

17042/2023

I-15136/23



5-41 P.M.
पश्चिम बंगाल WEST BENGAL

AE 371368

2/2608849/23

ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA

Verified that the Document is admitted to
registration The Signature Sheet and the
endorsement stamp affixed to this document
are the part of the document.

Additional Registrar
of Assurances II, Kolkata

30 OCT 2023

THIS INDENTURE made this 16th day of October, Two thousand
Twenty Three **BETWEEN DEBJANI CHAUDHURI** widow of the Late
Manab Chaudhuri by religion-Hindu, by occupation-housewife, aged
about 67 years, residing at Flat No.2A on the second floor, Suparna
Building, 131A, Rashbehari Avenue, P.S. Gariahat, P.O. Sarat Bose
Road, Kolkata-700029 **PAN AISPC 1179L, AADHAAR No. 2748 9144
7296, Mobile No. 9831624698**, hereinafter referred to as "**VENDOR**"
(which expression shall unless excluded by or repugnant to the subject

3464 16/10/23
Visi Case No. 250/-
J(1) 100/-
J(2)
Total
Received on

65144

20 MAR 2021

SOLD TO.....

ADDRESS.....

RS.....

DATE & CO.
Solicitors & Advocates
6, Old Post Office Street
Kolkata-700 001

CODE NO. (1087)
LICENCED NO.
20 & 20A/1973

ANUSHREE BANERJEE
L.S. VENDOR (O.S.)
HIGH COURT, KOLKATA-700 001

Piyush Banerjee

20 MAR 2021

Piyush Banerjee



REGISTRATION BAR
INSURANCE-II, KOLKATA

18 OCT 2021

or context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **ONE PART AND VICARAGE REAL ESTATE LLP**, having **LLPIN-AAC-6143** and **PAN-AAMFV9760G**, a Limited Liability Partnership having its registered office at Room No. 308, Kamalalaya Centre, 156A, Lenin Sarani, Post Office Dharmatala, Police Station Bowbazar, Kolkata-700 013, represented vide its Board Resolution dated the 11th day of October, 2023 by its Designated Partner Mr. Piyush Beriwal, son of Mr. Sanjay Kumar Beriwal, (having **PAN-ALUPB 4075D**, **Aadhaar No.5984 4856 1375** and **Mobile No. 9831088659**), by faith Hindu, by occupation Business, by Nationality Indian, residing at cd 205, Sector I, Salt Lake City, Kolkata-700 064, North 24-Parganas, P.S. Bidhannagar, Post Office Salt Lake CC Block, hereinafter referred to as the **"PURCHASER"** (which expression shall unless excluded by or repugnant to the context shall deemed to mean and include its present Partners or such other person or persons who may be taken in or admitted for the benefit of the said Partnership business, their respective heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART** :

W H E R E A S:

1. By a Deed of Conveyance dated the 19th day of February, 1942 made between The Trustees of Calcutta Improvement Trust therein referred to as the Vendor of the One Part and one Smt. Rai Tarangini Chowdhuri therein referred to as the Purchaser of the Other Part and registered with the office of the Sub-Registrar, Sadar, 24-Parganas at Alipore and recorded in Book No.I, Volume No. 32, Pages 39 to 41, Being No.765 for the year 1942, the Vendor therein at or for the consideration therein mentioned granted, transferred, conveyed, assigned and assured



1
OFFICE OF THE
SECRETARY TO THE GOVERNMENT
OF INDIA, MINISTRY OF
FINANCE, 11, B. B. ROAD, CALCUTTA

18 OCT 1944







Government of West Bengal



Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - II KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19022002608849/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs DEBJANI CHAUDHURI 131A,RASHBEHARI AVENUE, City:- Not Specified, P.O:- SARAT BOSE ROAD, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029	Seller		10451 	<i>Debjani Chaudhuri</i> 16.10.2023
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr PIYUSH BERIWAL CD 205,SECTOR-I,SALT LAKE CITY, City:- Not Specified, P.O:- SALT LAKE C C BLOCK, P.S:- Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064	Representative of Buyer [VICARAGE REAL ESTATE LLP]		10450 	<i>Piyush Berwal</i> 16/10/2023

SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SUJIT KUMAR ROY Son of Late M M ROY 6, OLD POST OFFICE STREET, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001	Mrs DEBJANI CHAUDHURI, Mr PIYUSH BERIWAL			<i>Sujit Kumar Roy</i> 16/10/2023

(Satyajit Biswas)

ADDITIONAL REGISTRAR
OF ASSURANCE

OFFICE OF THE A.R.A. -
II KOLKATA

Kolkata, West Bengal



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



121020232025693264

GRIPS Payment Detail

GRIPS Payment ID:	121020232025693264	Payment Init. Date:	12/10/2023 14:16:46
Total Amount:	900034	No of GRN:	1
Bank/Gateway:	State Bank of India	Payment Mode:	Counter Payment
BRN:	90078698	BRN Date:	12/10/2023 00:00:00
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name:	VICTOR MOSES AND CO
Mobile:	9830602627

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240256932652	Directorate of Registration & Stamp Revenue	900034
Total			900034

IN WORDS: NINE LAKH THIRTY FOUR ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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



192023240256932652

GRN Details

GRN:	192023240256932652	Payment Mode:	Counter Payment
GRN Date:	12/10/2023 14:16:46	Bank/Gateway:	State Bank of India
BRN :	90078698	BRN Date:	12/10/2023 00:00:00
GRIPS Payment ID:	121020232025693264	Payment Init. Date:	12/10/2023 14:16:46
Payment Status:	Successful	Payment Ref. No:	2002608849/1/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name:	VICTOR MOSES AND CO
Address:	6, OLD POST OFFICE STREET
Mobile:	9830602627
Contact No:	9830602627
Depositor Status:	Solicitor firm
Query No:	2002608849
Applicant's Name:	Org VICTOR MOSES AND CO
Identification No:	2002608849/1/2023
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	12/10/2023
Period To (dd/mm/yyyy):	12/10/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002608849/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	750020
2	2002608849/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	150014
Total				900034

IN WORDS: NINE LAKH THIRTY FOUR ONLY.

unto and in favour of the Purchaser therein All That the piece and parcel of land containing an area of 10 Cottahs, 3 Chittacks and 29 Sq.ft. be the same a little more or less, being Plot No.218, CIT Scheme XLVII, Holding Nos. 248, 250 & 284, Sub-Division-R, Division-Q, Dihi Panchannagram, being Premises No. 31, Cockler Lane, Police Station Tollygunge, in the then District of 24-Parganas more fully mentioned and described in the Schedule thereunder written (hereinafter referred to as the said entire land).

2. The said Smt. Rai Tarangini Chowdhuri a female Hindu governed by the Dayabhaga School of Hindu Law died intestate on the 7th day of March, 1944 leaving her surviving her only son, namely, one Nirmal Kumar Choudhury, as her only legal heir and legal representative who inherited All That the said entire land.

3. The Government of India by its Notification No. F 52-92/45/H dated the 16th day of April, 1947, published in the Gazette of India requisitioned, amongst others, All That the said entire land from the said Nirmal Kumar Choudhury by exercising its rights under the provisions of the Requisitioned Land (Continuance of Powers) Act, 1947.

4. By a Deed of Re-Conveyance dated the 17th day of December, 1953 made between the President of India therein referred to as the President of the One Part and the said Nirmal Kumar Choudhury therein referred to as the Purchaser of the Other Part and registered with the office of the Sub-Registrar, Sadar, 24-Parganas at Alipore and recorded in Book No.I, Volumre No.83, Pages 196 to 200, Being No. 4803 for the year 1954, the Government of India at and for the repayment of the amount due, released, re-conveyed, assured and assigned unto and in favour of the



COMMERCIAL POST OFFICE
CALCUTTA

16 OCT 1953

Purchaser therein All That the said entire land, more fully mentioned and described in the Schedule thereunder written.

5. By another Deed of Conveyance dated the 16th day of May, 1958 made between the said Nirmal Kumar Choudhury therein referred to as the Vendor of the One Part and one Prativa Ranee Shome therein referred to as the Purchaser of the Other Part and registered with the office of the Sub-Registrar, Sadar, 24-Parganas at Alipore and recorded in Book No.I, Volume No. 76, Pages 225 to 232, Being No. 4510 for the year 1958, the Vendor therein at or for the consideration therein mentioned granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land containing an area of 2 Cottahs, be the same a little more or less, out of the said entire land, more fully mentioned and described in the Schedule thereunder written as also hereunder written (hereinafter referred to as the said Land) absolutely and forever.

6. The said Prativa Ranee Shome got a plan for construction of a three storied building on the said land duly sanctioned by the then Corporation of Calcutta and thereafter got the said building duly constructed and erected on the said land (hereinafter the said land and the said building erected thereon are collectively referred to as the said property).

7. By a Deed of Gift dated the 20th day of April, 1964 made between the said Prativa Ranee Shome therein referred to as the Donor of the One Part and one Pranab Kumar Shome alias Pronob Some therein referred to as the Donee of the Other Part and registered at the office of the Sub-Registrar, Sadar, 24-Parganas at Alipore and recorded in Book No.I,

Volume No. 61, Pages 130 to 134, Being No.2907 for the year 1964, the Donor therein in consideration of her natural love and affection towards her son namely the Donee therein made a free and absolute gift in respect of All That the said property absolutely and forever.

8. The said Pranab Kumar Shome alias Pronob Some died intestate on the 30th day of August, 2004 leaving him surviving his only son Ratul Shome and only daughter Oindrilla Bose nee Shome as his only heir, heiress and legal representatives, his wife having predeceased him, who upon his death inherited the estate of the said Pranab Kumar Shome alias Pronob Some including the said property absolutely and forever in equal shares.

9. By another Deed of Conveyance dated the 16th day of February, 2006 made between the said Ratul Shome and Oindrila Bose nee Shome, therein jointly referred to as the Vendors of the One Part and B.D. Agarwal HUF represented by its Karta Bhagwan Das Agarwal, therein referred to as the Purchaser of the Other Part and registered with the Additional Registrar of Assurances-1, Kolkata in Book No. I, Volume No. 1, Pages 1 to 13, Being No. 2294 for the year 2006, the said Ratul Shome and Oindrila Bose nee Shome, for the consideration therein mentioned, granted transferred conveyed assigned and assured unto and in favour of the said B.D. Agarwal HUF All That the said property absolutely and forever.

10. By another Indenture of Conveyance dated the 5th day of June 2009 between B. D. Agarwal HUF represented by its Karta Bhagwan Das Agarwal, therein referred to as Vendor of the One Part and Manab Chaudhuri and Prasun Mukherjee therein jointly referred to as the

Purchasers of the Other Part and registered with the Registrar of Assurances-I, Kolkata, in Book No. I, CD Volume No. 13, Pages 780 to 796, Being No. 05882 for the year 2009, the said B. D. Agarwal HUF represented by its Karta Bhagwan Das Agarwal for the consideration therein mentioned, granted, transferred, conveyed, assured and assigned unto and in favour of the Purchasers therein ALL the said property absolutely and forever.

11. By another Indenture dated the 27th day of May, 2013 made between the said Prasun Mukherjee, therein referred as the Vendor of the One Part and the said Manab Chaudhuri, therein referred to as the Purchaser of the Other Part, and registered with the Additional District Sub-Registrar, Alipore in Book No. I, CD Volume No. 18, Pages 2634 to 2652, Being No. 04255 for the year 2013, the said Prasun Mukherjee granted. conveyed, transferred, assured and assigned unto and in favour of the said Manab Chaudhuri All That his undivided half share in the said property absolutely and forever.

12. The said Manab Chaudhuri died intestate on 10th August, 2017 leaving him surviving his widow, the Vendor herein as his only heiress and legal representative, who upon his death became seized and possessed of and/or otherwise well and sufficiently entitled to All That the said property absolutely and forever.

13. The Vendor is now seized and possessed of and/or otherwise well and sufficiently entitled to All That the said property free from all encumbrances, charges, liens, lispendens, attachments, acquisitions, requisitions, trusts of whatsoever nature.

14. The Vendor has represented to the Purchaser that the Vendor has, in her possession and custody the following documents in respect of the said property and nothing else:-

a) Certified copy of the Deed of Gift dated 20th April, 1964 made between Pratibha Ranee Shome, therein referred to as the Donor of the One Part and Pranab Kumar Shome alias Pranab Some, therein referred to as the Donee of the Other Part and registered with the Sub-Registrar- Sadar, 24-Parganas at Alipore in Book No. I, Volume No. 61, Pages 130 to 134, Being No. 1907 for the year 1964.

b) Original Deed of Conveyance dated 16th February, 2006 made between Oindrila Bose and Ratul Shome, therein jointly referred to as the Vendors of the One Part and B.D. Agarwal, HUF, therein referred to as the Purchaser of the Other Part and registered with the Additional Registrar of Assurances-I, Kolkata in Book No. I, Volume No. I, Pages 1 to 14, Being No. 190102294 for the year 2006.

c) Original Deed of Conveyance dated 5th June, 2009 made between B.D. Agarwal HUF, therein jointly referred to as the Vendor of the One Part and Manab Chaudhuri and Prasun Mukherjee, therein jointly referred to as the Purchasers of the Other Part and registered with the Registrar of Assurances-I, Kolkata in Book No. I, CD Volume No. 13, Pages 780 to 796, Being No. 05882 for the year 2009.

d) Original Deed of Conveyance dated 27th May, 2013 made between Prasun Mukherjee, therein referred to as the Vendor of the One Part and Manab Chaudhuri, therein referred to as the Purchaser of the Other Part and registered with the Additional District Sub-Registrar at Alipore in Book No. I, CD Volume No. 18, Pages 2634 to 2652, Being No. 04255 for the year 2013.

e) Save and except the aforesaid documents, the Vendor does not have nor ever had in possession or custody any other documents of title recited aforesaid. The Vendor has made over the said documents to the Purchaser on completion of the transaction.

15. The Vendor has agreed to sell and the Purchaser has agreed to purchase free from all encumbrances, charges, liens lispendens, acquisitions, requisitions and trust of whatsoever nature All That the said property at and for a consideration of Rs. 1,50,00,000/-(Rupees One Crore Fifty Lacs only).

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.1,50,00,000/-(Rupees One Crore Fifty Lacs only) of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby as also by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof forever acquit, release and discharge the Purchaser and the said property), the Vendor doth hereby grant, transfer, convey, assure and assign unto and in favour of the Purchaser ALL THAT the piece and parcel of land containing an area of 2 Cottahs be the same a little more or less TOGETHER WITH the old dilapidated structure erected more than 64

years back thereon containing a built up area of 2068 Sq. ft. more or less situate, lying at and being premises No. 218A, Hemanta Mukhopadhyay Sarani, Kolkata-700 029, Holding Nos. 248, 250 and 284, P.S. Lake, Ward No. 90, Sub-Registry Office Alipore in the city of Kolkata in the District of South 24-Parganas, more fully and particularly described in the Schedule hereunder written (hereinafter referred to as the "said property") **OR HOWSOEVER OTHERWISE** the said property now are or is at any time hereinbefore were or was situated butted and bounded called known numbered described or distinguished **TOGETHER WITH ALL AND SINGULAR** erections walls structures fixtures courtyards areas compounds and ground and soil thereof sewers drains ways paths passages water, water courses lights benefits or other rights liberties easements privileges profits advantages and appurtenances whatsoever thereto belonging or in anywise appertaining to or with the same or any part thereof now are or at anytime heretofore were held used occupied or enjoyed therewith or reputed to belong or deemed taken or known as part and parcel or number thereof or appurtenant thereto with their and every of their appurtenances **AND THE REVERSION AND REVERSIONS** remainder and remainders and the rents issues and profits of and from the said property hereby granted sold transferred conveyed assigned and assured or intended so to be AND all Deeds Pattahs Muniments Writings And Evidences of Title whatsoever relating to or concerning the same or any part thereof, save and except already handed over to the Purchaser under a separate receipt, which now are or is or at anytime heretofore were or was or hereafter shall or may be in the custody or possession or power of the Vendor or of any person or persons from whom the Vendor can or procure the same without any action or suit at law and in equity to the Purchaser **TO HAVE AND TO HOLD** the said property hereby granted sold transferred conveyed assigned and assured or expressed or intended so

to be unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner or condition use trust or other impediments whatsoever to alter defeat encumber or make void the same.

1. **THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASERS** as follows: -

i. Notwithstanding any act deed matter assurance or thing whatsoever by the Vendor made done executed occasioned or suffered to the contrary, the Vendor is now lawfully and rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property.

ii. The Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold possess and enjoy the said land hereditaments and property hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid and receive the rents, issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming or claim from through under or in trust for the Vendor.

iii. The said property hereby sold, conveyed and transferred unto the Purchaser is free and discharged from and against all and all manner of former or other estate rights title lease mortgage charges trusts wakfs, debentures, attachments, liens, claims and demands whatsoever created or made by the Vendor or her Predecessor-in-title or any person or persons claiming through under or in trust for the Vendor or any of her predecessor-in-title.

iv. The Vendor shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all deeds matters assurances and things whatsoever for further better or more perfectly and effectually granting transferring conveying assigning and assuring the said land hereditaments and property hereby granted sold transferred conveyed assigned assured and confirmed and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT the piece and parcel of land containing an area of 2 Cottahs, be the same a little more or less, TOGETHER WITH old dilapidated dwelling house of more than 64 years old containing an area of 2068 Sq. ft. situate, lying at and being premises No. 218A, Hemanta Mukhopadhyay Sarani, Kolkata-700 029, Holding Nos. 248, 250 and 284, P.S. Lake, Ward No. 90, Sub-Registry Office Alipore in the city of Kolkata in the District of South 24-Parganas, butted and bounded in the manner following :

ON THE NORTH : 218B, Hemanta Mukhopadhaya Sarani;

ON THE SOUTH : 556, Hemanta Mukhopadhaya Sarani;

ON THE EAST : 20' wide road being Hemanta Mukhopadhaya Sarani;

ON THE WEST : 218B, Hemanta Mukhopadhaya Sarani;

IN WITNESS WHEREOF the Vendor has hereunto set and subscribe her hand and seal on the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the said **VENDOR** in the presence of:

Debjani Chaudhuri

Pradipta Das
Adv. High Court Calcutta.
Sunit Kumar Das
b. alal Pan. Ghose St.
Kolkata - 700001

SIGNED SEALED AND DELIVERED

by the said **PURCHASER** in the presence of:

For VICARAGE REAL ESTATE LLP
Piyush Beninay
 Designated Partner

Pradipta Das
Advocate, High Court Calcutta
Sunit Kumar Das

Drafted by:

[Signature]
 (D. N. MITTRA)

Solicitor & Advocate
 E. No. WB/1301/1976
 High Court, Calcutta.

RECEIVED of and from the within-named Purchaser the within-mentioned sum of **Rs.1,50,00,000/- (Rupees one crore fifty lacs only)** being the full consideration money as per Memo below:-

MEMO OF CONSIDERATION

DATE	CHEQUE NO.	BANK AND BRANCH	AMOUNT (RS.)
16.10.2023	531340	Federal Bank, C.R. Avenue	1,48,50,000.00
		TDS	1,50,000.00
TOTAL :			Rs.1,50,00,000.00


(RUPEES ONE CRORE FIFTY LACS ONLY)

Debjani Chaudhuri

WITNESS :

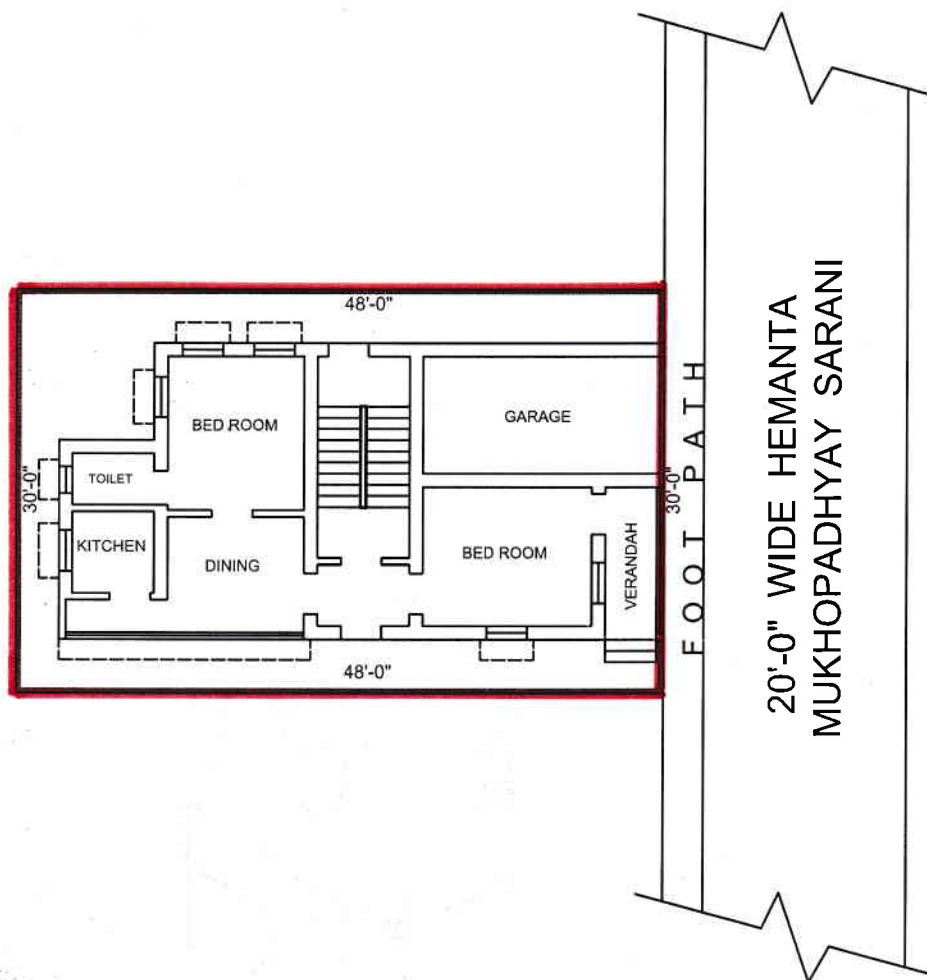
Pradipta Das
- Adv. High Court Calcutta.

Surek Kumar Das

SITE AND FLOOR PLAN OF LAND WITH STRUCTURE (G+1) AND GARAGE OF
THE BUILDING AT K.M.C. PREMISES NO - 218A, HEMANTA MUKHOPADHYAY
SARANI, KOLKATA - 700029, P.S. - LAKE, UNDER K.M.C. WARD NO - 90,
DISTRICT - SOUTH 24 PARGANAS,
TOTAL MEASURING ABOUT: 2068 SQ:FT AREA MORE OR LESS
AREA OF LAND: 02 COTTAHS - 00 CHITTAKS - 00 SQ:FT MORE OR LESS
SHOWN IN RED BORDER LINE .



SCALE- 1:100



DRAWN BY

C.S. Sarda























Debjani Chaudhuri
SIG. OF VENDOR.

For VICARAGE REAL ESTATE LLP

Riyush Bera
Designated Partner

SIG. OF PURCHASER.

SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Debjani Chaudhuri</i>					
Little		Ring	Middle	Fore	Thumb	
(Left Hand)						
						
Thumb		Fore	Middle	Ring	Little	
(Right Hand)						
	<i>Piyush Beiwaj</i>					
Little		Ring	Middle	Fore	Thumb	
(Left Hand)						
						
Thumb		Fore	Middle	Ring	Little	
(Right Hand)						
PHOTO						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
16 OCT 2022

=====
DATED THIS 16th DAY OF OCTOBER, 2023
=====

B E T W E E N

DEBJANI CHAUDHURI

...VENDOR

A N D

VICARAGE REAL ESTATE LLP

.... PURCHASER

INDENTURE OF CONVEYANCE

**VICTOR MOSES & CO.
SOLICITORS & ADVOCATES,
6, OLD POST OFFICE STREET,
KOLKATA-700 001.**

Major Information of the Deed

Deed No :	I-1902-15136/2023	Date of Registration	30/10/2023
Query No / Year	1902-2002608849/2023	Office where deed is registered	
Query Date	11/10/2023 3:17:58 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	VICTOR MOSES AND CO 6, OLD POST OFFICE STREET,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830602627 , Status :Solicitor firm		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 1,50,00,000/-		Rs. 1,50,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,50,120/- (Article:23)		Rs. 1,50,098/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Hemanta Mukherjee Sarani, , Premises No: 218A, , Ward No: 090 Pin Code : 700029

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	2 Katha	1,30,00,000/-	1,30,00,000/-	Width of Approach Road: 20 Ft.,
Grand Total :				3.3Dec	130,00,000 /-	130,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2068 Sq Ft.	20,00,000/-	20,00,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1068 Sq Ft.,Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1000 Sq Ft.,Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		2068 sq ft	20,00,000 /-	20,00,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mrs DEBJANI CHAUDHURI Wife of Late MANAB CHAUDHURI 131A,RASHBEHARI AVENUE, City:- Not Specified, P.O:- SARAT BOSE ROAD, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ALxxxxxx9L, Aadhaar No: 27xxxxxxxx7296, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	VICARAGE REAL ESTATE LLP 308,KAMALALAYA CENTRE,156A,LENIN SARANI, City:- Kolkata, P.O:- DHARMATALA, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700013 , PAN No.:: AAxxxxxx0G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr PIYUSH BERIWAL (Presentant) Son of Mr SANJAY KUMAR BERIWAL CD 205,SECTOR I,SALT LAKE CITY, City:- Not Specified, P.O:- SALT LAKE C C BLOCK, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx5D, Aadhaar No: 59xxxxxxxx1375 Status : Representative, Representative of : VICARAGE REAL ESTATE LLP (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUJIT KUMAR ROY Son of Late M M ROY 6, OLD POST OFFICE STREET, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
Identifier Of Mrs DEBJANI CHAUDHURI, Mr PIYUSH BERIWAL			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs DEBJANI CHAUDHURI	VICARAGE REAL ESTATE LLP-3.3 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mrs DEBJANI CHAUDHURI	VICARAGE REAL ESTATE LLP-2068.00000000 Sq Ft

Endorsement For Deed Number : I - 190215136 / 2023

On 12-10-2023

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 1,50,00,000/-

hmg

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 16-10-2023

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

Presented for registration at 17:41 hrs on 16-10-2023, at the Private residence by Mr PIYUSH BERIWAL ,.

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

Execution is admitted on 16/10/2023 by Mrs DEBJANI CHAUDHURI, Wife of Late MANAB CHAUDHURI, 131A,RASHBEHARI AVENUE, P.O: SARAT BOSE ROAD, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife

Indetified by Mr SUJIT KUMAR ROY, , , Son of Late M M ROY, 6, OLD POST OFFICE STREET, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

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

Execution is admitted on 16-10-2023 by Mr PIYUSH BERIWAL, PARTNER, VICARAGE REAL ESTATE LLP, 308,KAMALALAYA CENTRE,156A,LENIN SARANI, City:- Kolkata, P.O:- DHARMATALA, P.S:-Bowbazar, District:- Kolkata, West Bengal, India, PIN:- 700013

Indetified by Mr SUJIT KUMAR ROY, , , Son of Late M M ROY, 6, OLD POST OFFICE STREET, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

hmg

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 17-10-2023

Payment of Fees


Certified that required Registration Fees payable for this document is Rs 1,50,098.00/- (A(1) = Rs 1,50,000.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 1,50,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/10/2023 12:00AM with Govt. Ref. No: 192023240256932652 on 12-10-2023, Amount Rs: 1,50,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90078698 on 12-10-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,50,020/- and Stamp Duty paid by online = Rs 7,50,020/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/10/2023 12:00AM with Govt. Ref. No: 192023240256932652 on 12-10-2023, Amount Rs: 7,50,020/-,
Bank: State Bank of India (SBIN0000001), Ref. No. 90078698 on 12-10-2023, Head of Account 0030-02-103-003-02


Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 30-10-2023**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.

Payment of Fees


Certified that required Registration Fees payable for this document is Rs 1,50,098.00/- (A(1) = Rs 1,50,000.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,50,020/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 65144, Amount: Rs.100.00/-, Date of Purchase: 20/03/2021, Vendor name: A Banerjee


Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 535718 to 535745
being No 190215136 for the year 2023.



Digitally signed by SATYAJIT BISWAS
Date: 2023.11.09 15:23:47 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 09/11/2023

**ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.**