

609/21

I-557/82



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AC 861094

Central Bank Ltd. documents is admitted
to registration. The Registrar's sheet/s and
the endorsement sheet/s attached with this
document are the part of this document.

সি. এস. সাব-রেজিস্ট্রার
আদালত, দক্ষিণ 24 পার্গানা

- 3 MAR 2022

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this 3rd day of March 2022,
BETWEEN SRI. BARUN MUKHERJEE, PAN - BVPPM0385M, son of Late. Netai
Chandra Mukherjee, by caste - Hindu, by occupation - Business and residing at
No. 15H, Anil Roy Road, P.O. Sarat Bose Road, P.S. Rabindra Sarabor
(Previously Lake), Kolkata- 700 029, hereinafter referred to as the "**VENDOR**"
(which expression shall, unless excluded by or repugnant to the context, be
deemed to include his heirs, executors, administrators, representatives and
assigns) on the **ONE PART**;

AND

28189

16 SEP 2021

No.....Rs. **50/-** = Date.....
Name:.....U.S. Developers Pvt. Ltd.
Address:.....103, Monohar Pukur Road.
Vendor:.....Kot-29.

Vendor:.....
Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kot-27



Adml. Dist. Sub-Registrar
Alipore
South 24 Pgs.
Kolkata-7001

Abhay Laha Das
S/O Late S. Das
26. V. P. Lane
Kolkata-700026
P.S. & C.O. Raighat

M/S. U. S. DEVELOPERS PRIVATE LIMITED, PAN-AAACU8610P a Company incorporated under the Companies Act, 1956 and having its Registered Office at No. 103, Monohar Pukur Road, P.O. Sarat Bose Road, P.S. Rabindra Sarabor, Kolkata- 700029, represented by its Director **Sri. Ujjal Bose**, PAN-ADZPB7758G, son of Late. Anil Kr. Bose, by faith Hindu, by occupation Business and at present residing at No. 103, Manohar Pukur Road, P.S. Rabindra Sarabor, P.O. Sarat Bose Road, Kolkata- 700 029, hereinafter referred to as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to include its successors-in-office and assigns) on the **OTHER PART**;

WHEREAS by and/or under a Bengali Deed of Sale dated 22nd July 1934 and registered before the office of District Registrar Alipore in Book No. 1, Volume No. 63, Pages 245 to 258, being No. 3074 for the year 1934 one Mahendra Lal Saha, Harendra Lal Saha, Manjeri Lal Saha, Adha Chandra Saha, Annadha Charan Saha, as the joint executors of the estate of Late. Brindaban Chandra Saha, sold, transferred and alienated to one Jogesh Chandra Mukhopadhyay a plot of land measuring more or less 3 Cottah 7 Chittrack 16 Sq.ft. lying situate within Mouza- Manoharpur, Dihi Panchanagram, Division- VI, Sub-Division- Q, Holding No. 428/254, P.S. Lake, (previously Tollygunge), District 24 Parganas (South), Sub-Registry Office Alipore, comprised within Premises No. 40/2/1, Lake Road, together with 15 feet wide common passage at a valuable consideration on such terms and conditions as contained in the said Deed of Conveyance.

AND WHEREAS by and/or under an Indenture dated 5th September 1940 and registered before the District Sub-Registrar Alipore in Book No. 1 Volume No. 88, Pages 241 to 248 being No. 3276 for the year 1940 the said Jogesh Chandra Mukherjee purchased a plot of land measuring 1 Cottah 15 Chittrack 8 Sq.ft.



Aaddl. Dist. Sub-Registrar
— Alipore
3 MAR 2022
South 24 Parganas
Kolkata- 700027

adjacent to the aforesaid 3 Cottah 7 Chittack 16 Sq.ft. plot of land lying situate on the northern and eastern portion of the earlier plot of land as the surplus land from the Trustees for the Improvement of Calcutta at a valuable consideration and thereby the said Jogesh Chandra Mukherjee became the absolute owner of a larger plot of land measuring more or less 5 Cottah 6 Chittack 24 Sq.ft. comprised within Municipal Premises No. 40/2/1, Lake Road, Calcutta and subsequently re-numbered as 40/2/1C, Lake Road, Calcutta and duly mutated his name in the records of Kolkata Municipal Corporation as the Owner thereof.

AND WHEREAS having had the said ownership the said Jogesh Chandra Mukherjee constructed thereon a pucca residential house and used and enjoyed the same as the absolute owner thereof.

AND WHEREAS due to various weighty causes and reasons the said Jogesh Chandra Mukherjee by and/or under a Bengali Deed of Settlement dated 21st March 1956 and registered before the Sub-Registrar Alipore in Book No. 1, Volume No. 43, Pages 71 to 76, being No. 2403 for the year 1956 transferred the said immovable property comprised within Municipal Premises No. 40/2/1C, Lake Road, Calcutta, to himself as the Sole Trustee for his life and for the purpose of holding the said property for the benefit of the Owners with the proviso that upon the death of the said Jogesh Chandra Mukherjee his four sons namely, Kedareswar Mukherjee, Netai Chandra Mukherjee, Kartick Chandra Mukherjee and Biswanath Mukherjee will acquire their respective absolute ownership on the said plot of land in respect of their respective portions as more fully and particularly mentioned and described in Schedule - B, C, D and E of the said Deed of Settlement and thereupon the trust created by the said Jogesh Chandra Mukherjee shall come to an end.



Adl. Dist. Sub-Registrar
Alipore
3 MAR 2022
South 24 Parganas
Kolkata-700027

AND WHEREAS on or about 07.11.1963 the said Jogesh Chandra Mukherjee died leaving the said Deed of Settlement dated 23rd March 1956 without causing any amendment or modification therein and by virtue of the provisions contained in the said Deed of Settlement, the four sons acquired their ownership on the respective portions of the said plot of land as indicated in the said Deed of Settlement and are jointly holding, possessing and enjoying the same for their residential purpose.

AND WHEREAS after demise of their father Jogesh Chandra Mukherjee the said four sons Kedareswar Mukherjee, Netai Chandra Mukherjee, Kartick Chandra Mukherjee and Biswanath Mukherjee acquired their respective portions as per the Bengali Deed of Settlement dated 21st March 1956 and mutated their name in the Kolkata Municipal Corporation in four separate premises numbers.

AND WHEREAS the said Netai Chandra Mukherjee acquired his respective portion as per the said Bengali Deed of Settlement and became the sole Owner of the Premises No. 15H, Anil Roy Road, P.S. Rabindra Sarobar (Previously Lake), Kolkata- 700 029 and mutated his name in the Kolkata Municipal Corporation.

AND WHEREAS Netai Chandra Mukherjee died intestate on or before 09.07.1980 and living behind his wife Mina Mukherjee and two sons namely Sri. Bikash Mukherjee and Sri. Barun Mukherjee and two daughters namely Smt. Shafali Mukherjee and Smt. Mirali Sarkar and they became the Owners of the Premises No. 15H, Anil Roy Road, P.S. Lake, Kolkata- 700 029 in their equal share of ALL THAT piece or parcel of land measuring 1 Cottah 05 Chittaks 40 Sqft (**985 Sqft**) more or less including the proportionate share of the common passage, being known and numbered as Municipal Premises No. 15H, Anil Roy Road, P.O. Sarat Bose Road, P.S. Rabindra Sarobar (Previously Lake), Kolkata- 700 029.



Addl. Dist. Sub-Registrar
Alipore
3 MAR 2022
South 24 Parganas
Kolkata- 700027

AND WHEREAS said Sri. Barun Mukherjee filed a Title Suit No. 151 of 1986 in the 3rd Court of the Assistant District Judge at Alipore and the said Suit was decreed amically on compromise in terms of the compromise petition.

AND WHEREAS Mina Mukherjee the mother and her two daughters Smt. Shafali Mukherjee and Smt. Mitali Sarkar voluntarily relinquished their right, title and interest in respect of their 1/5th share each in the said property in favour of Sri. Bikash Mukherjee and Sri. Barun Mukherjee on the basis of that Court Order.

AND WHEREAS in view of aforesaid Sri. Bikash Mukherjee and Sri. Barun Mukherjee are the present Owners of the Premises No. 15H, Anil Roy Road, P.S. Lake, Kolkata- 700 029 in their equal 50% share.

AND WHEREAS in view of aforesaid the Vendor along with his brother are now holding, possessing and enjoying the undivided share of ownership in the said premises.

AND WHEREAS the Vendor herein is ready and willing to sell his 50% undivided share of ownership in the said premises to the Purchaser herein at a valuable consideration.

AND WHEREAS in view of aforesaid the said Sri. Barun Mukherjee the Vendor herein is now holding, possessing and enjoying the 492.5 Sqft of land with 300 Sqft pucca structure being undivided 50% share of ownership in the Premises No. 15H, Anil Roy Road, Kolkata.

AND WHEREAS in course of time by and/or under an Agreement for Sale dated 10th January 2020 entered into by and between the Vendor herein and M/s. U. S. Developers Pvt. Ltd. as the Purchaser herein agreed to sell and the Purchaser agreed to purchase at a valuable consideration of Rs. 40,00,000/- (Rupees Forty Lakhs) only the said 492.5 Sqft of land with 300 Sqft pucca structure being 50%



Addl. Dist. Sub-Registrar
Alipore
3 MAR 2022
South 24 Parganas
Kolkata-700027

undivided share of Ownership of the Municipal Premises No. 15H, Anil Roy Road, P.S. Rabindra Sarobar (Previously Lake), Kolkata- 700 029 as more fully and particularly mentioned and described in the Schedule hereunder written.

AND WHEREAS after entering the said Agreement for Sale dated 10th January 2020 the said Premises No. 15H, Anil Roy Road, Kolkata - 700 029 was amalgamated with Premises Nos. 15J, 15K, and 15L, Anil Roy Road, Kolkata - 700 029 and upon such amalgamation a larger plot of land measuring 5 Cottahs 6 Chittacks and 24 Sq.ft. together with one three storied residential house and few pucca structure being mutated in the name of all the Owners of the said Four Premises and the Kolkata Municipal Corporation duly renumbered the said larger plot of lane measuring 5 Cottahs 6 Chittacks and 24 Sq.ft. with the building and the structures as Municipal Premises No. 15K, Anil Roy Road, Kolkata - 700 029.

AND WHEREAS the aforesaid amalgamation was caused by the parties thereto by virtue of a Deed of Amalgamation dated 23rd December, 2020 registered before the Additional District Sub Registrar at Alipore in Book No.1, Volume No. 1605-2021, Page 5635 to 5680, Being No. 160503668 for the year 2020.

AND WHEREAS irrespective of such amalgamation the present Vendor is the Owner of 492.5 Sq.ft. of land out of 985 Sq.ft. being 50% of the total land comprised within the Premises No. 15H, Anil Roy Road, Kolkata and upon the aforesaid amalgamation the same is within the new Premises No. 15K, Anil Roy Road, Kolkata - 700 029 as morefully and particularly mentioned in the Schedule hereunder written.

AND WHEREAS pursuant to and in terms of the said Agreement for Sale dated 10th January 2020 the Vendor is ready and willing to sell his 50% undivided share of ownership measuring 492.5 Sq.ft. of the land with 300 Sqft pucca



Addl. Dist. Sub-Registrar
Alipore
3 MAR 2022
South 24 Parganas
Kolkata-700027

structure previously comprised within the Premises No. 15H, Anil Roy Road, Kolkata and upon amalgamation within the Premises No. 15K, Anil Roy Road, Kolkata to the Purchaser herein at a valuable consideration free from all encumbrances absolutely and forever.

AND WHEREAS the Purchaser has adopted a resolution in the meeting of its Board of Directors held on 06.01.2020 that to purchase the 50% undivided share of ownership in respect of the plot of land will be beneficial to the interest of the said Purchaser and, inter alia, authorized its aforesaid Director to sign, execute and register this Agreement for Sale and/or on behalf of the party of the Other Part.

NOW THIS INDENTURE WITNESSES that in pursuance of the said Agreement and in consideration of the sum of Rs. 40,00,000/- (Rupees Forty Lakhs) only as paid by the Purchaser to the Vendor simultaneously with the execution of these Presents (the receipt whereof the Vendor doth hereby accept and acknowledge from the same release and discharge the Purchaser and the said 492.5 Sqft undivided share of ownership in the said immovable property) the said Vendor as beneficial Owner thereof doth hereby grant, convey, sell, transfer, assign and assure unto and to the use of the said Purchaser free from all encumbrances ALL THAT 492.5 Sqft undivided share of ownership in the land measuring more or less 5 Cottahs 6 Chittacks and 24 Sq.ft. together with 300 Sqft pucca structure standing thereon including the passage and presently known and numbered as Municipal Premises No. 15K, Anil Roy Road, P.O. Sarat Bose Road, P.S. Rabindra Sarobar (Previously Lake), Ward- 86, Kolkata- 700 029, with appurtenances belonging thereto as more fully and particularly mentioned and described in the Schedule hereunder written and hereinafter referred to as the "said premises" together with all buildings, trees, fences, hedges, ditches, ways, waters, watercourses, lights, liberties, privileges,



Addl. Dist. Sub-Registrar
Alipore
3 MAR 2022
South 24 Parganas
Kolkata-700027

easements and appurtenances whatsoever attached to the said dwelling house and premises belonging or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, claim and demand whatsoever of the Vendor unto and upon the same and every part thereof in law and equity TO HAVE AND TO HOLD the same unto and to the use of the Purchaser absolutely and forever together with title, deeds, writings, muniments and other evidences of title and the Vendor doth hereby covenant with the Purchaser that notwithstanding any act, deeds, matters or things heretofore done, executed or knowingly suffered to the contrary the Vendor is now lawfully seized and possessed of the said property to the extent of 492.5 Sqft undivided share therein free from all encumbrances, attachments or defect in title whatsoever and that the Vendor has full power and absolute authority to sell the said 492.5 Sqft undivided share of ownership in the said property in the manner aforesaid and the Purchaser shall hereafter peaceably and quietly hold, possess and enjoy the said immovable property in khas or through tenant without any claim or demand whatsoever from the Vendor or any person claiming through or under him AND FURTHER that the Vendor covenant with the Purchaser to save harmless indemnify and keep indemnified the Purchaser from or against all encumbrances, charges and equities whatsoever and the Vendor further covenant that they shall at the request and cost of the Purchaser do or execute or cause to be done or executed all such lawful acts, deeds, matters and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in the manner aforesaid according to the true intent and meaning of this Deed.

SCHEDULE ABOVE REFERRED TO

ALL THAT 492.5 Sqft of land being the undivided share of ownership together with 300 Sqft pucca structure standing thereon including the passage,



Addl. Dist. Sub-Registrar
Alipore
3 MAR 2022
South 24 Parganas
Kolkata-700027

hereditament and premises measuring more or less 5 Cottah 06 Chittacks 24 Sqft. lying situate at Municipal Premises No. 15K, Anil Roy Road, P.O. Sarat Bose Road, P.S. Rabindra Sarabor, Ward- 86, Kolkata- 700 029 and butted and bounded by:

| | |
|-------|---|
| North | : Portion of the Pre. No. 15K, Anil Roy Road; |
| East | : KMC Road; |
| South | : Premises No. 15F, Anil Roy Road; |
| West | : 15H, Anil Roy Road; |

IN WITNESS WHEREOF the Parties hereto of the First and Second Part set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED by

Sri. Barun Mukherjee, the Vendor
herein, at Kolkata, in the presence of:

1. *Shubhi Datta*
12 Samdani Tower
101-700029.
2. *Giridham Mondal*
160/P Bakul Bagan Road 101-700025

SIGNED SEALED AND DELIVERED by

M/S. U. S. Developers Pvt. Ltd. the
Purchaser herein, through its Director,
Sri. Ujjal Bose at Kolkata, in the
presence of:

1. *Shubhi Datta*
12 Samdani Tower
101-700029.
2. *Giridham Mondal*
160/P Bakul Bagan Road
101-700025

Barun Mukherjee
Signature of the Vendor

U.S. DEVELOPERS PVT. LTD.
Ujjal Bose
(UJJAL BOSE)
Director

Signature of the Purchaser



Addl. Dist. Sub-Registrar
Alipore
3 MAR 2022
South 24 Parganas
Kolkata-700027

MEMO OF CONSIDERATION

Received from the within mentioned Purchaser the within mentioned consideration a sum of **Rs. 40,00,000/- (Rupees Forty Lakhs)** only in full and final settlement in the following manner.

| Sl. No. | Date | Cheque No. | Bank & Branch | Amount (Rs) |
|--------------|------------|------------|---------------------|---------------------|
| 1. | 12.06.2017 | 737116 | IOB, Lansdowne Mkt. | 5,00,000.00 |
| 2. | 05.07.2017 | 737191 | IOB, Lansdowne Mkt. | 3,00,000.00 |
| 3. | 30.08.2017 | 737342 | IOB, Lansdowne Mkt. | 2,50,000.00 |
| 4. | 30.08.2017 | 737343 | IOB, Lansdowne Mkt. | 2,50,000.00 |
| 5. | 30.12.2017 | 737622 | IOB, Lansdowne Mkt. | 3,00,000.00 |
| 6. | 10.01.2020 | 585264 | IOB, Lansdowne Mkt. | 2,00,000.00 |
| 7. | 03.02.2020 | 739207 | IOB, Lansdowne Mkt. | 50,000.00 |
| 8. | 07.02.2022 | 740155 | IOB, Lansdowne Mkt. | 50,000.00 |
| 9. | 03.03.2022 | RTGS | IOB, Lansdowne Mkt. | 21,00,000.00 |
| Total | | | | 40,00,000.00 |

Barun Mukherjee

BARUN MUKHERJEE

Signature of the Vendor

Witness

1. *Barun Mukherjee*

2. *Goutam Mondal*

Drafted by me:

Goutam Bose

ADVOCATE 9831745186

Aerobon India Pvt

101-77



Addl. Dist. Sub-Registrar
Alipore
3 MAR 2022
South 24 Parganas
Kolkata- 700027

REPRESENTANT

PHOTO

| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|------------|-------|-------------|---------------|-------------|---------------|
| Left Hand | | | | | |
| Right Hand | | | | | |

NAME

SIGNATURE



NAME **BARUN MUKHERJEE**

SIGNATURE *Barun Mukherjee*

| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|------------|-------|-------------|---------------|-------------|---------------|
| Left Hand | | | | | |
| Right Hand | | | | | |



NAME **UJJAL BOSE**

SIGNATURE *Ujjal Bose*

| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|------------|-------|-------------|---------------|-------------|---------------|
| Left Hand | | | | | |
| Right Hand | | | | | |

PHOTO

| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|------------|-------|-------------|---------------|-------------|---------------|
| Left Hand | | | | | |
| Right Hand | | | | | |

NAME
SIGNATURE



Addl. Dist. Sub-Registrar
Alipore
3 MAR 2022
South 24 Parganas
Kolkata-700027



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

GRN Details

| | | | |
|------------------------|---------------------|------------------|----------------------|
| GRN: | 192021220196953831 | Payment Mode: | Online Payment |
| GRN Date: | 02/03/2022 23:03:06 | Bank/Gateway: | Indian Overseas Bank |
| BRN : | 202203030899020 | BRN Date: | 02/03/2022 23:03:29 |
| Payment Status: | Successful | Payment Ref. No: | 2000677563/1/2022 |
| [Query No*/Query Year] | | | |

Depositor Details

| | |
|--------------------|----------------------------|
| Depositor's Name: | U. S. Developers Pvt. Ltd. |
| Address: | 103, Monohar Pukur Road |
| Mobile: | 9830533787 |
| Contact No: | 09830533787 |
| Depositor Status: | Buyer/Claimants |
| Query No: | 2000677563 |
| Applicant's Name: | Mr UJJAL BOSE |
| Identification No: | 2000677563/1/2022 |
| Remarks: | Sale, Sale Document |

Payment Details

| Sl. No. | Payment ID | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|------------|
| 1 | 2000677563/1/2022 | Property Registration- Stamp duty | 0030-02-103-003-02 | 159970 |
| 2 | 2000677563/1/2022 | Property Registration- Registration Fees | 0030-03-104-001-16 | 40014 |
| Total | | | | 199984 |

IN WORDS: ONE LAKH NINETY NINE THOUSAND NINE HUNDRED EIGHTY FOUR ONLY.

સામગ્રી વિભાગ

INCOME TAX DEPARTMENT



શ્રી રાજ્ય

GOVT. OF INDIA

L ARUN MUKHERJEE

NETAJI MUKHERJEE

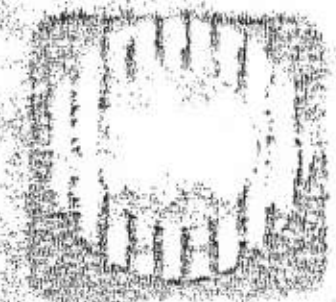
15/01/1963

Permanent Account Number

EVPRM0365M

સહી

Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

U S DEVELOPERS PRIVATE LIMITED

14/06/2005

Permanent Account Number

AAACU8610P



08122006

INCOME TAX DEPARTMENT

ANIL KUMAR BOSE

24/12/1964

Repurchase Account: Nutritional

ADZPB7758G

5) **अनुप्रास**

भारत सरकार
GOVT. OF INDIA



7. *Ande l'ha corda issest, f'ound k'indly t'igorn, f'etturna*
l'ingon, T'ax PAN Semvess, l'ut, j'um f'ist
 Plot 603, Sector 11, CBD Belapur,
 Navi Mumbai - 400 614.

1-800-4-A-M-I-B-I

१५. कौटिल्य का मतानुसार कर्मणोऽर्थो भवति का अर्थ है-

श्रीभक्तान्नमः शिवभिराद्युत्तमैश्वर्यसिद्धिदायीना एव

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Major Information of the Deed

| | | | |
|---|--|---|------------|
| Deed No : | I-1605-00557/2022 | Date of Registration | 03/03/2022 |
| Query No / Year | 1605-2000677563/2022 | Office where deed is registered | |
| Query Date | 02/03/2022 8:43:20 PM | 1605-2000677563/2022 | |
| Applicant Name, Address & Other Details | UJJAL BOSE .103, MONOHAR PUKUR ROAD,, Thana : Lake, District : South 24-Parganas, WEST BENGAL, PIN - 700029, Mobile No. : 7278262454, Status : Buyer/Claimant | | |
| Transaction | | Additional Transaction | |
| [0101] Sale, Sale Document | | [4308] Other than Immovable Property, Agreement [No of Agreement : 2] | |
| Set Forth value | | Market Value | |
| Rs. 40,00,000/- | | Rs. 40,00,000/- | |
| Stampduty Paid(SD) | | Registration Fee Paid | |
| Rs. 1,60,020/- (Article:23) | | Rs. 40,014/- (Article:A(1), E) | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area) | | |

Land Details :



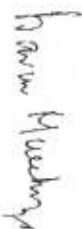
District: South 24-Parganas, P.S.- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Anil Roy Road,, Premises No: 15K, , Ward No: 086 Pin Code : 700029

| Sch No | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land | SelfForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---------------|-------------|----------------|-----------------------|--------------|--------------------------|-----------------------|---------------------|
| L1 | (RS :-) | | Bastu | 492.5 Sq Ft | 37,43,500/- | 37,43,500/- | Property is on Road |
| Grand Total : | | | | 1.1287Dec | 37,43,500 /- | 37,43,500 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | SelfForth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--|-------------------|-------------------|--------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 300 Sq Ft. | 2,56,500/- | 2,56,500/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 300 Sq Ft.,Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete | | | | | |
| Total : | | 300 sq ft | 2,56,500 /- | 2,56,500 /- | |

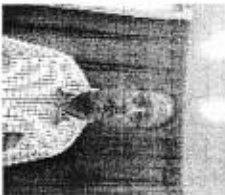


Seller Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|-------|---|---|--|---|
| 1 | Name Mr BARUN MUKHERJEE Son of Late NETAI CHANDRA MUKHERJEE Executed by: Self, Date of Execution: 03/03/2022 , Admitted by: Self, Date of Admission: 03/03/2022 ,Place : Office | Photo  | Finger Print  | Signature  |
| | 15H, ANIL ROY ROAD, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BVxxxxxx5M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 03/03/2022 , Admitted by: Self, Date of Admission: 03/03/2022 ,Place : Office | 03/03/2022 | L.T 03/03/2022 | 03/03/2022 |

Buyer Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | |
|-------|--|--|--|
| 1 | U S DEVELOPERS PRIVATE LIMITED ,103, MONOHAR PUKUR ROAD, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.:: AAxxxxxx0P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative | | |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|--|--|--|--|---|
| 1 | Name Mr UJAL BOSE (Presentant) Son of Late A K BOSE Date of Execution - 03/03/2022, , Admitted by: Self, Date of Admission: 03/03/2022, Place of Admission of Execution: Office | Photo  | Finger Print  | Signature  |
| | Mar 3 2022 2:33PM | LT1 03/03/2022 | 03/03/2022 | |
| .103, MONOHAR PUKUR ROAD, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , PAN No.:: ADxxxxxx8G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : U S DEVELOPERS PRIVATE LIMITED (as DIRECTOR) | | | | |

entifier Details :

| Name | Photo | Finger Print | Signature |
|---|---|---|---|
| Mr ABHAY PADA DAS Son of Late S DAS 26, K. P. LANE, City:-, P.O:- KALIGHAT, P.S.-Kalighat, District:-South 24- Parganas, West Bengal, India, PIN:- 700026 |  |  |  |

| | | | |
|---|------------|------------|------------|
| Identifier Of Mr BARUN MUKHERJEE, Mr UJJAL BOSE | 03/03/2022 | 03/03/2022 | 03/03/2022 |
|---|------------|------------|------------|

| Transfer of property for L1 | | |
|-----------------------------|--------------------|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr BARUN MUKHERJEE | U S DEVELOPERS PRIVATE LIMITED-1.12865 Dec |
| Transfer of property for S1 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr BARUN MUKHERJEE | U S DEVELOPERS PRIVATE LIMITED-300.00000000 Sq Ft |

On 03-03-2022

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

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

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

Presented for registration at 13:00 hrs on 03-03-2022, at the Office of the A.D.S.R. ALIPORE by Mr UJJAL BOSE ,

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 40,00,000/-

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

Execution is admitted on 03/03/2022 by Mr BARUN MUKHERJEE, Son of Late NETAI CHANDRA MUKHERJEE, 15H, ANIL ROY ROAD, P.O: SARAT BOSE ROAD, Thana: Lake, South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business

Indetified by Mr ABHAY PADA DAS, , Son of Late S DAS, 26, K. P. LANE, P.O: KALIGHAT, Thana: Kallighat, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by profession Others

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

Execution is admitted on 03-03-2022 by Mr UJJAL BOSE, DIRECTOR, U S DEVELOPERS PRIVATE LIMITED (Private Limited Company), ,103, MONOHAR PUKUR ROAD, City:-, P.O:- SARAT BOSE ROAD, P.S:-Lake, District:- South 24-Parganas, West Bengal, India, PIN:- 700029

Indetified by Mr ABHAY PADA DAS, , Son of Late S DAS, 26, K. P. LANE, P.O: KALIGHAT, Thana: Kallighat, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 40,014/- (A(1) = Rs 40,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 40,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/03/2022 11:06PM with Govt. Ref. No: 192021220196953831 on 02-03-2022, Amount Rs: 40,014/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202203030899020 on 02-03-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,60,020/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 1,59,970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 28189, Amount: Rs.50/-, Date of Purchase: 16/03/2022, Vendor name:

SUBHANKAR DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/03/2022 11:06PM with Govt. Ref. No: 192021220196953831 on 02-03-2022, Amount Rs: 1,59,970/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202203030899020 on 02-03-2022, Head of Account 0030-02-103-003-02



Sukanya Talukdar

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. ALIPORE

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2022, Page from 21949 to 21969

being No 160500557 for the year 2022.



Sukanya

Digitally signed by SUKANYA
TALUKDAR
Date: 2022.03.03 14:55:49 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2022/03/03 02:55:49 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)

