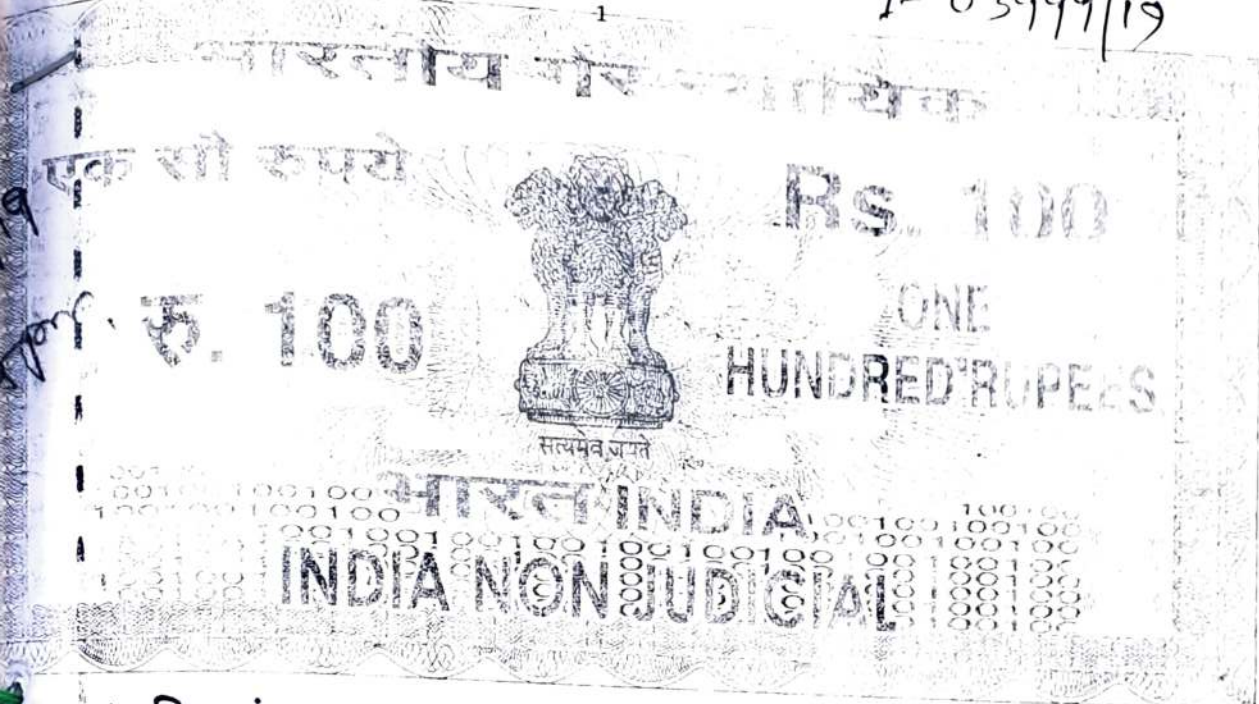


4654/19

7-03999/19



पश्चिम बंगाल WEST BENGAL

AC 381891

0112304101
56,83,000/-

[Handwritten signature]

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3 AUG 2019

DEED OF CONVEYANCE

THIS INDENTURE made on this the 2nd day of August, Two Thousand and Nineteen, (2019);

BETWEEN

(1) **SUSIL KUMAR KARMAKAR** (PAN AWEPK8061B) alias SRI SUSHIL CHANDRA KARMAKAR, by occupation service. Mobile No.9830361013 (2). **SRI SUKUMAR KARMAKAR** (PAN ANKPK3203C), by occupation service, Mobile No.9748375771 (3). **SRI KRISHNA CHANDRA KARMAKAR** (PAN AHZPK9950D), by occupation service, Mobile No.9874135203 (4). **SRI SUSANTA KARMAKAR** (PAN CNBPK1571J), by occupation service, Mobile No. 8016872538 -- all above are the sons of Late Kiran Chandra Karmakar & (5). **SMT. REBA KARMAKAR** (AGFPK9181M) daughter of Late Kiran Chandra Karmakar, by occupation Service (Teacher) Mobile No.8617716208 -- all by faith - Hindu, by Nationality - Indian, residing at Bhatenda, Post Office and Police Station - Rajarhat, District : North 24-Parganas, Kolkata - 700 135, West Bengal, **hereinafter jointly referred to as the VENDORS** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, successors, successors-in-interest, administrators, legal representatives and assign) **represented by their constituted attorney namely SRI FALGUNI DAS** (PAN ADOPD6264A), son of late Subodh Chandra Das, by faith - Hindu, by occupation - Business, residing at 95, Goswami Para Road, P.O. and P.S. Bally, District : Howrah - 711201 Mobile No.9674434145 **of the FIRST PART.**

AND

RASHMITA ROUT (PAN BQYPR9910F), daughter of Kalandi Rout, by faith - Hindu, Nationality - Indian, by occupation - Others, residing at Radharani Apartment, DE 105/2, Narayantala East, P.O. - Aswininagar, P.S. - Baguiati, District - North 24 - Parganas, Kolkata - 700159, West Bengal, Mobile No. 8100178198, hereinafter referred to as "**The Purchaser**", (which expression shall unless repugnant to the context or meaning thereof, be

deemed to include her executors, administrators, successors, legal representatives and permitted assigns) of the **SECOND PART**,

AND

M/S. RIA ENTERPRISE, a proprietorship concern having its office at 12A, N.S. Road, P.S. Hare Street, Room No. 11, Kolkata - 700 001, represented by its sole **Proprietor SRI FALGUNI DAS**, (PAN ADOPD 6264A) son of late Subodh Chandra Das, by faith - Hindu, by occupation - Business, residing at 95, Goswami Para Road, P.O. and P.S. Bally, District : Howrah - 711201, Mobile No.9674434145 **hereinafter referred to as the DEVELOPER** (which term and expression shall unless repugnant to the subject or context be deemed to mean and include his heirs, executors, its Directors, successors, administrators, legal representatives, official receivers, and assigns) of the **THIRD PART**;

WHEREAS the owners/vendors herein are seized and possessed of and otherwise well and sufficiently entitled to ALL that plot of land measuring about 1(one) Bigha 0(zero) Cottah 0 (zero) Chittaks 0(zero) Sq. ft be the same a little more or less lying and situated at Mouza - Bhatenda, J.L. No.28, Re. Su. No. 50, Touzi No.2998 comprised in R.S. Dag No. 596, 597 & 598 under Khatian Nos. 820, 148, 473, 634, 805, 30, 637, 800, 313, 61, 172, 236, 11, 239 and 304 under Police Station - Rajarhat, in the District : North 24-Parganas, within the limit of Rajarhat Bishnupur 1No. Gram Panchayat and Additional District Sub-Registry Office at Rajarhat, New Town, North 24-Parganas and have been in absolute peaceful and uninterrupted possession of the said property more fully described in the First Schedule Below and hereinafter referred to as the said Property.

AND WHEREAS the owners herein with a view to make construction of multi-storied building by appointing developer for better utilization of the property mentioned in the first schedule

below and approached the above Developer for making construction of the said building in consideration of delivery of possession of certain complete unit and/or amounts to the owners in the newly constructed building in exchange of the said property.

AND WHEREAS the owners at the costs and expenses and through the Developer submitted a building plan for construction of multi-storied building to the Rajarhat-Bishnupur 1No. Gram Panchyat.

AND WHEREAS Developer considering the bona fide approach of the owners, accepted the proposal and for maintaining good relation between the parties and for avoiding any dispute, the owners do hereby agree on the terms and conditions as mentioned therein.

AND WHEREAS the developer hereto made an Development agreement with the said vendors as landowners in respect of the premises/land total area measuring about 1(one) Bigha 0(zero) Cottah 0 (zero) Chittaks 0(zero) Sq. ft be the same a little more or less lying and situated at Mouza - Bhatenda, J.L. No.28, Re. Su. No: 50, Touzi No.2998 comprised in Dag No. 596, 597 & 598 under Khatian Nos. 820, 148, 473, 634, 805, 30, 637, 800, 313, 61, 172, 236, 11, 239 and 304 under Police Station - Rajarhat, in the District : North 24-Parganas, within the limit of Rajarhat Bishnupur 1No. Gram Panchayat and Additional District Sub-Registry Office at Rajarhat, North 24-Parganas for making construction of multi storied building with Garage /Car Parking Space for better utilization of the property mentioned in the First Schedule below according to the building plan dated 09/09/2010 sanctioned by the Rajarhat Bishnupur 1 No. Gram Panchyat against the consideration mentioned therein in exchange of the

said property and the said agreement shall hereinafter be referred to the said Development Agreement.

AND WHEREAS the said landowners have executed a power of attorney in favour of the Developer hereto empowering him to do all acts, deeds and things relation to causing construction of a multi storied building thereon and all acts, deeds and things related thereto for and on behalf of them. The said Power of Attorney was registered at the office of A.D.S.R. Bidhannagar Salt lake City vide Deed No.01552.

AND WHEREAS as per the provision made in the said agreement and power of attorney, the Developer hereto has been inter alia empowered and authorized having right to book as well as sell of various units and/or spaces/Garages (Car Parking Space) comprising the said proposed building.

AND WHEREAS the Developer shall be fully entitled and competent to enter into agreement for sale of such spaces and /or units/ Garages and to receive any booking amount and any advance in respect of the constructed building from the prospective buyer/buyers thereof and to sell the space/unit of the said building on execution and registration of the relating deed of conveyance.

The purchaser has already taken inspection of title to the said premises and on being prima facie satisfied as to the right, title and interest of the owners as well as the Developer in the said premises with regard to the right to cause construction of building on the said premises.

AND WHEREAS the Developer has erected a multi storied building various units and/or spaces/Garages (Car Parking Space) in the aforesaid land mentioned in First Schedule below in accordance with the Sanctioned Building Plan from the competent authority Rajarhat Bishnupur 1 No. Gram Panchayat at Rajarhat, P.O. and

P.S. Rajarhat, District : North 24-Parganas, Pin Code - 700135, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat in the District North 24-Parganas having power to sell and/or every right to transfer the same as per the Development Agreement as stated earlier.

AND WHEREAS the Developer/Owners agreed to transfer and/or sell **ALL THAT** piece and parcel of one residential Flat being **Unit No 103, Block- A**, on the First **Floor** of flooring marble, measuring an area about **1250 Sq. ft.** including super built up area be the same a little more or less at a consideration of Rs.56,83,000/- (Rupees Fifty Six Lakh and Eighty Three Thousand) only for the said constructed building more fully and particularly described in the Second Schedule, together with the proportionate share of the land in the said premises for common passage and/or entrance regarding the said flat in the respect of the Second Schedule mentioned herein below.

AND WHEREAS the said consideration includes consideration for the transfer of the undivided proportionate share in the land underneath and the amount payable by the purchaser to the Developer and the owners on account of construction of the said flat and the said total consideration has been fixed on the basis of super built up area of the said Flat mentioned in the second schedule hereinafter.

AND WHEREAS the said purchaser has agreed to purchase, own acquire, posses and/or occupy the said residential Unit **ALL THAT** piece and parcel of one residential Flat being **Unit No 103, Block- A**, on the First **Floor** of flooring marble, measuring an area about **1250 Sq. ft.** including super built up area be the same a little more or less consisting of 3(Three) bed rooms, 1(One) Kitchen, 1(One) living-cum-dining

space, 1(one) Balcony and 2(two) toilets at a consideration of Rs.56,83,000/- (Rupees Fifty Six Lakh and Eighty Three Thousand) only for the said flat together with the proportionate share of the land in the said premises for common passage and/or entrance regarding the said flat in the respect of the Second Schedule mentioned herein below referred to here as the "**Said Property**".

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :

In pursuance of the aforesaid declaration and in consideration of the said money of Rs.56,83,000/- (Rupees Fifty Six Lakh and Eighty Three Thousand) only being the lawful money of the union of India well and truly paid by the said purchaser to the Developer on or before the execution of these presents and that being the full consideration money of the "**Said Property**", (the receipt whereof the Developer do hereby admits and acknowledge as per memo of consideration hereunder written and of and from the same and every part thereof) the Vendors/Developer do hereby acquit, release and forever discharge the said Purchaser as well as the said "**Said Property**", against total Consideration of Rs.56,83,000/- (Rupees Fifty Six Lakh and Eighty Three Thousand) only and hereby transferred unto the said Purchaser along with the right of ingress and egress in respect of the said Flat more fully and specifically described in the Schedule hereunder written or HOWSOEVER OTHERWISE the said Flat now is or are or heretofore was or were situated, butted, bounded called known, numbered described or distinguished with all paths, passages, ways, sewers, drains, water courses and all other former and ancient rights, lights, liberties, benefits, privileges, whatsoever to the said Flat belonging or in otherwise occupied therewith or repugnant to belong or be appurtenant thereto and all the estate, rights, title, interest, claim and demand whatsoever

both at law or in equity of the Vendors/Developer into and upon the said property and every part thereof AND THAT the purchaser shall and may at all times hereafter peacefully and equitably hold, possess and enjoy the said Flat FURTHER THAT vendors/Developer and all person or persons having or lawfully or equitably claiming any estate or interest upon the said property or any part thereof from under or in trust for the Vendors/Developer shall and will from time to time or at all times hereafter at the costs and requests of the Purchaser do and execute or cause to be done and executed all such acts, deeds and things and matters whatsoever for further better and more perfectly assuring and conveying the said property to and unto the said Purchaser as shall or may be reasonably be required. The vendors/Developer do hereby declare that they have not previously leased, mortgages, transferred, sold or gifted the said Flat nor it is in any way encumbered nor the vendors/Developer made any contract to any other person in respect of the said Flat.

If any of the representations or covenants made hereinbefore by the vendors/Developer are subsequently found to be false or any fraud is detected hereafter the vendors/Developer shall be liable to compensate the loss, if sustained by the Purchaser.

The vendors/Developer also undertake to rectify and/or amend any error or omission if transpired in this Deed in future.

AND THE VENDORS/DEVELOPER DOTH HEREBY ALSO COVENANT WITH THE PURCHASER as follows :-

1. That the vendors/Developer have in themselves good right, full power and absolute authority to convey the said Flat unto and to the use and benefit of the Purchaser herein in the manner aforesaid.

2. That the purchaser for all times hereafter peacefully and quietly enter upon or occupy or hold or possess and enjoy the said Flat for her own use and benefits.
3. That the purchaser shall hold the said Flat free and clear and freely and clearly and absolutely acquitted, exonerated and forever released and discharged by the Vendors/Developer herein.
4. That the vendors /Developer herein shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, conveyance for the better and more perfectly and absolutely granting the said Flat and every part thereof hereby conveyed unto and to the use and benefit of the purchaser in the manner aforesaid as by the Purchaser shall be reasonably required.
5. That the vendors/Developer do hereby certify that the said Flat under schedule is not a Government land and no notice of requisition and/or acquisition have been received by them nor they have received any compensation from any authority in respect of the said Flat is not belonging to any trust and not a temple, mosque or church properties and in all manner absolutely free from all encumbrances. AND THAT the purchaser shall pay proportionate share of maintenance charges of the said Flat which will be decided in due course of time and That the purchaser have further agreed to have the Flat registered under the West Bengal Apartment ownership Act or any other similar Act along with the other flat owners and comply with all terms and conditions as specified in schedule hereinafter written.

(PURCHASER' RITHTS AND OBLIGATIONS)

1. The purchaser shall have rights of user in common with the other owners and/or occupiers of the different flats regarding drainages, water supply system and connections including the

pipe lines and also the water tanks and connections, electricity, telephone lines etc.

2. The purchaser shall have the right of maintenance repairs for white washing or painting of the door and windows of the said flat provided any such work does not cause any nuisance or permanent obstructions to the other occupants of the said property.

3. The purchaser from time to time and at all times hereby agree to contribute and pay proportionate share towards the costs and expenses towards the maintenance charges, service taxes and impositions and other outgoings and the said amount is variable accordingly to the needs of circumstances and market of the aforesaid sum without any variations as may be fixed as aforesaid individually and/or collectively.

4. The purchaser shall have right to mutate her names as owner of the said Flat in the records of the Government or local authority and the vendors/Developer shall whenever required by the purchaser give therein or their consent or approval in writing for the purpose of such mutation and separate Assessment.

5. The purchaser shall have the full and absolutely proprietary rights including the uses of roof right commonly such as the vendor/Developer derives from her/his title and save and except that of demolishing or committing waste in respect of the property described in schedule in any manner so as to effect the vendor or other co-owners who have already purchased and acquired or any hereafter purchase or acquire similar property rights as covered by this conveyance.

6. The purchaser shall not store any inflammable and/or combustible articles in the said Flat nor use the said Flat for any other purpose violating any provisions of law.

7. That the Purchaser shall have the full right to sale, to lease, to rent, their said Flat to any one if they desires.
8. The purchaser shall also pay their proportionate share for insurance of the building for earth quake, fire, mob, violence and commotion.
9. That the right to use the said Flat and common areas of the said building shall be enjoyed by all the owners subject to right preserved by the Vendors/ Developer.
10. The purchaser shall pay the Developer maintenance charges of her proportionate area from the date of getting possession of her Flat till the association of Flat owners shall be formed and thereafter to the association as to be decided by the said association.

THE FIRST SCHEDULE (LAND) ABOVE REFERRED TO :

ALL THAT the piece and parcel of land measuring about 1(one) Bigha 0(zero) Cottah 0 (zero) Chittaks 0(zero) Sq. ft be the same a little more or less lying and situated at Mouza - Bhatenda, J.L. No.28, Re. Su. No. 50, Touzi No.2998 comprised in Dag No. 596, 597 & 598 under Khatian Nos. 820, 148, 473, 634, 805, 30, 637, 800, 313, 61, 172, 236, 11, 239 and 304 under Police Station - Rajarhat, in the District : North 24-Parganas, Kolkata - 700 135, within the limit of Rajarhat Bishnupur 1No. Gram Panchayat and Additional District Sub-Registry Office at Rajarhat, which is butted and bounded as follows :-

ON THE NORTH : Land of It Kiran Chandra Karmakar.

ON THE SOUTH : 91 Bus Route (40 ft wide).

ON THE EAST : House of Parithosh Roy/ Bimal Mukherjee and Ors.

ON THE WEST : Land of Abu Syed Molla and Ors.

THE SECOND SCHEDULE

ALL THAT piece and parcel of one residential Flat being **Unit No 103, Block- A**, on the First **Floor** of flooring marble, measuring an area about **1250 Sq. ft.** including super built up be the same a little more or less consisting of 2(Two) bed rooms, 1(One) Kitchen, 1(One) living-cum-dining space, 1(one) Balcony and 2(two) toilets more fully shown in annexed Plan delineated in Colour Red.

Together with

Proportionate, undivided and indivisible share in the Land comprised in the Property;

Specifications

- 1) Areas :
 - a) Entrance , Exist, boundary.
 - b) Lobbies, staircase and landings.
 - c) Other space for installing pumps electrical and other installations.
- 2) Water and Plumbing – Water Pump, overhead water tank, water pipes (save those inside and unit) and deep tube well.
- 3) Electrical Installation – wiring assemble for lightning of the common paths and wiring from the electrical sub-station to one point inside or at the main gate of each unit.
- 4) Drains etc – Drains, Sewers and pipes.
- 5) Flooring and skirting : - All rooms including kitchen, toilets and veranda are laid with marble, skirting of 150 mm height glazed tiles to be provided in toilet of 1350 mm height.
- 6) Toilets, sanitary & Plumbing – Each toilet will be provided with Indian type long pan or western type pan, 2 taps, shower in all pipe lines in toilets and kitchen will be concealed. Kitchen are provided with sink with two taps with shelve below the table top (Black stone) wash basin will be provided in the dinning space

with glazed tiles to be provided in the dinning space with glazed tiles to be provided on the slab in the kitchen upto 450 mm height.

- 7) Doors and Windows - All flush doors (wooden) and aluminium sliding windows with grill.
- 8) Interior Finishes of wall & ceiling - Over land plaster all rooms will be finished by plaster of Paris (white) without final paint.
- 9) Exterior finishes of wall, chajjas, etc. - Cement based colour wash finish.
- 10) Electrical Work - Concealed conducts for all bedrooms-4 points, dinning - 4points, 15Amp. 1 point, Veranda - 1 point, Kitchen - 2 points, toilet -2 points.
- 11) Elevator/Lift - One reputed make elevator in each building.
- 12) Water - 24Hours water supply from deep tube well though electric motor pump from one common overhead tank through PVC (Polyvinyl Chloride) make pipe.

Common Expenses

1. Maintenance - All expenses for maintaining, operating, white washing, painting, repairing, renovating and replacing the common portion including the outer walls of the building.
2. Operational - All expenses for running and operating all machinery, equipment and installations comprised in the common portion including water pumps, electrical sub-station, transformer and generators and including the costs of repairing, renovating and replacing the same.
3. Staff : The salaries of and all other expenses of the staff to be employed for the common purposes including the salaries, Bonus and other emoluments and benefits.
4. Association - Establishments and all other expenses of the association including its formation, office establishment and miscellaneous expenses and also similar expenses of the any

- agency looking after the common purpose until handing over the same to the association.
5. Insurance - Cost of insuring the building and/or common portions.
 6. Fire Fighting - Creation of Funds for replacement renovation and/or other periodic expenses.
 7. Reserves : Creation of Funds for replacement renovation and/or other periodic expenses.
 8. Others - All other expenses and / or outgoing as are incurred by the Developer and/or the Association for the common purposes.

IN WITNESSES WHEREOF all the parties hereto have set and subscribed their hands seals and delivers on the day, month and year first above written presents of :

Witnesses :-

1. Rasthakar Rast
S/o. Raghunath Rast
DE-105/2, Narayanpura
Bagmati, K.O. - 159

2. Abdul Hamid
S/o. Abdul Hamid
of Narayanpura
K.O. 136.

[Signature]

Signature of the Vendors
(Constituted Attorney of the
Landowners and Developer)

Rashmita Rast

Signature of the Purchaser

Drafted by :

Md. Jakir Hossain
Md. Jakir Hossain,

Advocate.

High Court, Calcutta.

Mobile : 9830361013

E-mail : *md.jakir.hossain@rediffmail.com*

12/3/2013

Typed by :

Jahangir Chowdhury

Jahangir Chowdhury

Of 1 No. Kaiser Street,

Kolkata - 700 009

RECEIPTS & MEMO OF CONSIDERATION

RECEIVED and acknowledged a sum of Rs.56,83,000/- (Rupees Fifty Six Lakh and Eighty Three Thousand) only from the purchaser herein as the total consideration of the said Flat as mentioned in the schedule hereinabove.

Date	Cheque / Cash	Details	Amount in (Rs.)
23/07/2019	Cheque	OBC Bank, Stand Road Branch	Rs.50,000/-
24/07/2019	RTGS	-Do-	Rs.5,00,000/-
25/07/2019	Cheque	-Do-	Rs.1,00,000/-
25/07/2019	Cheque	-Do-	Rs.1,00,000/-
30/07/2019	RTGS	-Do-	Rs.4,63,000/-
30/07/2019	Demand Draft	-Do-	Rs.40,00,000/-
31/07/2019	RTGS	-Do-	Rs.4,70,000/-

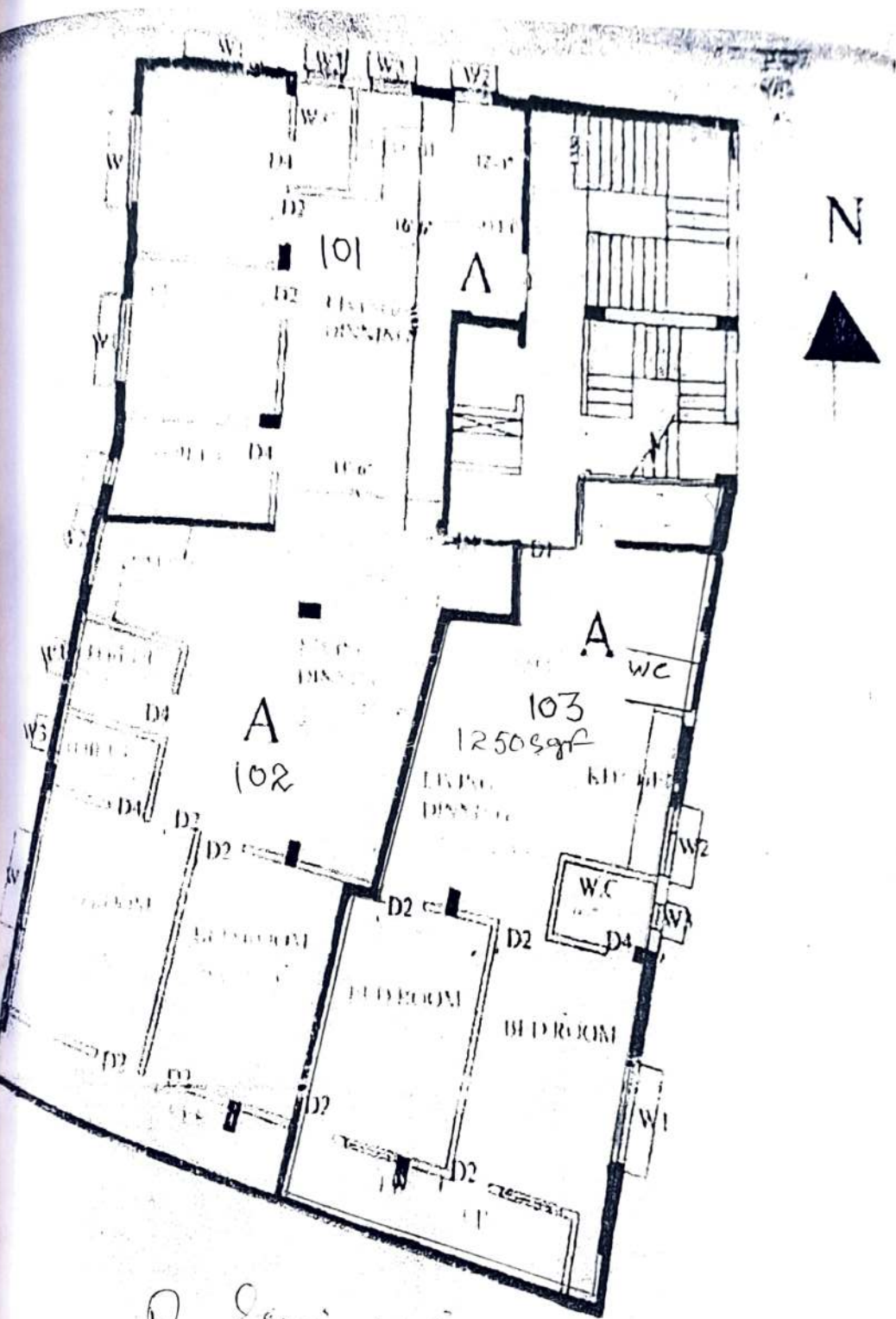
Signature of the Vendors
(Constituted Attorney of the
Landowners and Developer)

WITNESSES :

(1) Kothakota Rent

(2) Abdul Hamid

King's Hut, Flat No - A - 103.
Rajshet, Wal - 7000135



Radgus Lar

Rashmita Patel

SPECIMEN FORM FOR TEN FINGERPRINTS



Raynor, D.

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



Raynorita R. Cut

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

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

19-201920-005376706-1
Date: 03/08/2019 10:59:20
CKK1846061

Payment Mode Online Payment

Bank : State Bank of India
BRN Date: 03/08/2019 11:00:01

TOR'S DETAILS

Id No. : 19020001230470/5/2019
[Query No./Query Year]

JAKIR HOSSAIN

Mobile No. : +91 9830361013

at No. :

ss :

cant Name :

e Name :

e Address :

as of Depositor :

Advocate

ose of payment / Remarks :

Sale, Sale Document Payment No 5

MENT DETAILS

Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
19020001230470/5/2019	Property Registration- Stamp duty	0030-02-103-003-02	284071
19020001230470/5/2019	Property Registration- Registration Fees	0030-03-104-001-16	113758
Total			397829

Words : Rupees Three Lakh Ninety Seven Thousand Eight Hundred Twenty Nine only

Major Information of the Deed

	I-1902-03999/2019	Date of Registration	03/08/2019
Year	1902-0001230470/2019	Office where deed is registered	
Date	29/07/2019 7:39:19 PM	A.R.A. - II KOLKATA, District: Kolkata	
Name, Address Details	JAKIR HOSSAIN NARAYANPUR SOUTH., Thana : Airport, District : North 24-Parganas, WEST BENGAL, PIN - 700136, Mobile No. : 9830361013, Status : Advocate		
Additional Transaction	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 56,83,000/-]		
Market Value	Rs. 56,83,000/-		
Registration Fee Paid	Rs. 1,13,758/- (Article:A(1), E, B, M(a), M(b), I)		

Particulars Details :

Plot No: 596, 597, 598, Khatian No: 473, 340, 61, Floor Area: 1250 Sq.Ft., Set Forth Value: 56,83,000/-, Market value: 56,83,000/-, Other Details: Flat No: 103, Floor No: 1, Apartment Type: Flat/Apartment Residential Use, Floor Type: Marble, Age of Flat: 0 Year, Approach Road Width: 40 Ft., Other Amenities: Lift Facility, New Flat, Status of Completion: Completed, Plan sanctioned Date: 09/09/2010

Plot No Details	Khatian Details	Floor Area (In Sq.Ft.)	Set Forth Value (In Rs.)	Market value (In Rs.)	Other Details
LR - 596, 597, 598	LR - 473, 340, 61	Super Built-up Area: 1250	56,83,000/-	56,83,000/-	Flat No: 103, Floor No: 1, Apartment Type: Flat/Apartment Residential Use, Floor Type: Marble, Age of Flat: 0 Year, Approach Road Width: 40 Ft., Other Amenities: Lift Facility, New Flat, Status of Completion: Completed, Plan sanctioned Date: 09/09/2010

Signer Details :

Name, Address, Photo, Finger print and Signature
Mr SUSIL KUMAR KARMAKAR Son of Late KIRAN CHANDRA KARMAKAR BHATENDA., P.O:- RAJARHAT, P.S:- Airport, Barasat, District:- North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No.: AWEPK8061B, Status : Individual, Executed by: Attorney, Executed by: Attorney
Mr SUKUMAR KARMAKAR Son of Late KIRAN CHANDRA KARMAKAR BHATENDA., P.O:- RAJARHAT, P.S:- Rajarhat, Barasat, District:- North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No.: ANKPK3203C, Status : Individual, Executed by: Attorney, Executed by: Attorney

KRISHNA CHANDRA KARMAKAR
Son of Late KIRAN CHANDRA KARMAKAR BHATENDA,, P.O:- RAJARHAT GOPALPUR, P.S:- Rajarhat, Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700136 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AHZPK9950D, Status :Individual, Executed by: Attorney, Executed by: Attorney




SUSANTA KARMAKAR
Son of Late KIRAN CHANDRA KARMAKAR BHATENDA,, P.O:- RAJARHAT, P.S:- Rajarhat, Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: CNBPK1571J, Status :Individual, Executed by: Attorney, Executed by: Attorney

REBA KARMAKAR
Daughter of Late KIRAN CHANDRA KARMAKAR BHATENDA,, P.O:- RAJARHAT, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AGFPK9181M, Status :Individual, Executed by: Attorney, Executed by: Attorney

MS RIA CONSTRUCTION
95, GOSWAMI PARA,, P.O:- BALLY, P.S:- Bally, Bally, District:-Howrah, West Bengal, India, PIN - 732102 , PAN No.: ADOPD6264A, Status :Organization, Executed by: Representative, Executed by: Representative




er Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Miss RASHMITA ROUT Daughter of Mr KALANDI ROUT Executed by: Self, Date of Execution: 02/08/2019 , Admitted by: Self, Date of Admission: 03/08/2019 ,Place : Office	 03/08/2019	 LTI 03/08/2019	 03/08/2019
Daughter of Mr KALANDI ROUT Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: BQYPR9910F, Status :Individual, Executed by: Self, Date of Execution: 02/08/2019 , Admitted by: Self, Date of Admission: 03/08/2019 ,Place : Office			




Attorney Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Mr FALGUNI DAS Son of Late SUBODH CHANDRA DAS Date of Execution - 02/08/2019 , , Admitted by: Self, Date of Admission: 03/08/2019, Place of Admission of Execution: Office	 Aug 3 2019 1:31PM	 LTI 03/08/2019	 03/08/2019



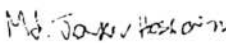
GOSWAMI PARA,, P.O:- BALLY, P.S:- Bally, Bally, District:-Howrah, West Bengal, India, PIN - 711201, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADOPD6264A
 Status : Attorney, Attorney of : Mr SUSIL KUMAR KARMAKAR, Mr SUKUMAR KARMAKAR, Mr KRISHNA CHANDRA KARMAKAR, Mr SUSANTA KARMAKAR, Mrs REBA KARMAKAR

Representative Details :

Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature
Mr FALGUNI DAS (Presentant) Son of Late SUBODH CHANDRA DAS Date of Execution - 02/08/2019, , Admitted by: Self, Date of Admission: 03/08/2019, Place of Admission of Execution: Office			
	Aug 3 2019 1:31PM	LTI 03/08/2019	03/08/2019

95, GOSWAMI PARA,, P.O:- BALLY, P.S:- Bally, Bally, District:-Howrah, West Bengal, India, PIN - 711201, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADOPD6264A
 Status : Representative, Representative of : MS RIA CONSTRUCTION (as SOLE PROPRIETOR)

Identifier Details :

Name	Photo	Finger Print	Signature
JAKIR HOSSAIN Son of Md. ABU TALEB MONDAL RAYANPUR SOUTH,, P.O:- RAJARHAT PALPUR, P.S:- Airport, Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700136			
	03/08/2019	03/08/2019	03/08/2019

Identifier Of Mr FALGUNI DAS, Mr FALGUNI DAS, Miss RASHMITA ROUT

Transfer of property for A1

No	From	To. with area (Name-Area)
1	Mr SUSIL KUMAR KARMAKAR	Miss RASHMITA ROUT-208.333333 Sq Ft
2	Mr SUKUMAR KARMAKAR	Miss RASHMITA ROUT-208.333333 Sq Ft
3	Mr KRISHNA CHANDRA KARMAKAR	Miss RASHMITA ROUT-208.333333 Sq Ft
4	Mr SUSANTA KARMAKAR	Miss RASHMITA ROUT-208.333333 Sq Ft
5	Mrs REBA KARMAKAR	Miss RASHMITA ROUT-208.333333 Sq Ft
6	MS RIA CONSTRUCTION	Miss RASHMITA ROUT-208.333333 Sq Ft

Endorsement For Deed Number : I - 190203999 / 2019

08-2019
Certificate of Market Value(WB PUVI rules of 2001)

and that the market value of this property which is the subject matter of the deed has been assessed at Rs 1000/-

Tushar Kanti Mandal

Tushar Kanti Mandal
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

03-08-2019
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 Indian Stamp Act 1899.

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

Presented for registration at 12:25 hrs on 03-08-2019, at the Office of the A.R.A. - II KOLKATA by Mr FALGUNI DAS

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

Execution is admitted on 03/08/2019 by Miss RASHMITA ROUT, Daughter of Mr KALANDI ROUT, RADHARANI DEPARTMENT, DE 105/2, NARAYANTALA EAST,, P.O: ASWININAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession Service

Identified by Md JAKIR HOSSAIN, , Son of Md ABU TALEB MONDAL, NARAYANPUR SOUTH,, P.O: RAJARHAT GOPALPUR, Thana: Airport, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Muslim, by profession Advocate

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

Execution is admitted on 03-08-2019 by Mr FALGUNI DAS, SOLE PROPRIETOR, MS RIA CONSTRUCTION (Sole Proprietorship), 95, GOSWAMI PARA,, P.O:- BALLY, P.S:- Bally, Bally, District:-Howrah, West Bengal, India, PIN - 72102

Identified by Md JAKIR HOSSAIN, , Son of Md ABU TALEB MONDAL, NARAYANPUR SOUTH,, P.O: RAJARHAT GOPALPUR, Thana: Airport, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Muslim, by profession Advocate

Executed by Attorney

Execution by Mr FALGUNI DAS, , Son of Late SUBODH CHANDRA DAS, 95, GOSWAMI PARA,, P.O: BALLY, Thana: Bally, , City/Town: BALLY, Howrah, WEST BENGAL, India, PIN - 711201, by caste Hindu, by profession Business as the constituted attorney of 1. Mr SUSIL KUMAR KARMAKAR BHATENDA,, P.O: RAJARHAT, Thana: Airport, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700135, 2. Mr SUKUMAR KARMAKAR BHATENDA,, P.O: RAJARHAT, Thana: Rajarhat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700135, 3. Mr KRISHNA CHANDRA KARMAKAR BHATENDA,, P.O: RAJARHAT GOPALPUR, Thana: Rajarhat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700136, 4. Mr SUSANTA KARMAKAR BHATENDA,, P.O: RAJARHAT, Thana: Rajarhat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700135, 5. Mrs REBA KARMAKAR BHATENDA,, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135 is admitted by him

Identified by Md JAKIR HOSSAIN, , Son of Md ABU TALEB MONDAL, NARAYANPUR SOUTH,, P.O: RAJARHAT GOPALPUR, Thana: Airport, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Muslim, by profession Advocate

of Fees

that required Registration Fees payable for this document is Rs 1,13,758/- (A(1) = Rs 56,830/- ,B = Rs 5,758/- ,C = Rs 14/- ,D = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online on 03/08/2019 11:00AM with Govt. Ref. No: 192019200053767061 on 03-08-2019, Amount Rs: 1,13,758/-, State Bank of India (SBIN0000001), Ref. No. CKK1846061 on 03-08-2019, Head of Account 0030-03-104-001-

ent of Stamp Duty

ed that required Stamp Duty payable for this document is Rs. 2,84,171/- and Stamp Duty paid by Stamp Rs 100/-, ine = Rs 2,84,071/-
ription of Stamp
mp: Type: Impressed, Serial no 83140, Amount: Rs.100/-, Date of Purchase: 29/07/2019, Vendor name: S
erjee
ription of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
e on 03/08/2019 11:00AM with Govt. Ref. No: 192019200053767061 on 03-08-2019, Amount Rs: 2,84,071/-,
State Bank of India (SBIN0000001), Ref. No. CKK1846061 on 03-08-2019, Head of Account 0030-02-103-003-

Tushar Kanti Mandal

Tushar Kanti Mandal
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

of Registration under section 60 and Rule 69.
d in Book - I
umber 1902-2019, Page from 152217 to 152252
190203999 for the year 2019.



Tushar Kant Mandal

Digitally signed by TUSHAR KANTI
MANDAL
Date: 2019.08.20 16:04:04 +05:30
Reason: Digital Signing of Deed.

(Tushar Kanti Mandal) 8/20/2019 4:03:53 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)