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भारतीय गैर न्यायिक

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INDIA

FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

R 711083

1474/15

M. V 36, 36, 300/-

Residential

Apartment

Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this documents are the part of this document.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

24 MAR 2015

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this 24th day of
March Two Thousand Fifteen (2015), A.D.

BETWEEN

1) SRI INDU BHUSHAN DEY, son of Late Gopinath Dey, by
Religion - Hindu, by occupation - Retired, by Nationality - Indian,

Consd..... 3/2

new a.w. 15021000220209/15

residing at P-778/B, Lake Town, Block-'A', Police Station - Lake Town, Kolkata - 700089, **2) SRI ASHOK KUMAR DEY**, son of Late Gopinath Dey, by Religion - Hindu, by occupation - Business, by Nationality - Indian, residing at P-778/B, Lake Town, Block-'A', Police Station - Lake Town, Kolkata - 700089, **3) SRI PRADIP KUMAR DEY**, son of Late Gopinath Dey, by Religion - Hindu, by occupation - Business, by Nationality - Indian, residing at P-778/B, Lake Town, Block-'A', Police Station - Lake Town, Kolkata - 700089, AND **4) SRI BISHWANATH DEY**, son of Late Gopinath Dey, by Religion - Hindu, by occupation - Business, by Nationality - Indian, PAN No.**AUBPD4002A**, residing at P-778/B, Lake Town, Block-'A', Police Station - Lake Town, Kolkata - 700089, hereinafter jointly called the **"VENDORS"** (which terms or expression shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) the Vendor no.4 herein namely SRI BISHWANATH DEY, represented for self and as constituted attorney on behalf of the Vendor no.1 to 3 herein namely SRI INDU BHUSHAN DEY, SRI ASHOK KUMAR DEY, and SRI PRADIP KUMAR DEY, of the **FIRST PART**.

A N D

1) SRI SUBRATA RAY, son of Late Amalangshu Ray, by Religion - Hindu, by occupation - Business, by Nationality - Indian, PAN No.**ACNPR3716R**, AND **2) SRI SAIKAT RAY**, son of Sri Subrata Ray, by Religion - Hindu, by occupation - Business, by Nationality - Indian, PAN No.**ATZPR9099Q**, residing at 'Anandalok', Post Office - Madhyamgram, Police Station - Barasat, Kolkata 700 129, West Bengal, hereinafter jointly called the **"PURCHASERS"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean include their heirs, executors, administrators, legal representatives, successor or successors and assigns) of the **SECOND PART**.

A N D

ABODE ESTATE, a partnership firm, having its office at 212, Lake Town, Block-'B', Police Station - Lake Town, Kolkata - 700 089, PAN No.**AASFA9945J**, represented by its partners **1) SRI KINKAR SAHA**, son of Late Haridas Saha, by Religion - Hindu, by occupation - Business, by Nationality - Indian, residing at 114, Dakshindari Road, Police Station - Lake Town, Kolkata - 700 048, **2) SRI KHOKAN CHATTERJEE**, son of Sri Nepal Chatterjee, by Religion - Hindu, by occupation - Business, by Nationality - Indian, residing at 127/1,

Green Park, Block-'A', Police Station - Lake Town, Kolkata - 700 055.

3) SRI SAMARESH MANDAL, son of Late Makhan Chandra Mondal, by Religion - Hindu, by occupation - Business, by Nationality - Indian, residing at Majherpara, Krishnapur, Police Station - Baguihati, Kolkata - 700 102. AND **4) SRI SHYAMAL KUMAR DAS**, son of Late Gandhi

Das, by Religion - Hindu, by occupation - Business, by Nationality - Indian, residing at 14, Amalangshu Sen Road, Police Station - Lake Town, Kolkata - 700 048, hereinafter referred to and called the **"DEVELOPER/CONFIRMING PARTY"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-office and assigns) of the **THIRD PART**.

WHEREAS by a registered Deed of Conveyance dated 15-10-1968, registered at the office of the Sub-Registrar Cossipore Dum Dum, recorded in Book No.1, Volume No.113, pages 223 to 227, Being No.7823, for the year 1968, **SRI GOPINATH DEY AND SRI PRALHAD CHANDRA DEY**, both sons of Late Madhu Sudhan Dey, jointly purchased, from THE GOVERNOR OF THE STATE OF WEST BENGAL, the Vendor therein, ALL THAT piece or parcel of revenue free land, measuring an area 5 (five) Cottahs 5 (five) Chittacks 15 (fifteen) square feet, more or less, lying and situated at Patipukur Township of the State Govt., being comprised in Plot No.778, Lake Town, Block-'A', Police Station - Lake Town, (formerly Dum Dum), Kolkata - 700 089, Sub-Division Barrackpore, District Twenty Four Parganas, in Mouza - Patipukur, J.L. No.24, within the jurisdiction of South Dum Dum Municipality, for a valuable consideration mentioned therein, morefully described in the Schedule thereunder written.

AND WHEREAS by a registered Deed of Partition, written in Bengali language, dated 29-04-1975, executed by and between **SRI PRALHAD CHANDRA DEY**, the party of the First Part and **SRI GOPINATH DEY**, the party of the Second Part, therein respectively, registered at the office of the Registrar of Assurances, Calcutta, recorded in Book No.1, Volume No.125, pages 97 to 98, Being No.2456, for the year 1975, said **SRI PRALHAD CHANDRA DEY** party of the First Part became entitled to "Kha" (x) -Schedule property and said **SRI GOPINATH DEY**, the party of the Second Part became entitled to "Ga" (y) -Schedule property, as mentioned therein, the said properties under the Schedules being described in details in the said Deed of Partition.

AND WHEREAS in accordance with the terms of the said Deed of Partition, said SRI GOPINATH DEY, became sole and absolute owner of the said "Ga" (৭) -Schedule property as mentioned therein and absolutely seized and possessed of ALL THAT piece or parcel of revenue free land, measuring an area 2 (two) Cottahs 12 (twelve) Chittacks 44 (forty four) square feet, more or less, lying and situated at Premises/Plot No.778B, Lake Town, Block-'A', Police Station - Lake Town, Kolkata - 700 089, in Mouza - Patipukur (Patipukur Township), J.L. No.24, within the jurisdiction of the South Dum Dum Municipality, District -24 Parganas (North), and thereafter he mutated his name in the office of the South Dum Dum Municipality and obtained Municipal Holding No.633, Lake Town, Block-'A', Police station - Lake Town, Kolkata - 700 089, and thereafter constructed a Tiles shed structure, upon the said land.

AND WHEREAS said SRI GOPINATH DEY, died intestate on 30-06-1978, leaving him surviving his wife namely SMT. JYOTSHNA RANI DEY, four sons namely SRI INDU BHUSHAN DEY, SRI ASHOKE KUMAR DEY, SRI PRADIP KUMAR DEY, SRI BISHWANATH DEY, and three married daughters namely SMT. MONISHA PAL, wife of Late Santi Ranjan Paul, SMT. SIPRA DUTTA, wife of Sri Gopal Dutta, AND SMT. SIKTA PAIN, wife of Sri Somenath Payne, as his only heirs, successors and/or legal representatives to the estate left behind him and, as such, after his death, said SMT. JYOTSHNA RANI DEY, SRI INDU BHUSHAN DEY, SRI ASHOKE KUMAR DEY, SRI PRADIP KUMAR DEY, SRI BISHWANATH DEY, SMT. MONISHA PAL, SMT. SIPRA DUTTA, AND SMT. SIKTA PAIN, jointly entitled to the property, as aforesaid, according to Hindu Succession Act, 1956, applicable thereto.

AND WHEREAS subsequently said SMT. JYOTSHNA RANI DEY, SRI INDU BHUSHAN DEY, SRI ASHOKE KUMAR DEY, SRI PRADIP KUMAR DEY, SRI BISHWANATH DEY, SMT. MONISHA PAL, SMT. SIPRA DUTTA, AND SMT. SIKTA PAIN, jointly mutated their names in the office of the South Dum Dum Municipality and obtained renumbered Municipal Holding No.1227, (formerly 633), Lake Town, Block-'A', Police Station - Lake Town, Kolkata - 700 089, in respect of the property, as aforesaid.

AND WHEREAS said SMT. JYOTSHNA RANI DEY, died intestate on 23-06-1992, leaving her surviving her four sons namely SRI INDU BHUSHAN DEY, SRI ASHOKE KUMAR DEY, SRI PRADIP KUMAR DEY, SRI BISHWANATH DEY, and three married daughters namely SMT. MONISHA PAL, SMT. SIPRA DUTTA AND SMT. SIKTA PAIN, as her only

heirs, successors and/or legal representatives to the estate left behind her and, as such, after her death said SRI INDU BHUSHAN DEY, SRI ASHOKE KUMAR DEY, SRI PRADIP KUMAR DEY, SRI BISHWANATH DEY, SMT. MONISHA PAL, SMT. SIPRA DUTTA, AND SMT. SIKTA PAIN, jointly entitled to the property, as aforesaid, according to Hindu Succession Act, 1956, applicable thereto and each having the owner undivided one/seventh part or share therein.

AND WHEREAS by a registered Deed of Gift, dated 08-06-2010, registered at the office of Additional District Sub-Registrar Bidhannagar, Salt Lake City, recorded in Book No.I, CD Volume No.9, pages 8665 to 8684, Being No.05891, for the year 2010, said SMT. MANISHA PAUL, SMT. SIPRA DUTTA AND SRI SIKTA PAYEN, the Donor therein, out of love and affection transferred and conveyed their share in the property being ALL THAT undivided three/seventh part or shares in piece or parcel of revenue free land, measuring an area 2 (two) Cottahs 12 (twelve) Chittacks 44 (forty four) Square feet, more or less, togetherwith Tiles shed structure standing thereon, lying and situated at Premises/Plot No.778B, Lake Town, Block-'A', being Municipal Holding No.1227, (formerly 633), Lake Town, Police Station - Lake Town, Kolkata - 700 089, in Mouza - Patipukur (Patipukur Township), J.L. No.24, in Municipal Ward No.30, within the jurisdiction of the South Dum Dum Municipality, District -24 Parganas (North), unto in favour of said SRI INDU BHUSHAN DEY, SRI ASHOKE KUMAR DEY, SRI PRADIP KUMAR DEY AND SRI BISHWANATH DEY, the Donees therein, absolutely and forever, and thereafter they jointly mutated their names in the office of the South Dum Dum Municipality, as absolute owners thereof.

AND WHEREAS by virtue of Inheritance and also the said deed of Gift, said SRI INDU BHUSHAN DEY, SRI ASHOKE KUMAR DEY, SRI PRADIP KUMAR DEY AND SRI BISHWANATH DEY, jointly seized and possessed of the property being ALL THAT piece or parcel of revenue free land, measuring an area 2 (two) Cottahs 12 (twelve) Chittacks 44 (forty four) Square feet, more or less, lying and situated at Premises/Plot No.778B, Lake Town, Block-'A', being Municipal Holding No.1227, (formerly 633), Lake Town, Police Station - Lake Town, Kolkata - 700 089, in Mouza - Patipukur (Patipukur Township), J.L. No.24, in Municipal Ward No.30, within the jurisdiction of the South Dum Dum Municipality, District -24 Parganas (North), herein called the said "LAND", morefully and particularly described in the **FIRST SCHEDULE** hereunder written.

AND WHEREAS said SRI INDU BHUSHAN DEY, SRI ASHOKE KUMAR DEY, SRI PRADIP KUMAR DEY AND SRI BISHWANATH DEY, applied and obtained for sanction of building plan, respecting construction of a Multi-storeyed building of the said Premises/Plot No.778B, Lake Town, Block-'A', being Municipal Holding No.1227, (formerly 633), Lake Town, Police Station - Lake Town, Kolkata - 700 089, in Municipal Ward No.30, within the jurisdiction of the South Dum Dum Municipality, District -24 Parganas (North), and the same being duly sanctioned by the South Dum Dum Municipality, vide Plan no.829, dated 24-11-2011

AND WHEREAS said SRI INDU BHUSHAN DEY, SRI ASHOKE KUMAR DEY, SRI PRADIP KUMAR DEY AND SRI BISHWANATH DEY, decided to develop the aforesaid land, at Premises/Plot No.778B, Lake Town, Block-'A', being Municipal Holding No.1227, (formerly 633), Lake Town, Police Station - Lake Town, Kolkata - 700 089, in Municipal Ward No.30, within the jurisdiction of the South Dum Dum Municipality, District -24 Parganas (North), morefully and particularly described in the FIRST SCHEDULE hereunder written, and accordingly entered into a Development Agreement dated 18-01-2013, and thereafter Supplementary Agreement dated 15-06-2013, with the Developer for development of the said land, containing certain terms and conditions contained therein.

AND WHEREAS thereafter in accordance with the aforesaid Development Agreement and also Supplementary Agreement, the Developer herein, erected and constructed a Five-storeyed residential building known as "**GOPI APARTMENT**", lying and situated at Premises/ Plot No.778B, Lake Town, Block-'A', being Municipal Holding No.1227, (formerly 633), Lake Town, Police Station - Lake Town, Kolkata - 700 089, in Municipal Ward No.30, within the jurisdiction of the South Dum Dum Municipality, District -24 Parganas (North), according to the sanctioned building plan, therefore containing several self contained flats, Car parking space and other spaces therein, herein called the said "**BUILDING**", morefully and particularly described in the **SECOND SCHEDULE** hereunder written.

AND WHEREAS the said Agreement contained provisions inter-alia for respective allocation of the Vendors and the Developer/ Confirming party herein within the said building known as "**GOPI APARTMENT**", as aforesaid ascertaining the same in details, and describing as well the respective proportionate shares of the Vendors, and that of the Developer/Confirming party in such allocation, and

also duly entitled the Developer/Confirming party to sell, transfer, assign their allocations therein with further right to have proportionate share in the land below the building in accordance with their share as agreed, and to sell, transfer, assign such share in the land as well for gains without any reservation on the part of the Vendors, co-operation therefore being obligatory on the part of the Vendors in such respecting, the said allocation in favour of the Developer/Confirming Party in the said building constructed at the cost of the Developer/Confirming Party being granted by the Vendors, the Vendors agreeing to transfer the Developer's proportionate share in the allocation inclusive of the same in the land below the building as consideration for the Vendors having their respective allocation as contained in the building as aforesaid in terms of the said development agreement, the value whereof being equal to the proportionate value of land respecting the allocation of the Developer/Confirming Party below the building, inclusive of the proportionate value of the land respecting the flat hereunder sold, as included in the amount of consideration for sale thereto unto the Purchasers as agreed being paid in full unto the Developer/Confirming Party herein as aforesaid, the value of the land respecting the flat hereunder sold, and the cost of construction of the flat by the Developer/Confirming Party together being the total consideration paid by the Purchasers unto the Developer/Confirming Party hereto.

AND WHEREAS the Purchasers herein taken inspection of the abstracts of title of the Vendors and also the said sanctioned plan, and materials relating to the unit, being a **FLAT**, within the said building, and made themselves fully conversant with the contents thereof, and have fully satisfied themselves as to the title of the present owner- the Vendors herein, and meaning purport of the Development Agreement, in full.

AND WHEREAS the Vendors and the Developer/Confirming Party herein, jointly entered into a registered Agreement for Sale, dated 05-03-2013, registered at the office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City, recorded in Book No.1, CD Volume No.2, pages 1052 to 1075, Being No.0679, for the year 2013, with the Purchasers herein, respecting sell of **ALL THAT** one unit being **Flat No A**, on the **First floor** (North-East side), measuring super built-up area **930 (nine hundred thirty)** Square feet, more or less, consisting of Two Bed Rooms, One Dining-cum-drawing Room, One Kitchen, Two Toilets and Two Balconies, hereinafter called the

said "FLAT", morefully and particularly described in the **THIRD SCHEDULE** hereunder written, as contained in the building known as "GOPI APARTMENT", lying and situated at Premises/Plot No.778B, Lake Town, Block-'A', being Municipal Holding No.1227, (formerly 633), Lake Town, Police Station - Lake Town, Kolkata - 700 089, in Municipal Ward No.30, within the jurisdiction of the South Dum Dum Municipality, District -24 Parganas (North), morefully and particularly described in the **SECOND SCHEDULE** hereunder written, TOGETHER WITH undivided proportionate share in the land and the building thereon, morefully and particularly described in the **SECOND SCHEDULE** hereunder written, TOGETHER WITH easements and quasi-easements, morefully and particularly described in the **FOURTH SCHEDULE** hereunder written, TOGETHER WITH common right over the passage, stair case, lift, roof/terrace, main entrance, drain line, water line, pumps and motors etc., within the said building in common with the Vendors and the other Purchaser and/or Purchasers, within the building, morefully and particularly described in the **FIFTH SCHEDULE** hereunder written, TOGETHER WITH obligation to pay for expenses for maintenance and repair of the main structure of the said building, morefully and particularly described in the **SIXTH SCHEDULE** hereunder written, AND FURTHER, subject to the restrictions mentioned therein, morefully and particularly described in the **SEVENTH SCHEDULE** hereunder written, at or for a total consideration of Rs.31,38,500/- (**Rupees thirty one lakh thirty eight thousand five hundred**) only, towards payment whereof the Purchaser herein paid as earnest money of Rs.6,27,770/- (**Rupees six lakh twenty seven thousand seven hundred seventy**) only, as per agreement for sale dated 05-03-2013, as aforesaid as mentioned in details in the memo thereunder and hereunder written and pay further the balance of consideration amount to the tune of Rs.25,10,730/- (**Rupees twenty five lakh ten thousand seven hundred thirty**) only total consideration as per memo hereunder written.

AND WHEREAS as per valuation of the property involved in the Agreement dated 05-03-2013, as mentioned therein the Purchaser herein have already paid full stamp duty a sum of Rs.2,30,474/- (**Rupees two lakh thirty thousand four hundred seventy four**) only for registration of the same as per provisions of West Bengal Stamp Act, as amended upto date.

AND WHEREAS the property under the said agreement dated 05-03-2013, and the property hereunder conveyed in the same and identical, in fact.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of **Rs.31,38,500/- (Rupees thirty one lakh thirty eight thousand five hundred)** only being the agreed total price truly and duly paid by the Purchasers herein to the Developer/Confirming Party herein at or before the execution of these presents (the receipt whereof the Developer/Confirming Party doth hereby and hereunder memo of consideration written hereunder admit and acknowledge the same) covering Developer's charges for construction, and value of proportionate share thereof in land as contained in the premises and of and from the same every part thereof the Vendors and the Developer/Confirming Party do, and each of them doth hereby acquit, release, exonerate, and discharge the Purchasers their heirs, executors, administrators, representatives and assigns and every one of them the said **"FLAT"** and the undivided and impartible proportionate share or interest and ownership in the land below or beneath the said building containing inter- alia the said **"FLAT"** the subject matter hereof-known as **"GOPI APARTMENT"**, lying and situated at Premises/Plot No.778B, Lake Town, Block-'A', being Municipal Holding No.1227, (formerly 633), Lake Town, Police Station - Lake Town, Kolkata - 700 089, in Municipal Ward No.30, within the jurisdiction of the South Dum Dum Municipality, District -24 Parganas (North), with all common areas, and spaces, and all easements and other rights respecting the same, as fully described in the **SECOND SCHEDULE** hereunder written and every part thereof the Vendors as beneficial owner doth by these presents indefeasibly grant, sell, convey, transfer, assign and assure and the Developer/confirming Party admitting receipt of its charges for construction of the flat in full from the Purchasers doth hereby confirm, and assure unto the Purchasers, representatives and assigns free from all encumbrances, attachments and other defects in title **ALL THAT** one complete unit being **Flat No.A**, on the **First floor (North-East side)**, measuring super built-up area **930 (nine hundred thirty)** Square feet, more or less, consisting of Two Bed Rooms, One Dining-cum-drawing Room, One Kitchen, Two Toilets and Two Balconies, hereinafter called the said **"FLAT"**, morefully and particularly described in the **THIRD SCHEDULE** hereunder written, as contained in the building known as

"**GOPI APARTMENT**", lying and situated at Premises/Plot No.778B, Lake Town, Block-'A', being Municipal Holding No.1227, (formerly 633), Lake Town, Police Station - Lake Town, Kolkata - 700 089, in Municipal Ward No.30, within the jurisdiction of the South Dum Dum Municipality, District -24 Parganas (North), morefully and particularly described in the **SECOND SCHEDULE** hereunder written, **TOGETHER WITH** undivided proportionate share in the land and the building thereon, morefully and particularly described in the **SECOND SCHEDULE** hereunder written, **OR HOWSOEVER** otherwise, the same is known, butted, bounded, described distinguished **TOGETHER WITH** the proportionate right to water courses, lights, liberties privileges, easements, appendages and appurtenances whatsoever to the said '**FLAT**' or any part thereof belonging or in any way appertaining to or remaining with the same, or any part thereof usually held, used, occupied or enjoyed or reputed to belonging or be appurtenant thereto, and the reversion and reversions reminder and reminders, rents, issues and profits thereof, and every part thereof, together and further more with all the estate right, title, inheritance, use, trust, property, claim and demand whatsoever both in law and in the equity of the Vendors and the Developer/Confirming Party unto and upon the said "**FLAT**" and every part thereof, morefully and particularly described in the **THIRD SCHEDULE** hereunder written, **AND** all deeds, pattas, monuments, writings and evidences of title which in any wise relate to the said "**FLAT**", or any part or parcel thereof, and which, now are or hereafter shall or may be in the custody, power or possession of the Vendors and the Developer/Confirming Party, their heirs, executors, administrators or representatives or any persons from whom he may procure the same without action or suit in law, or in equity, **TO ENTER INTO, AND HAVE AND HOLD, OWN, POSSESS, AND ENJOY** the said "**FLAT**" and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their right, members and appurtenances unto and to the use of the Purchasers their heirs, executors, administrators, representatives and assigns forever freed and discharged from or otherwise by the Vendors and Developer/Confirming Party herein well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendors from to these presents **AND THE** Vendors and the Developer/Confirming Party do hereby for themselves, their heirs, executors, administrators and representatives, as the case may

be, covenant with the Purchasers their heirs, executors, administrators, representatives and assigns, **THAT NOTWITHSTANDING** any act, deed, or thing whatsoever, by vendor and/or Developer by and of their predecessors and ancestors in title, done or executed or knowingly suffered to the contrary they the Vendors and/or Developer had at all material times heretofore, and now have good right, full power, absolute authority and indefeasible title to GRANT, SELL, CONVEY, TRANSFER, ASSIGN AND ASSURE the said "**FLAT**" hereby GRANTED, SOLD, CONVEYED AND TRANSFERRED OR EXPRESSED OR INTENDED so to be unto and to the use of the Purchasers, their heirs, executors, administrators, representatives and assigns in the manner aforesaid **AND THAT** the Purchasers, their heirs, executors, administrators, representatives and assigns shall may at all times hereafter peaceably and quietly enter into, hold, possess and enjoy the said "**FLAT**" and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, hinder and interruption, disturbances, claim or demand whatsoever from or by the Vendors and/or Developer/Confirming Party or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for them or from or under any or their ancestors or predecessors in title **AND THAT FREE AND CLEAR FREELY AND CLEARLY AND ABSOLUTELY** discharged, saved, harmless and kept indemnified against all estate and encumbrances cleared by the Vendors or any person or persons having lawfully or equitably claiming any estate or interest in the said proportionate share in the lands respecting the said "**FLAT**" or the flat as a whole or any part thereof form under or in trust for the Vendors and the Confirming Party shall will from time to time and at all times hereafter at the request and cost of the Purchasers do and cause to be done or executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said 'LAND' and the said "**FLAT**" and every part thereof as also the said rights, and privileges and unto and to the use of the Purchasers in the manner as aforesaid, as shall or may be reasonably required **AND THAT** the Purchasers will has right to get the benefits of the covenants regarding production of the documents and writings relating to the title of the property described in the **SECOND SCHEDULE** hereunder written, supply of copies thereof as mentioned hereinabove **AND** the Vendors and the Developer/Confirming Party are absolved of and responsibilities regarding the property hereby sold **AND THAT** the Purchasers shall be

entitled to all rights all easements, quasi-easements and privileges pertaining to the said "FLAT", as detailed in the **FOURTH SCHEDULE** hereunder written, TOGETHERWITH all rights of use and enjoyment of the common areas and common utilities and services in the premises as mentioned in the **FIFTH SCHEDULE** hereto in common with all the co-owners of the property, the building, as aforesaid, TOGETHERWITH obligation to pay proportionately all common expenses mentioned in the **SIXTH SCHEDULE** hereunder written, AND FURTHER subject to the restrictions mentioned in the **SEVENTH SCHEDULE** hereunder written **AND FURTHER MORE** the Vendors and the Developer/Confirming Party and their executors, administrators shall at all times hereafter indemnify and keep indemnified the Purchasers their heirs, executor, administrators and assigns losses, damages, cost, charges and expenses, if any, as may be suffered by the reason of any defect in the title of the Vendors or any breach of the covenants hereinunder contained.

FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of land, measuring an area 2 (two) Cottahs 12 (twelve) Chittacks 44 (forty four) Square feet, lying and situated at Premises/Plot No.778B, Lake Town, Block-'A', being Municipal Holding No.1227, (formerly 663), ~~Lake Town~~, Block-'A', Police Station - Lake Town, Kolkata - 700 089, in Municipal Ward No.30, within the jurisdiction of the South Dum Dum Municipality, in Mouza - Patipukur (Patipukur Township), J.L. No.24, Additional District Sub-Registrar Bidhannagar, Salt Lake City, District -24 Parganas (North), butted and bounded as follows:-

| | |
|---------------------|----------------------------------|
| ON THE NORTH | : By Plot No.777; |
| ON THE SOUTH | : By Plot No.778A; |
| ON THE EAST | : By Plot No.779; |
| ON THE WEST | : By 20'-0" wide Municipal Road. |

All of Lake Town, Block-'A'.

SECOND SCHEDULE ABOVE REFERRED TO :

ALL THAT Multi-storeyed brick-built message tenement hereditament and premises, TOGETHER WITH the piece or parcel of land there unto belonging whereon or on part whereof the same is erected and built building known as "**GOPI APARTMENT**", containing an area of 2 (two) Cottahs 12 (twelve) Chittacks 44 (forty four) square feet, lying and situated at Premises/Plot No.778B, Lake Town, Block-'A', being Municipal Holding No.1227, (formerly 663), Lake Town, Block-'A', Police Station - Lake Town, Kolkata - 700 089, in

Municipal Ward No.30, within the jurisdiction of the South Dum Dum Municipality, in Mouza - Patipukur (Patipukur Township), J.L. No.24, Additional District Sub-Registrar Bidhannagar, Salt Lake City, District -24 Parganas (North), butted and bounded as follows:—

ON THE NORTH : By Plot No.777;
ON THE SOUTH : By Plot No.778A;
ON THE EAST : By Plot No.779;
ON THE WEST : By 20'-0" wide Municipal Road.

All of Lake Town, Block-'A'.

THIRD SCHEDULE ABOVE REFERRED TO :

(THE SUBJECT MATTER HEREOF)

ALL THAT one unit complete being **Flat No.A**, on the **First floor** (North-East side), measuring super built-up area 930 (nine hundred thirty) Square feet, more or less, consisting of Two Bed Rooms, One Dining-cum-drawing Room, One Kitchen, Two Toilets and Two Balconies, as contained in the building known as **"GOPI APARTMENT"**, lying and situated at Premises/Plot No.778B, Lake Town, Block-'A', being Municipal Holding No.1227, (formerly 633), Lake Town, Police Station - Lake Town, Kolkata - 700 089, in Municipal Ward No.30, within the jurisdiction of the South Dum Dum Municipality, District -24 Parganas (North), morefully and particularly described in the **SECOND SCHEDULE** hereinabove written, TOGETHER WITH undivided proportionate share in the land and the building thereon, morefully and particularly described in the **SECOND SCHEDULE** hereinabove written, TOGETHER WITH easements and quasi-easements, morefully and particularly described in the **FOURTH SCHEDULE** hereunder written, TOGETHER WITH common right over the passage, stair case, lift, roof/terrace, main entrance, drain line, water line, pumps and motors etc., within the said building in common with the Vendors and the other Purchaser and/or Purchasers, within the building, morefully and particularly described in the FIFTH SCHEDULE hereunder written, TOGETHER WITH obligation to pay for expenses for maintenance and repair of the main structure of the said building, morefully and particularly described in the **SIXTH SCHEDULE** hereunder written, AND FURTHER, subject to the restrictions mentioned therein, morefully and particularly described in the **SEVENTH SCHEDULE** hereunder written, AND delineated in Map or Plan annexed hereto being bordered in '**RED**', colour.

FOURTH SCHEDULE ABOVE REFERRED TO :

EASEMENTS, QUASI-EASEMENTS, PRIVILEGES, THE PURCHASER OR PURCHASER ARE ENTITLED TO:

1. The purchaser/purchasers shall be entitled to all rights, privileges, vertical and lateral support, easements, quasi-easements, appertaining to the said "**FLAT**" or therewith usually held, occupied, enjoyed, reputed or known, being part & parcel of member thereof, or appertaining thereto, which are hereafter morefully specified, excepting and reserving unto the Vendors and other owners/purchaser of other units their right, if any, of easements, quasi-easements, privileges and appurtenances, respecting the same, morefully and particularly set forth hereinafter details.
2. The rights of access in common to the building with the Vendors and other owners/purchasers of other units, and/or other occupiers of the building, subject to limitation, if any, to their such rights, at all times, and for all normal use and purpose connected with the use and enjoyment of the said "**FLAT**".
3. The right to use at all times and for all purposes the common passage, lobby, staircase, roof/terrace, and landings within the said building, entrance to the said "**FLAT**", from the main entrance and exit therefrom in common with the Vendors, and other owners/purchasers of other units, subject to limitation, if any to their such rights in the building, **PROVIDED ALWAYS**, and it is hereby declared that the Purchasers herein, other owners/purchasers of other units or their servants, agents and invitees shall not be entitled to obstruct, or deposit any materials, or rubbish in, or otherwise encumber the free passage of other person or persons, including that of the Purchasers, the said passage, lobby, stair case, landings and other spaces being meant to be used in common as aforesaid.
4. The right of protection of the said "**FLAT**" by or from any parts of the building so far they now protect the same.
5. The rights of passage in common as aforesaid for electricity, water and soil from and to the said "**FLAT**" through pipes, drains, wires and conduits lying or being in, under, or over the said building as may reasonably necessary for the benifical occupiers of the said "**FLAT**" for all purposes whatsoever.
6. The roof or terrace including structure in the said building will jointly be undivided property among the Vendors and the other

owners, inclusive of the Purchasers herein, or other Purchasers of different units, subject to limitation, if any, to their such rights, the purchasers or purchasers being entitled to use and enjoy the said roof and/or terrace with the Vendors, other purchaser or purchasers without causing inconvenience to one another.

The right to use in common with the Vendors and other owners/purchasers of different units, other persons or persons having such right respecting the common part or parts of the building, including the stair case, open and covered spaces, passages for electrical installations and other common passage, subject to limitation thereof, if any.

The right of passage in common with the Vendors, and other owners/purchasers of different units, and other persons or persons having such rights, subject to intimation thereof, if any, of electricity water, and soil from and to any part other than the said "FLAT", or parts of the said building through pipes, drains, wires, conduits lying or being in, under, through or over the said "FLAT", as may be reasonably necessary of the beneficial use and occupation of the other portion or portions of the building for all purposes whatsoever.

9. The right of protection of other portion or portions of the building by all parts of the said "FLAT" so far as they now protect the same without causing any structural alteration thereof.

10. The right of the purchaser respecting ingress to and egress from the said flat, the right of the purchaser and that of occupiers of other part or parts of the building subject to limitation thereof, if any, for the purpose of ingress to and egress from such other part or parts of the building, the front, entrance, stair case, open and covered spaces, and other common passage or paths of the said building.

FIFTH SCHEDULE ABOVE REFERRED TO:

THE VENDORS, PURCHASER OR PURCHASERS ENTITLED TO COMMON USER OF THE COMMON AREAS AND THE COMMON PARTS MENTIONED IN THIS INDETURE SHALL INCLUDE :

1. Stair cases on all the floors and lift facilities.
2. Stair cases landing on all floors and lift facilities.
3. Main gate of the said building/premises and common passage and lobby on the Ground Floor to Top floor.

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4. water pumps, water tank, water pipes and overhead tank on the roof, and other common plumbing installation and also pump.
5. Installation of common services viz. electricity, water pipes, sewerage, rain water pipes.
6. Lighting in common space, passage, staircase including electric meter fittings.
7. Common Electric meter and box.
8. Electric wiring, meter for lighting stair cases, lobbies and other common areas (excluding those as are installed for any particular floor) and space required thereof, common walls in between the flat being the flat hereunder sell, and any other flat beside the same on any side thereof.
9. windows, Doors, Grills and other fittings of the common areas of the premises.
10. Such other common parts, areas equipment, installation, fixtures, fittings, covered and open space in or about the said premises of the building as are necessary for use and occupancy of the flats.
11. Electrical wirings, meters (excluding those installed for any particular FLAT).
12. Lift and its accessories.
13. GENAREL COMMON ELEMENTS of all appurtenances and facilities and other items which are not part of the said 'FLAT'
 - a. All private ways, curves, side-walls and areas of the said premises.
 - b. Exterior conduits, utility lines, under ground storage tanks.
 - c. Public connection, meters, gas, electricity, telephone and water owned by public utility or other agencies providing such services, and located outside the building.
 - d. Exterior lighting and other facilities necessary to the upkeep and safety of the said building.
 - e. All eleventh including shafts, shaft walls, machine rooms and facilities.
 - f. All other facilities or elements or any improvement outside the flat but upon the said building which is necessary for or convenient to the existence, management, operation, maintenance and safety of the building or normally in common use.

- g. The foundation, corridor, lobbies, stairways Entrance and exists, path ways, Footings, Columns, Girders, Beams, Supports, and exterior walls beyond the said 'FLAT', side or interior load bearing walls within the building or concrete floor slab except the roof slab and all concrete ceiling and all staircase in the said building.
- h. Utility lines, telephone and electrical systems contained within the said building.
- i. The ultimate roof or terrace including structure in the said building will jointly be undivided property among the Vendors and other owners-the Purchasers herein, or other purchasers of different flats, subject to limitation, if any, to their such rights of the said building, the purchaser or purchasers being entitled to use and enjoy with the owner, other purchaser, or purchasers without causing inconvenience to one another.

SIXTH SCHEDULE ABOVE REFERRED TO :

THE VENDORS, PURCHASER OR PURCHASERS SHALL HAVE TO

BEAR :

1. The expenses of administration, maintenance, repair, replacement of the common parts, equipments, accessories, common area, and facilities including white washing, painting and decorating the exterior portion of the said building, the boundary walls, entrance, the stair cases, the landing, the gutters, rainwater pipes, motor, pumps, water, gas pipe, electric wirings, installation, sewers, drains, and all other common parts, fixtures, fittings and equipments, in under or upon the building enjoyed or used in common by the Purchaser co-purchasers, or other occupiers thereof.
2. The cost of cleaning, maintaining and lighting the main entrances, passages, landings, stair cases, and other parts of the building as enjoyed or used in common by the occupiers of the said building.
3. Cost and charges of the establishment reasonably required for the maintenance of the building and for watchman and ward duly and other incidents costs.
4. The cost of decorating the exterior of the building.
5. The cost of repairing and maintenance of water pump, electrical installations, over lights, and service charges, and suppliers of common utilities.

6. Insurance premium, if any, for insuring the building against any damage due to earthquake, fire, lightening, civil commotion, etc.
7. Municipal taxes, multi-Storeyed building tax, if any, and other similar taxes and possession of the land and the building.
8. Litigation expenses as may be necessary for protecting the right, title and possession of the land and the building.
9. Such other expenses as are necessary or incidental expenses for maintenance, up-keep and security of the building and Govt. duties, as may be determined by the flat owner's Association, as shall be formed by the flat-owners, inclusive the Vendors as soon as possible for the purpose or purposes as aforesaid, such formation of Association thereof in accordance with the provisions of the West Bengal Apartment Ownership Act, and bye Laws, as amended being obligatory on his part in the fullest legal sense of the term.
10. The share of the Purchaser or Purchasers in such common expenses shall generally the proportionate in accordance with the liability of the flat hereunder sold as against the total amount as may be incurred in any of the heads of such expenses in accordance with the proportion of the area within the same as against the total area within the building to be covered there under.

SEVENTH SCHEDULE ABOVE REFERRED TO :

THE GUIDANCE RESPECTING POSSESSION AND/OR USER OF THE FLAT HEREUNDER DEMISED INTER-ALIA SHALL INCLUDE THE

IMPOSITION AND RESTRICTION AS UNDER :-

1. The Purchaser and/or Purchasers/Vendors, and other occupiers, if any, of the building, shall not be entitled to use the aforesaid 'FLAT' for the following purpose.
2. To use the said 'FLAT' and/or any portion thereof in such manner which may or is likely to cause injury, damage, nuisance, or annoyance to the owner or occupiers of the other flats, inclusive of FLAT, nor to use the same for any illegal or immoral purpose in any manner whatsoever.
3. To carry on or permit to be carried on upon the said 'FLAT' any offensive or unlawful business whatsoever, nor to do or permit to be done any thing in the said flat which may be illegal or forbidden under any law for the time being in force.

4. To demolish or cause to be demolished or damaged the said 'FLAT' or any part thereof.
5. To do or permit to be done any act deed or thing which may render void or voidable any insurance of any flat, and/or flat, any part thereof, or cause any increase in premium payable in respect thereof.
6. To claim division or partition of the said land and/or the building thereon, and common areas within the same.
7. To decorate the exterior of the said flat, which may affect the other flats within the said building, or the structure thereof, in any manner whatsoever.
8. To throw or accumulate any dirt, rubbish or other refuse or permit the same to be thrown, or accumulate in the 'FLAT', or any portion of the building housing the same.
9. To avoid the liability or responsibility or repairing any portion, or any component part of the FLAT hereunder sold and transferred, or fittings and fixtures therein for storing water, sewerages etc. in the event of such portion or part, or fixtures and fittings within the flat, and/or flat demanding repairs thereby causing inconvenience and injuries to other flat owners as may be affected in consequence nor to avoid obligation for going free access to the flat or portion thereof to men agent, masons, as may be required by the flat owner's Association from time to time therefore on request therefore by such Association.
10. To paint outer walls or portion of their flat, common walls or portions of the building, exclusive of the getup thereof, they being entitled to paint inside the walls and portions of their flat only in any colour of their choice.
11. To encroach any common portion of the building, not to obstruct, jeopardie the user thereof, not to encumber any of such portion in any manner whatsoever.
12. The Purchasers of the FLAT together with other Purchasers or owners of the other FLATS shall, must have the obligations to form an association of such flat owners being members thereof for such purpose according to the provisions of Apartment Ownership Act. And bye Laws as amended upto date, the decisions of the said Association as per unanimous resolution of the members thereof shall always be binding on the members, be that in relation to guidance of members, or maintenance, safety and security of the building or otherwise as shall be taken in the interest thereof.

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

SIGNED AND DELIVERED
BY THE VENDORS AT KOLKATA
IN THE PRESENCE OF :

1. Makadeb Kundu.
Block-1, Rajipukur
Kolkata-700048

2. Vary Ganga Gangui
Adv.

SIGNED AND DELIVERED BY
THE PURCHASERS AT KOLKATA
IN THE PRESENCE OF :

1. Makadeb Kundu

2. Vary Ganga Gangui
Adv.

SIGNED, SEALED & DELIVERED
BY THE DEVELOPER AT KOLKATA
IN THE PRESENCE OF:

1. Makadeb Kundu

2. Vary Ganga Gangui
Adv.

Drafted by :
Vary Ganga Gangui,
Vary Chandra Gangui
Advocate
High Court, Calcutta.

Bishwanath Dey

for self and as Constituted
Attorney on behalf of SRI INDU
BHUSHAN DEY, SRI ASHOKE KUMAR
DEY, and SRI PRADIP KUMAR DEY,
1) SRI INDU BHUSHAN DEY, 2)
SRI ASHOKE KUMAR DEY, 3) SRI
PRADIP KUMAR DEY, 4) SRI
BISHWANATH DEY
... VENDORS/FIRST PART

Sukanta Ray
1) SRI SUBRATA RAY

Witness by
2) SRI SAIKAT RAY
...PURCHASERS/SECOND PART

ABODE ESTATE
Sankar Chandra
Advocate
1) SRI KINKAR SAHA

ABODE ESTATE
Kalyan Chandra
Advocate
2) SRI KHOKAN CHATTERJEE
ABODE ESTATE
Samaran Mondal.

Advocate
3) SRI SAMARESH MANDAL

ABODE ESTATE
Sukanta Ray, Adv.
Advocate
4) SRI SUYAMAL KUMAR DAS
ALL PARTNERS OF
"ABODE ESTATE"
... DEVELOPER/CONFIRMING PARTY/
THIRD PART

RECEIVED of and from the within named PURCHASERS herein a sum of Rs.31,38,500/- (Rupees thirty one lakh thirty eight thousand five hundred) only towards the total consideration money in respect of the aforesaid flat, memo of consideration detail hereunder written.

MEMO OF CONSIDERATION

| Cheque No./ Cash | Dated | Drawn on | Amount Rs. |
|---|------------|------------------------------------|------------------------|
| 369180 | 12.02.2013 | I.O.B. Julian Day School Branch. | 1,00,000.00 |
| 369209 | 28.02.2013 | -do- | 1,00,000.00 |
| 547089 | 28.02.2013 | UBI, Lalbazar Branch. | 1,00,000.00 |
| 963753 | 28.02.2013 | -do- | 1,00,000.00 |
| 547090 | 06.03.2013 | -do- | 2,27,770.00 |
| 012734 | 04.07.2013 | UBI Patipasa | 5,00,000.00 |
| 437204 | 14.06.2013 | I.O.B. Julian Day School - | 10,00,000.00 |
| 043798 | 23.03.2015 | UBI Patipasa Branch | 7,50,000.00 |
| 000501 | 24.03.2015 | Starboard Chartered B.G.N. Branch. | 1,60,000.00 |
| 000532 | 24.03.2015 | DO | 1,00,730.00 |
| TOTAL RUPEES THIRTY ONE LAKH THIRTY EIGHT THOUSAND FIVE HUNDRED ONLY. | | | Total Rs. 31,38,500.00 |

WITNESSES :

1. Mahadeb Kundu

ABODE ESTATE

1) SRI KINKAR SAHA

ABODE ESTATE

2) SRI KHOKAN CHATTERJEE

ABODE ESTATE

2. Vary Confr Engen
Addr.

ABODE ESTATE

3) SRI SAMARESH MANDAL

ABODE ESTATE

Shyamal Kumar Das,
4) SRI GINAMAL KUMAR DAS
ALL PARTNERS OF
"ABODE ESTATE"
..... DEVELOPER/CONFIRMING PARTY/
THIRD PARTY



Government Of West Bengal
Office Of the A.D.S.R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 00701 of 2015
(Serial No. 00718 of 2015 and Query No. 1504L000001474 of 2015)

on 24/03/2015

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, 4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 41440.00/-, on 24/03/2015

(Under Article : A(1) = 41426/- ,E = 14/- on 24/03/2015)

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.-36,36,300/-

Certified that the required stamp duty of this document is Rs.- 6550 /- and the Stamp duty paid as: Impressive Rs.- 50/-

Deficit stamp duty

Deficit stamp duty Rs. 6560/- is paid , by the draft number 635943, Draft Date 24/03/2015, Bank : State Bank of India, LAKE TOWN, received on 24/03/2015

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

Presented for registration at 13.02 hrs on :24/03/2015, at the Office of the A.D.S.R. BIDHAN NAGAR Kinkar Saha , one of the Executants.

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

Execution is admitted on 24/03/2015 by

1. Bishwanath Dey, son of Lt. Gopinath Dey , P-778/ B, Lake Town, A, Kolkata, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700089, By Caste Hindu, By Profession : Business
2. Kinkar Saha
Partner, Abode Estate, 212, Lake Town, B, Kolkata, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700089.
, By Profession : Business
3. Khokan Chatterjee
Partner, Abode Estate, 212, Lake Town, B, Kolkata, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700089.
, By Profession : Business



24 MAR 2015

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

(Goutam Sinha Roy)

ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 1 of 2

24/03/2015 14:24:00



Government Of West Bengal
Office Of the A.D.S.R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 00701 of 2015
(Serial No. 00718 of 2015 and Query No. 1504L000001474 of 2015)

1. Samaresh Mandal
Partner, Abode Estate, 212, Lake Town, B, Kolkata, Thana:-Lake Town, District:-North 24-Parganas.
WEST BENGAL, India, Pin :-700089.
By Profession : Business

2. Shyamal Kr. Das
Partner, Abode Estate, 212, Lake Town, B, Kolkata, Thana:-Lake Town, District:-North 24-Parganas.
WEST BENGAL, India, Pin :-700089.
By Profession : Business

3. Subrata Ray, son of Lt. Amalangshu Ray, Anandalok,, Thana:-Barasat, P.O. :-Madhyamgram,
District:-North 24-Parganas, WEST BENGAL, India, Pin :-700129, By Caste Hindu. By Profession :
Business

4. Saikat Ray, son of Subrata Ray, Anandalok, Thana:-Barasat, P.O. :-Madhyamgram, District:-North
24-Parganas, WEST BENGAL, India, Pin :-700129, By Caste Hindu, By Profession : Business
Identified By Uday Chandra Gayen, son of ... High Court, District:-Kolkata, WEST BENGAL, India,
By Caste: Hindu, By Profession: Advocate.

Executed by Attorney

Execution by

1. Bishwanath Dey, son of Lt. Gopinath Dey, P-778/ B, Lake Town, A, Kolkata, Thana:-Lake Town,
District:-North 24-Parganas, WEST BENGAL, India, Pin :-700089 By Caste Hindu By Profession:
Business, as the constituted attorney of 1. Indu Bhushan Dey 2. Ashoke Kr. Dey 3. Pradip Kr. Dey is
admitted by him.

Identified By Uday Chandra Gayen, son of ... High Court, District:-Kolkata, WEST BENGAL, India,
By Caste: Hindu, By Profession: Advocate.

(Goutam Sinha Roy)
ADDITIONAL DISTRICT SUB-REGISTRAR



24 MAR 2015


Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

(Goutam Sinha Roy)
ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
Volume number 1
Page from 16617 to 16647
Serial No 00701 for the year 2015.




Goutam Sinha Roy) 24-March-2015
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BIDHAN NAGAR
West Bengal

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