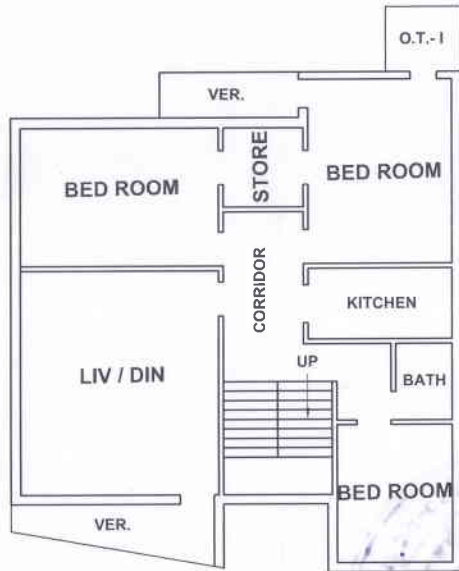


DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE
04 OCT 2024

04 OCT 2024

**LAND PLAN WITH EXISTING STRUCTURE AT PRE. NO.- 1/513B, GARIAHAT ROAD
(PREVIOUSLY JODHPUR PARK) , KOLKATA- 700068. P.S. - LAKE, WARD NO. - 93, BOROUGH -X.**

LAND AREA = 3K. -7CH. -5 SQFt. = 230.398 SQ.M.



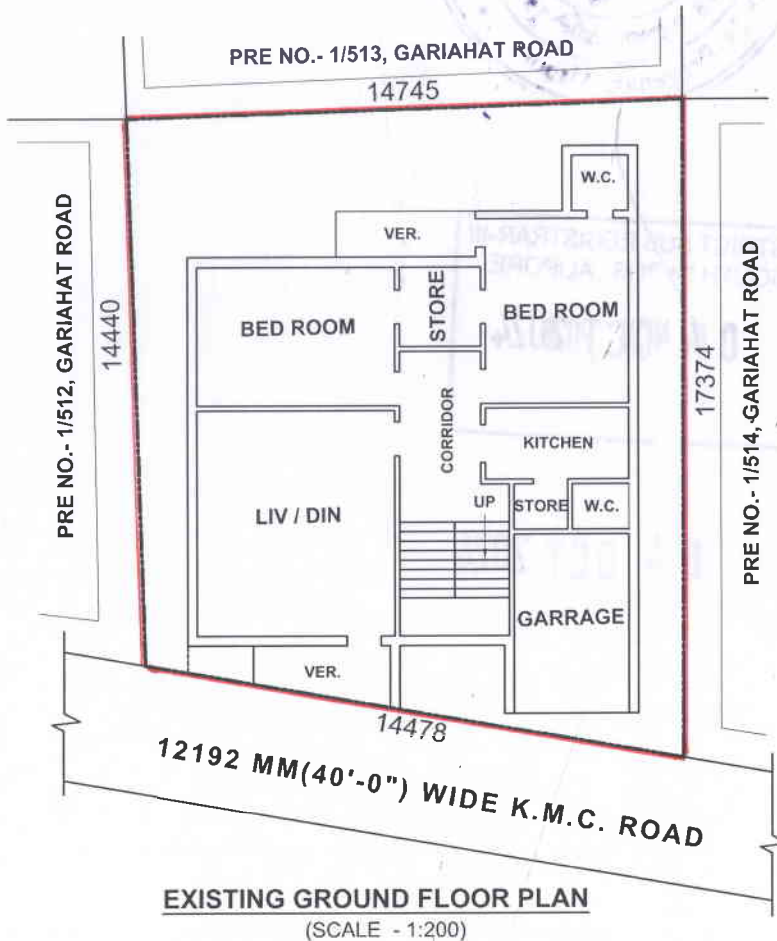
EXISTING FIRST FLOOR PLAN
(SCALE - 1:200)

EXISTING STRUCTURE AREA :-

FLOOR	R.C.C. STRUCTURE
GROUND FLOOR	1583 SFT.
FIRST FLOOR AREA	1583 SFT.
TOTAL STRUCTURE AREA	3166 SFT.

Madhab Ch Paul

MADHAB CH. PAUL
L. B. S. of Kolkata
Municipal Corporation
L.B.S. No. 526, Class - I



EXISTING GROUND FLOOR PLAN
(SCALE - 1:200)

Bele
Aditya Paul

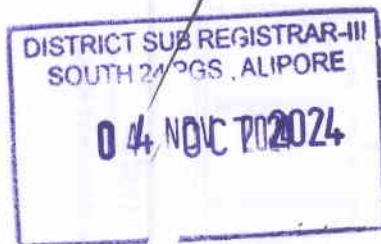
SIGNATURE OF OWNERS / VENDORS

DEEPAJ CONSTRUCTION PVT. LTD.












Jayesh Paul

Director

SIGNATURE OF PURCHASER














04 OCT 2024

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	left hand					
	right hand					







Name: BHARTISH CHANDRA CONSUL

Signature: Beeon

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

Name: ADITYA CONSUL

Signature: Aditya Consul

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

Name: JAYATI PAUL

Signature: Jayati Paul

GENERAL SH. CHANDRA CHANDRAN
 12/10/2024



DISTRICT SUB REGISTRAR-II
 SOUTH 24 PGS, ALIPORE
 04 OCT 2024

04 OCT 2024

10/10/2024
 SP. 24 PGS

Major Information of the Deed

Deed No :	I-1603-17385/2024	Date of Registration	04/10/2024
Query No / Year	1603-2002577906/2024	Office where deed is registered	
Query Date	29/09/2024 9:54:10 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Bapi Das Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836980696, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 2,80,00,000/-		Rs. 2,80,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 19,60,070/- (Article:23)		Rs. 2,80,046/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



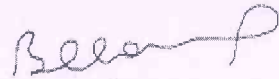



District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gariahat Road (Jodhpur Park), , Premises No: 1/513B, , Ward No: 093 Pin Code : 700068

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 7 Chatak 5 Sq Ft	2,49,90,000/-	2,49,90,000/-	Width of Approach Road: 40 Ft.,
Grand Total :				5.6833Dec	249,90,000 /-	249,90,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3166 Sq Ft.	30,10,000/-	30,10,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1583 Sq Ft.,Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1583 Sq Ft.,Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3166 sq ft	30,10,000 /-	30,10,000 /-	




Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr BHARTISH CHANDRA CONSUL Son of Late JAGDISH CHANDRA CONSUL Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office		 Captured	
	04/10/2024	04/10/2024	LTI	04/10/2024
RATNABALI APARTMENT, Flat No: 1C, 7A, Judges Court Road, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: ACxxxxxx7E, Aadhaar No: 22xxxxxxxx6559, Status :Individual, Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr ADITYA CONSUL Son of Mr BHARTISH CONSUL Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office		 Captured	
	04/10/2024	04/10/2024	LTI	04/10/2024
RATNABALI APARTMENT, Flat No: 1C, 7A, Judges Court Road, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: BPxxxxxx5M, Aadhaar No: 26xxxxxxxx1157, Status :Individual, Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	DEEPAJ CONSTRUCTION PRIVATE LIMITED 48/1A, Dr. Suresh Sarkar Road, City:- , P.O:- ENTALLY, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700014 Date of Incorporation:XX-XX-2XX6 , PAN No.:: AAxxxxxx9P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs JAYATI PAUL (Presentant) Wife of Mr MADHAB CHANDRA PAUL Date of Execution - 04/10/2024, , Admitted by: Self, Date of Admission: 04/10/2024, Place of Admission of Execution: Office		 Captured	
	Oct 4 2024 12:15PM	LTI 04/10/2024	04/10/2024	
17, Suren Tagore Road, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.: AKxxxxxx9B, Aadhaar No: 31xxxxxxxx1768 Status : Representative, Representative of : DEEPRAJ CONSTRUCTION PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rahul Kumar Jha Son of Mr Ranveer Kumar Kumarhat Baruipur, City:- , P.O:- Kumarhat, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743387		 Captured	
	04/10/2024	04/10/2024	04/10/2024
Identifier Of Mr BHARTISH CHANDRA CONSUL, Mr ADITYA CONSUL, Mrs JAYATI PAUL			
Mr BIKRAM GHOSH Son of Mr GOPAL GHOSH BACHHANARI, City:- , P.O:- BACHHANARI, P.S:-Arambag, District:- Hooghly, West Bengal, India, PIN:- 712413			
Identifier Of Mr BHARTISH CHANDRA CONSUL, Mr ADITYA CONSUL, Mrs JAYATI PAUL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr BHARTISH CHANDRA CONSUL	DEEPRAJ CONSTRUCTION PRIVATE LIMITED-2.84167 Dec
2	Mr ADITYA CONSUL	DEEPRAJ CONSTRUCTION PRIVATE LIMITED-2.84167 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr BHARTISH CHANDRA CONSUL	DEEPRAJ CONSTRUCTION PRIVATE LIMITED-1583.00000000 Sq Ft
2	Mr ADITYA CONSUL	DEEPRAJ CONSTRUCTION PRIVATE LIMITED-1583.00000000 Sq Ft

Endorsement For Deed Number : I - 160317385 / 2024

On 04-10-2024

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

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

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

Presented for registration at 12:06 hrs on 04-10-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mrs JAYATI PAUL ,.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,80,00,000/-

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

Execution is admitted on 04/10/2024 by 1. Mr BHARTISH CHANDRA CONSUL, Son of Late JAGDISH CHANDRA CONSUL, RATNABALI APARTMENT, Flat No: 1C, 7A, Road: Judges Court Road, , P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Business, 2. Mr ADITYA CONSUL, Son of Mr BHARTISH CONSUL, RATNABALI APARTMENT, Flat No: 1C, 7A, Road: Judges Court Road, , P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Business

Indetified by Mr Rahul Kumar Jha, , , Son of Mr Ranveer Kumar, Kumarhat Baruipur, P.O: Kumarhat, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743387, by caste Hindu, by profession Service

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

Execution is admitted on 04-10-2024 by Mrs JAYATI PAUL, DIRECTOR, DEEPRAJ CONSTRUCTION PRIVATE LIMITED (Private Limited Company), 48/1A, Dr. Suresh Sarkar Road, City:- , P.O:- ENTALLY, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700014

Indetified by Mr Rahul Kumar Jha, , , Son of Mr Ranveer Kumar, Kumarhat Baruipur, P.O: Kumarhat, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743387, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,80,046.00/- (A(1) = Rs 2,80,000.00/- ,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 2,80,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/10/2024 4:14PM with Govt. Ref. No: 192024250239453748 on 03-10-2024, Amount Rs: 2,80,014/-, Bank: SBI EPay (SBlePay), Ref. No. 1022355308956 on 03-10-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 19,60,020/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 19,60,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 33595, Amount: Rs.50.00/-, Date of Purchase: 27/09/2024, Vendor name: S DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/10/2024 4:14PM with Govt. Ref. No: 192024250239453748 on 03-10-2024, Amount Rs: 19,60,020/-, Bank: SBI EPay (SBlePay), Ref. No. 1022355308956 on 03-10-2024, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1603-2024, Page from 468123 to 468140
being No 160317385 for the year 2024.**



Shan

Digitally signed by Debasish Dhar
Date: 2024.11.06 17:10:13 +05:30
Reason: Digital Signing of Deed.

**(Debasish Dhar) 06/11/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.**