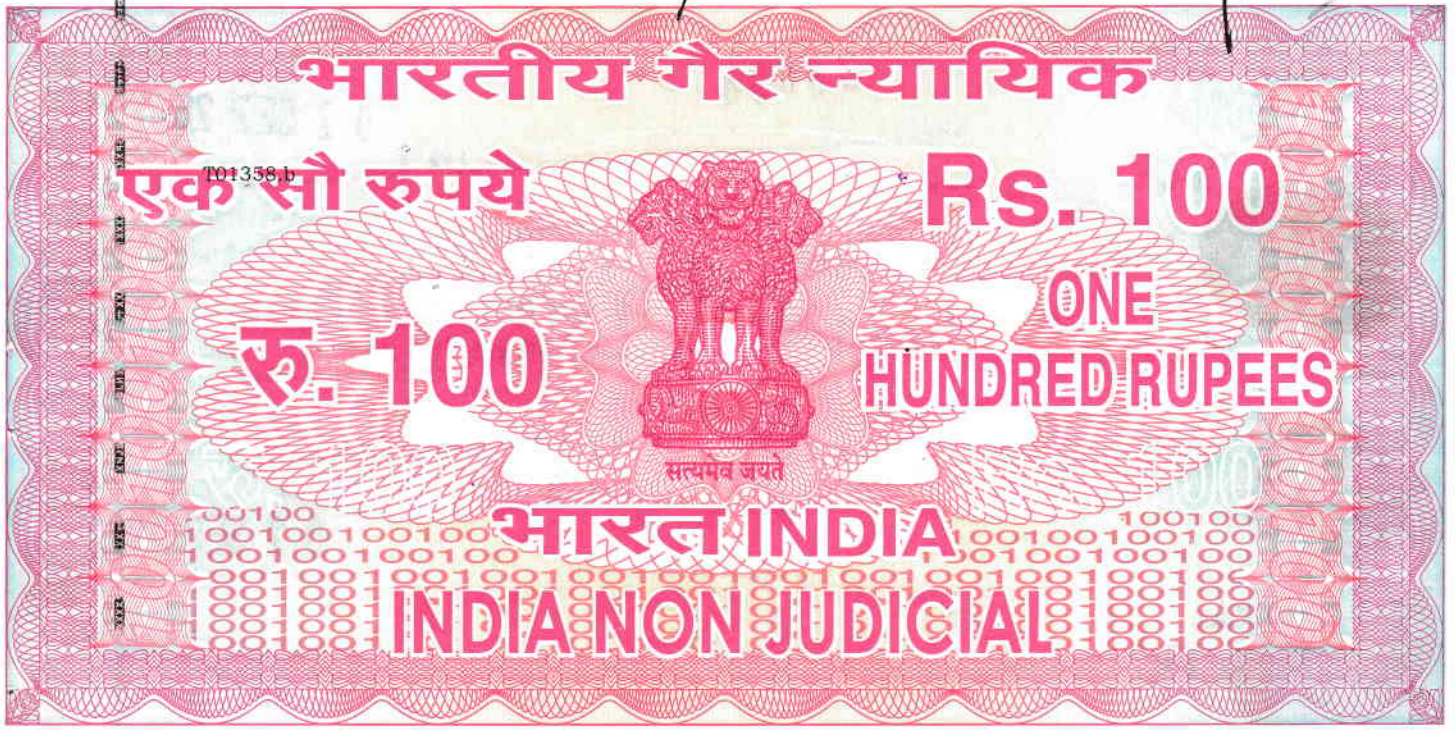


2676/2023

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AM 772682

9. WP M  
17/02/23

21/02/23



Certified that the Document is admitted of Registration. The Signature Sheet and the endorsement sheets attached to this document are the part this Document.

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

2/05897/23

N-552 5000/-  
sh. 1367/-

28 FEB 2023

08 C/4th  
07 C/4th  
17/2/23

THIS INDENTURE made this 17th day of February, 2023 BETWEEN (1) MR. ANIRUDDHA BANERJEE, having PAN ADVPB9423C, AADHAAR NO.4455 5060 9087 and Mobile No.98300 53847, son of the late Sobhakar Banerjee, by occupation-Business AND (2) MRS. SUBHARTHI BANERJEE, having PAN AJCPB4766H, AADHAAR NO.7938 9171 4757 and Mobile No.98300 42142, wife of Mr. Aniruddha Banerjee, by occupation -

566/23

25/2

25/2

ARA

38898

02 SEP 2022

DATE

SOLD TO

ADDRESS

RS

VICTOR MOSES & CO.

Solicitors & Advocates

6, Old Post Office Street

Kolkata-700 001

CODE NO. (1067)  
LICENCED NO.  
20 & 20A / 1973

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

02 SEP 2022

✓ Sanjoy Surala 1259

✓ Sanjoy Surala 1261

✓ C.K. Surala 1260

✓ Anubhavo 1262

Wahedur Rahaman  
S/o Late Md. Ramjan Ali  
10/1/2H, Abinash choudhury  
Lane  
P.O. - Gobinda Khattick Road  
P.S. - Topsia  
Kolkata - 700046  
Service



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
17 FEB 2023



Housewife, both by faith-Hindu, both by Nationality-Indian, both residing at 6E, Keyatala Road, near Nazrul Manch, Post Office-Sarat Bose Road, Police Station-Lake, Kolkata-700 029, represented by her nominated constituted and lawful attorney **MR. ANIRUDDHA BANERJEE**, having **PAN ADVPB9423C**, **AADHAAR NO.4455 5060 9087** and **Mobile No.98300 53847**, son of the late Sobhakar Banerjee, by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at 6E, Keyatala Road, near Nazrul Manch, Post Office-Sarat Bose Road, Police Station-Lake, Kolkata-700 029, vide registered General Power of Attorney dated the 11<sup>th</sup> day of December, 2021, registered with the Additional Registrar of Assurances-IV, Kolkata and recorded in Book No.I Volume No. 1904-2021 Pages 734221 to 734252, Being No. 1904 16355 for the year 2021, hereinafter jointly referred to as the **VENDORS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART; ADHUNIK INFRASTRUCTURES PRIVATE LIMITED**, having **CIN-U45207WB1996PTC082399**, **PAN-AADCA1315L**, a Company incorporated under the Companies Act, 1956, having its registered office at Unit No.1607, 16<sup>th</sup> Floor, Tower-2, Second Entrance, Godrej Waterside, Block-DP 5, Sector-V, Post Office-Nabadiganta IT SO, Police Station-Electronic Complex, Kolkata-700 091, represented by one of its Directors **Mr. Chandra Kumar Sureka**, son of the Late Sitaram Sureka, having **DIN-00563080**, **PAN-AKOPS6300H** and **Mobile No.98310 78666**, by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at 6 Hastings Park Road, Kolkata-700 027, Post Office-Alipore HO, Police Station-Alipore, Kolkata-700 027, hereinafter referred to as the **CONFIRMING PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor or successors-in-interest and assigns) of the **SECOND 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 12<sup>th</sup> day of December, 2022 by its Designated Partner **Mr. Sanjay Sureka**, son of Late Sitaram Sureka, (having **PAN-AKOPS6380B**, **AADHAAR NO.8841 8458 3694** and **Mobile No.98300 46144**), by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at 5A, Rajhans Apartment, 6, Hastings Park Road, Post Office-Alipore HO, Police Station-Alipore, Kolkata-700 027, hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context shall be deemed to mean and include its present partners or such other person or

*Handwritten notes:*  
 constituted Attorney for  
 Subharti Banerjee  
 Aniruddha Banerjee



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
17 FEB 2023

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 **THIRD PART:**

**W H E R E A S:**

1. By a Deed of Conveyance dated the 19<sup>th</sup> 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, 24Parganas 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 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 24Parganas, 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 7<sup>th</sup> 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 16<sup>th</sup> 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 17<sup>th</sup> 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, 24Parganas at Alipore and recorded in Book No.I Volume 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 Purchaser therein All That the said entire land,



ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
17 FEB 2023

more fully mentioned and described in the Schedule thereunder written.

5. By another Deed of Conveyance dated the 16<sup>th</sup> 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, 24Parganas 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 (hereinafter referred to as **the said Prativa's land**).

6. By a Deed of Gift dated the 20<sup>th</sup> 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 with the office of the Sub Registrar, Sadar, 24Parganas 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 Prativa's land containing an area of 2 Cottahs, be the same a little more or less, more fully mentioned and described in the Schedule thereunder written (hereinafter referred to as **the said Pranab's land**).

7. Thus the said Nirmal Kumar Choudhury became seised and possessed of the remaining of the said entire land, admeasuring an area of 8 Cottahs 3 Chittacks 29 Sq.ft., and on actual measurement 8 Cottahs 3 Chittacks 17 Sq.ft., be the same a little more or less (hereinafter referred to as **the said Nirmal's land**).

8. The said Premises No.31, Cockler Lane was subsequently renumbered and renamed as Premises No.P-218B, Lake Terrace Extension and now as Premises No.218B, Hemanta Mukhopadhyay Sarani.

9. The said Nirmal Kumar Choudhury thereafter caused construction of a three storied building on part and portion of the said Nirmal's land (the said Nirmal's land and the building thereat are hereinafter collectively referred to as **the said premises**).

10. The said Nirmal Kumar Choudhury a male Hindu governed by the Dayabhaga School of Hindu law died intestate leaving behind him, his widow, namely Sukla Chowdhury and two daughters, namely, Sushmita Kar alias Simmi and Anika Ahmed alias Pinky, as his heiresses and legal representatives and who jointly inherited All That the said premises, each having equal undivided  $1/3^{\text{rd}}$  (One-third) part or share therein.

11. By a Deed of Gift dated the 3<sup>rd</sup> day of May, 1989 made between the said Anika Ahmed alias Pinky therein referred to as the Donor of the One Part and the said Sushmita Kar alias Simmi therein referred to as the Donee of the Other Part and registered with the office of the Registrar of Assurances, Calcutta and recorded in Book No.I Volume No.152 Pages 400 to 410 Being No.4951 for the year 1989, the Donor therein in consideration of her natural love and affection towards her sister namely the Donee therein made a free and absolute gift in respect of All That her undivided one-third part or share in the said premises, more fully mentioned and described in the Schedule thereunder written, freely absolutely and forever.

12. By another Deed of Gift dated the 30<sup>th</sup> day of June, 1989 made between the said Sukla Chowdhury therein referred to as the Donor of the One Part and the said Sushmita Kar alias Simmi therein referred to as the Donee of the Other Part and registered with the office of the Registrar of Assurances, Calcutta and recorded in Book No.I Volume No.198 Pages 447 to 456 Being No.7396 for the year 1989, the Donor therein in consideration of her natural love and affection towards her daughter namely the Donee therein made a free and absolute gift in respect of All That her undivided one-third part or share in the said premises, more fully mentioned and described in the Schedule thereunder written, freely absolutely and forever.

13. The said Sushmita Kar thereafter inducted tenants in the said premises (hereinafter collectively referred to as **the said tenancies**) and the said premises is fully tenanted.

14. By a Deed of Conveyance dated the 14<sup>th</sup> day of November, 2017 made between the said Sushmita Kar therein referred to as the Vendor of the One part and the Vendors herein therein jointly referred to as the Purchasers of the Other Part and registered with the office of the District Sub-Registrar-I, South 24 Parganas at Alipore and recorded in Book No.I Volume No.1601-2017 Pages 107902 to 107934 Being No.3369 for the year 2017, the Vendor therein at or for the consideration therein mentioned granted transferred conveyed assigned and assured unto and in favour of the Purchasers therein All That the piece and parcel of land containing an area of 7 Cottahs, be



the same a little more or less, together with a three storied building standing thereon having a covered area of 8634 Sq.ft., out of the said premises, more fully mentioned and described in the Schedule thereunder written, freely absolutely and forever.

15. By a Supplementary Deed of Conveyance dated the 8<sup>th</sup> day of February, 2019 made between the said Sushmita Kar therein referred to as the Vendor of the One part and Vendors herein therein jointly referred to as the Purchasers of the Other Part and registered with the office of the District Sub-Registrar-I, South 24 Parganas at Alipore and recorded in Book No.I Volume No.1601-2019 Pages 33528 to 33563 Being No.160100681 for the year 2019, the Vendor therein at or for the consideration therein mentioned granted transferred conveyed assigned and assured unto and in favour of the Purchasers therein All That the piece and parcel of land containing an area of 1 Cottah 3 Chittacks 17 Sq.ft., be the same a little more or less, together with remaining of the three storied building standing thereon having a covered area of 5039 Sq.ft., be the same a little more or less, being the remaining of the said premises, more fully mentioned and described in the Schedule thereunder written, freely absolutely and forever.

16. By an Agreement for Sale made between the Vendors herein therein referred to as the Vendors of the One Part and the Confirming Party herein therein referred to as the Purchaser of the Other Part, the Vendors herein agreed to sell and the Confirming Party agreed to purchase All That the said premises, more and particularly described in the **Schedule** thereunder as well as hereunder written, at or for the consideration of Rs.5,52,00,000/- (Rupees Five Crores Fifty Two Lacs only) and on the terms and conditions therein covenanted free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions, attachments, trusts of whatsoever nature, save and except the tenancies as afore-recited.

17. The Confirming Party herein has since nominated the Purchaser herein to acquire All That the said premises directly from the Vendors herein at or for the consideration of Rs.50,000/- (Rupees Fifty Thousand only).

18. By reason of the aforesaid there has been a novation of the contract whereby and whereunder the Vendors have agreed to sell and the Purchaser has agreed to purchase All That the said premises containing an area of 8 Cottahs 3 Chittacks 17 Sq.ft., be the same a little more or less together with the three storied building thereat having a covered area 13,671 Sq.ft., be the same a little more or less, free from all encumbrances, charges, liens, lispendens, acquisition, requisition, attachments, trust of whatsoever nature, save and except

the tenancies as afore-recited, at the consideration and on the terms and conditions thereunder written.

19. The Vendors herein with the concurrence of the Confirming Party herein have agreed to sell and the Purchaser has agreed to purchase All That the said premises containing an area of 8 Cottahs 3 Chittacks 17 Sq.ft., be the same a little more or less together with the three storied building thereat having a covered area 13,671 Sq.ft., be the same a little more or less, more fully and particularly described in the **Schedule** hereunder written free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions, attachments, liabilities, trusts of whatsoever nature, save and except the tenancies as afore-recited, at and for the consideration of a sum of Rs.5,52,50,000/- (Rupees Five Crores Fifty Two Lacs Fifty Thousand only).

20. At and before execution of this Indenture, the Vendors herein have represented, assured and warranted the Purchaser as follows:-

- a) The said premises is free from all encumbrances, charges, liens, lispendens, requisitions, attachments, liabilities, trusts of whatsoever nature, save and except the tenancies as afore-recited.
- b) None except the Vendors, has any right, title, interest over and in respect of the said premises or any part or portion thereof.
- c) There is no impediment legal or otherwise in the Vendors' transferring the said premises in favour of the Purchaser.
- d) The Vendors have marketable title to the said premises.
- e) All rates, taxes, land revenue, impositions and other statutory obligations in respect of the said premises shall be duly paid and discharged by the Vendors.
- f) There is no thika tenant in the said premises or any part or portion thereof.
- g) The Vendors have not done or shall not do nor permit any one to do any act deed matter or thing which may affect the marketability of the said premises or which may cause charge encroachments litigations trusts liens lispendens attachments and liabilities.

- h) The said premises or any part thereof is at present not affected by any requisition or acquisition or alignment of any authority or authorities under any law and/or otherwise and no notice or intimation about any such proceedings has been received or come to the notice of the Vendors and the said premises is not attached and/or liable to be attached under any decree or order of any Court of Law or dues of the Income Tax, Revenue or any other Public Demand.
- i) No suit and/or other proceedings and/or litigations are pending in respect of the said premises or any part thereof and that the said premises is not involved in any civil, criminal or arbitration proceedings and no such proceedings and no claims of any nature (whether relating to, directly or indirectly) are pending or threatened by or against it or in respect whereof the Vendors are liable to indemnify any person concerned and as far as the Vendors are aware of there are no facts likely to give rise to any such proceedings.
- j) There is no dispute with any revenue or other financial department of State or Central Government or elsewhere in relation to the affairs of the said premises and there are no facts, which may give rise to any such dispute.

21. Relying on the said representations, assurances and warranties of the Vendors herein and believing the same to be true and acting in good faith thereof the Purchaser agreed to purchase and acquire All That the said premises more fully and particularly described in the **Schedule** hereunder written at and for the total consideration of Rs.5,52,50,000/- (Rupees Five Crores Fifty Two Lacs Fifty Thousand only).

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of Rs.5,52,00,000/- (Rupees Five Crores Fifty Two Lacs only) paid by the Confirming Party to the Vendors at or before the execution of these presents (the receipt whereof the Vendors do and each of them doth hereby admit and acknowledge and of and from the payment of the same and every part thereof doth hereby acquit, release and discharge the Purchaser and the said premises hereby intended to be sold and transferred) [the said consideration of sum of Rs.5,52,00,000/- (Rupees Five Crores Fifty Two Lacs only) has since been reimbursed by the Purchaser to the Confirming Party, the receipt whereof the

Confirming Party doth hereby admit and acknowledge] and in further consideration of the sum of Rs.50,000/- (Rupees Fifty Thousand only) of the lawful money of the Union of India well and truly paid by or on behalf the Purchaser to the Confirming Party at or before the execution of these presents (the receipt whereof the Confirming Party doth and hereby admit and acknowledge) making a total consideration of Rs.5,52,50,000/- (Rupees Five Crores Fifty Two Lacs Fifty Thousand only) the Vendors do and each of them doth hereby grant transfer convey assign and assure and the Confirming Party herein doth hereby confirm and assure unto and in favour of the Purchaser **All That** the piece and parcel of land containing an area of 8 Cottahs 3 Chittacks 17 Sq.ft., be the same a little more or less together with the three storied building (cemented floors) thereat having a covered area 13,671 Sq.ft., be the same a little more or less, fully occupied by tenants for more than 30 years, situate lying at and being Plot No.218, CIT Scheme XLVII, Holding Nos.248, 250 & 284, Sub Division-R, Division-Q, Dihi Panchannagram, being Premises No.218B, Hemanta Mukhopadhyay Sarani (formerly 31, Cockler Lane and then Premises No.P-218B, Lake Terrace Extension), under Ward No.90 within the ambit of the Kolkata Municipal Corporation, Post Office-Rabindra Sarobar, Police Station-Lake (formerly Tollygunge), District of South 24 Parganas, Kolkata-700 029, more fully and particularly described in the **Schedule** hereunder written and marked by the colour **RED** in the Plan attached hereto (hereinafter collectively referred to as **the said premises**) **OR HOWSOEVER OTHERWISE** the said premises or any part thereof now are or heretofore was situated, butted, bounded, called, known, numbered, described and distinguished **Together With** all sewers drains ditches ancient and other rights, paths, passages and all manner of rights, lights, privileges easements, advantages and appurtenances whatsoever to the of said premises or any part thereof belonging to or anywise appertaining or usually held, occupied or enjoyed or reputed known as part parcel or member thereof or appurtenant thereto and all the estate, right, title, interest, claim and demand whatsoever both at law or in equity of the Vendors into and upon the same or any part thereof together with all deeds, pattahs, muniments of title whatsoever relating to the said premises or any part thereof which now are or at any time hereafter shall or may be in the possession, power or control of the Vendors or any other person or persons from whom they may procure the same without any action or suit **TO HAVE AND TO HOLD** the said premises hereby granted and conveyed or expressed or intended so to be and every part thereof unto and to the use of the Purchaser absolutely and forever and the Vendors do and each of them doth hereby covenant with the Purchaser **THAT NOTWITHSTANDING** any act, deed or thing by the Vendors or their predecessors-in-interest done or executed or knowingly suffered to the contrary the Vendors are now lawfully,



rightfully and absolutely seised and possessed of or otherwise well and sufficiently entitled to the said premises hereby granted, transferred and conveyed or expressed or intended so to be and every part thereof without any manner or condition, use, trust or other thing whatsoever to alter, defeat, encumber or make void the same **AND THAT NOTWITHSTANDING** any such act, deed or thing whatsoever as aforesaid the Vendors have now in themselves good right, full power and absolute authority to grant, transfer and convey the said premises hereby granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid **AND** the Purchaser shall and may at all times hereafter peaceably and quietly hold possess and enjoy the said premises and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for them **AND** that free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendors or any person or persons lawfully or equitably claiming as aforesaid **AND** further that the Vendors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said premises or any part thereof from under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said premises and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required **AND FURTHER** the Vendors and their respective heirs, executors, administrators, legal representatives and assigns do hereby indemnify the Purchaser herein and their respective heirs executors administrators legal representatives and assigns to pay and/or reimburse any such amount on account of the consideration price hereby mentioned or the other necessary fees and charges paid by the Purchaser herein for or in connection of the sale of the said premises, if the title of the Vendors herein is found clouded or defective even after the date of execution and registration of these presents.

**SCHEDULE ABOVE REFERRED TO:**

**(Description of the entire premises)**

**ALL THAT** the piece and parcel of land containing an area of 8 Cottahs 3 Chittacks 17 Sq.ft., be the same a little more or less, together with three storied building (cemented floors) having a covered

area of 13,671 Sq.ft., be the same a little more or less, cemented floor, fully occupied by tenants for more than 30 years, used as Guest House for the employees of the tenanted organizations situate lying at and being Plot No.218, CIT Scheme XLVII, Holding Nos.248, 250 & 284, Sub Division-R, Division-Q, Dihi Panchannagram, being Premises No.218B, Hemanta Mukhopadhyay Sarani (formerly 31, Cockler Lane and then Premises No.P-218B, Lake Terrace Extension), under Ward No.90 within the ambit of the Kolkata Municipal Corporation, Post Office-Rabindra Sarobar, Police Station-Lake (formerly Tollygunge), District of South 24Parganas, Kolkata-700 029 and the same is butted and bounded by:-

<b>ON THE NORTH</b>	:	By 40' feet wide Debabrata Biswas Sarani;
<b>ON THE SOUTH</b>	:	By Premises No.218A, II, Hemanta Mukhopadhyay Sarani;
<b>ON THE EAST</b>	:	By 20' feet wide Hemanta Mukhopadhyay Sarani; and
<b>ON THE WEST</b>	:	By Premises No.219B, IV, Hemanta Mukhopadhyay Sarani.

**IN WITNESS WHEREOF** the parties have hereunto set and subscribed their respective hands and seals the day month and year first above written.


**SIGNED      SEALED      AND**  
**DELIVERED** by the **VENDORS** at  
Kolkata in the presence of:

1. Wahedur Rahman .

2. 

(JYOTI SHARMA)


1. 

2. 

as constituted  
Attorney for  
Subharti Banerjee.


**SIGNED SEALED AND  
DELIVERED** by the **CONFIRMING  
PARTY** at Kolkata in the presence  
of:

1. Wahedur Rahman ,

2.   
(JYOTI SHARMA)

**SIGNED SEALED AND  
DELIVERED** by the **PURCHASER**  
at Kolkata in the presence of:

1. Wahedur Rahman ,

2.   
(JYOTI SHARMA)

Vicarage Infrastructures (P) Ltd.

C.N. Surka

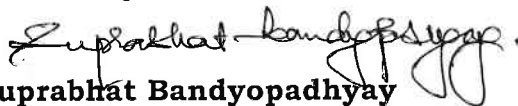
Director

For VICARAGE REAL ESTATE LLP

Sanjay Sureka

Authorised Signatory / Designated Partner

**Drafted by:**



**Suprabhat Bandyopadhyay**  
Advocate, High Court, Calcutta  
Enrollment No.WB/520/1997

**RECEIVED** of, and from the within-named Purchaser the within-mentioned sum of Rs.5,52,00,000/- (Rupees Five Crores Fifty Two Lacs only) being the consideration money as per Memo below:-

**MEMO OF CONSIDERATION**

UTR Nos.	Date	Bank & Branch	Amount paid
0265234 27121	28-02-2022	HDFC Bank Ltd	Rs. 52,00,000.00
0265234 27481	28-02-2022	Lensby Saram '11	Rs.1,00,00,000.00
0265234 27571	28-02-2022	- Do -	Rs.1,00,00,000.00
42022062900 517900	29-06-2022	ICICI Bank Ltd	Rs.1,00,00,000.00
42022062900 517903	29-06-2022	R. H. Muthyasa	Rs.1,00,00,000.00
42022062900 517905	29-06-2022	- Do -	Rs.1,00,00,000.00
		<b>Total:</b>	<b>Rs.5,52,00,000.00</b>

**(RUPEES FIVE CRORES FIFTY TWO LACS ONLY).**

**WITNESSES:**

1. Mahedur Rahaman

*(Signature)*  
(Vendors)

2. *(Signature)*

*(Signature)*  
(For constituted  
Attorney for Subhashini  
Bareilly)



**RECEIVED** of, and from the within-named Purchaser the within-mentioned sum of Rs.50,000/- (Rupees Fifty Thousand only) being the nomination consideration money as per Memo below:-

**MEMO OF CONSIDERATION**

UTR Nos.	Date	Bank & Branch	Amount paid
003684	16-02-2023	The Federal Bank	Rs.50,000.00
		C.R. Total:	Rs.50,000.00

**(RUPEES FIFTY THOUSAND ONLY).**

**WITNESSES:**

**Adhunik Infrastructures (P) Ltd.**

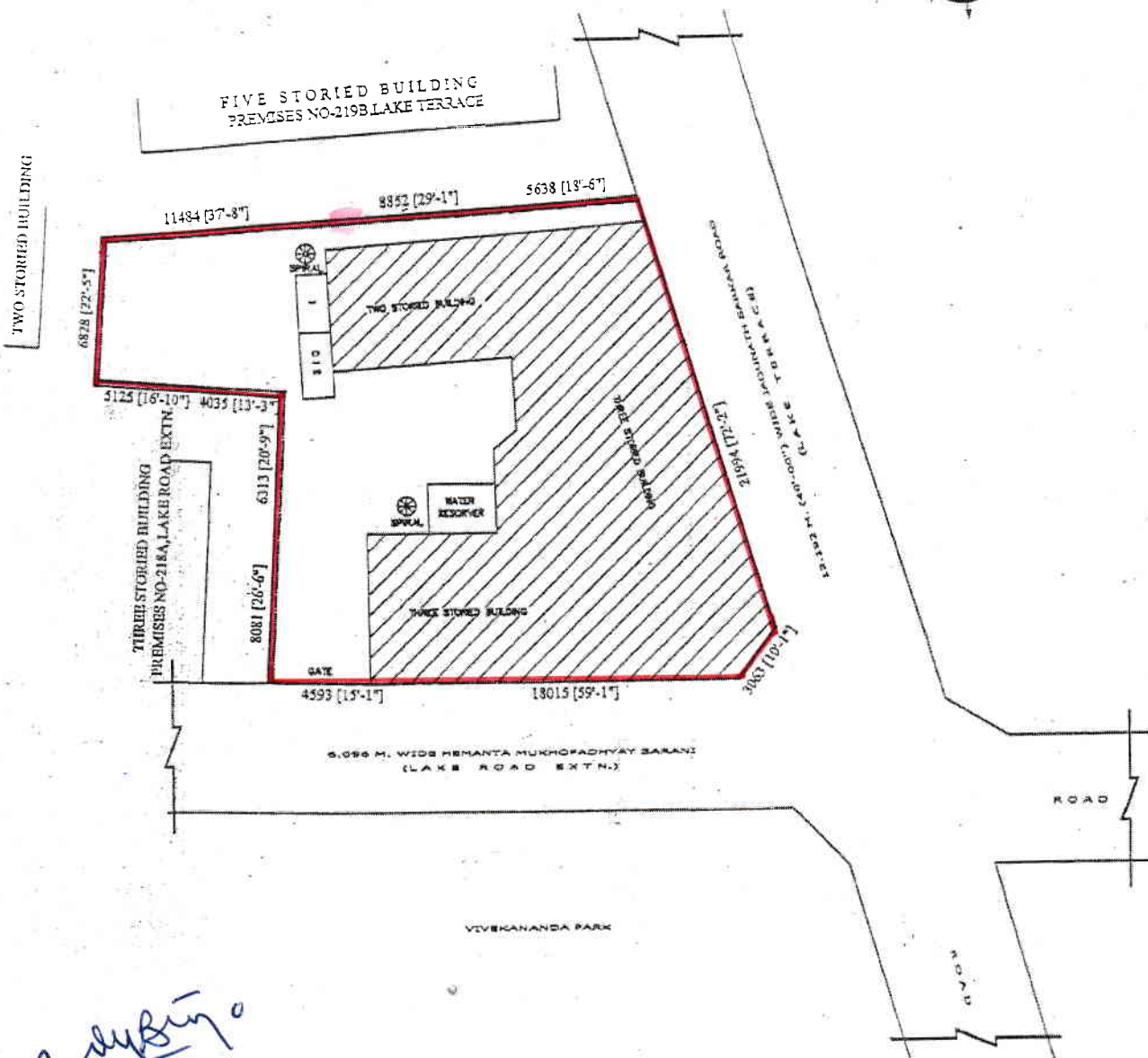
C. K. Sinha  
Director

**(Confirming party)**

1. Wahedur Rahman

2. [Signature]

THREE STORIED BUILDING COVERED AREA :- 13,671 Sq.ft.



Signature of Vendors

Adhunik Infrastructures (P) Ltd.

C. K. Suresh

Director

For VICARAGE REAL ESTATE LLP

Sanjay Suresh

**Authorised Signatory / Designated Partner**

Signature of Confirming Party

Signature of Purchasers



[illegible]





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



192022230302556672

GRN Details

GRN:	192022230302556672	Payment Mode:	Counter Payment
GRN Date:	20/02/2023 10:57:05	Bank/Gateway:	ICICI Bank
BRN :	95525952	BRN Date:	20/02/2023 17:44:04
GRIPS Payment ID:	200220232030255666	Payment Init. Date:	20/02/2023 10:57:05
Payment Status:	Successful	Payment Ref. No:	2000205897/14/2023

[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr SANJAY SUREKA  
Address: 6 Hastings Park Road Kolkata 700027  
Mobile: 9830046144  
Email: adhuniksan@gmail.com  
Period From (dd/mm/yyyy): 20/02/2023  
Period To (dd/mm/yyyy): 20/02/2023  
Payment Ref ID: 2000205897/14/2023  
Dept Ref ID/DRN: 2000205897/14/2023

Payment Details


































Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000205897/14/2023	Property Registration- Stamp duty	0030-02-103-003-02	2762520
2	2000205897/14/2023	Property Registration- Registration Fees	0030-03-104-001-16	552598
Total				3315118

IN WORDS: THIRTY THREE LAKH FIFTEEN THOUSAND ONE HUNDRED EIGHTEEN ONLY.

PAID



# SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>J. S. S. S.</i>					
<p>Little      Ring      Middle      Fore      Thumb</p>		<p>(Left Hand)</p>				
						
<p>Thumb      Fore      Middle      Ring      Little</p>		<p>(Right Hand)</p>				
	<i>C. K. Sunka</i>					
<p>Little      Ring      Middle      Fore      Thumb</p>		<p>(Left Hand)</p>				
						
<p>Thumb      Fore      Middle      Ring      Little</p>		<p>(Right Hand)</p>				
	<i>Sanjay Sureka</i>					
<p>Little      Ring      Middle      Fore      Thumb</p>		<p>(Left Hand)</p>				
						
<p>Thumb      Fore      Middle      Ring      Little</p>		<p>(Right Hand)</p>				



THE KOLKATA MUNICIPAL CORPORATION  
MUNICIPAL ASSESSMENT BOOK (Portal Copy)  
LANDS AND BUILDINGS  
ASSESSMENT DEPARTMENT

Borough No	Ward No	Street No	Premises No	Street Name	Heritage	Pond	Assessee No	Nathi No
8	090	07	218B	HEMANTA MUKHOPADHYAY SARANI	NO	NO	110900701330	0000

No of Stories	Nature of Use	Plot((in Sq.Mt.))	Covered((in Sq.Ft.))	Floor((in Sq.Mt.))	Land Area	Article	Section	%	Residential	Non Res	Classified Ownership	Operative GR Quarter	Operative GR Quarter	Operative GR Quarter
3	D H		13671		Cottah 08, Chatak 03, Sq Ft 17							1/2017		

Name and address of owner and/or person liable to pay consolidated rate (1)	Initial and date of the H.A./Asstt. making correction (2)
Owner : SRI ANIRUDDHA BANERJEE , SUBHARTHI BANERJEE,..... Address : 6E, KEYATALA ROAD, KOLKATA,.....	

Annual Valuation (3)	Assmt. u/s (4)	% of Consolidated Rate (5)	Date of Alteration of Annual Valuation Column 3(6)	Date of Effect of Alteration (7)	Quarterly payable Consolidated Rate (8)	Amount of Rebate if any u/s 171(5) @25% of Consolidated Rate(9)	Amount After Allowing Rebate (Col. 8 minus Col. 9)(10)
97200		40	07/04/2003	2001-07-01 00:00:00.0	9720	0	9720
106920		40	24/01/2019	2007-07-01 00:00:00.0	10692	0	10692
108260		40	24/01/2019	2008-04-01 00:00:00.0	10826	0	10826
113670		40	24/01/2019	2011-04-01 00:00:00.0	11367	0	11367
117940		40	24/01/2019	2013-07-01 00:00:00.0	11794	0	11794
119420		40	24/01/2019	2014-04-01 00:00:00.0	11942	0	11942
359480		40	24/01/2019	2014-10-01 00:00:00.0	35948	0	35948
608160		20	13/04/2019	2017-04-01 00:00:00.0	31168	0	31168

Quarterly Howrah Bridge Tax at leviable on the AV (11)	Proportionate AV where applicable (12)	Proportionate Quarterly Rate (13)	% of Surcharge(14)	Amount of Surcharge(15)	Gross Amount Payable per Quarter Columns 8 or 10, 11 and 15, if any(rounded off to the nearest rupee) (16)	Amount of General Rebate @5% u/s 215(2)(17)	Net Amount Payable per Quarter (rounded off to the nearest rupee) (18)	Initial of Assessment Clerk/Head Assistant(19)	Initial of Authenticating Officer u/s 191(4) (20)	Quarter of Issuing of Fresh or Supplementary Bills as per Alterations(21)	Remarks (22)
121.5			50	0	9842	492.1	9350				ARV
133.65			50	0	10826	541.3	10285				ARV
135.33			50	0	10961	548.05	10413				ARV
142.09			50	0	11509	575.45	10934				ARV
147.43			50	0	11941	597.05	11344				ARV
149.28			50	0	12091	604.55	11486				ARV
149.35			50	0	36397	1819.85	34577				ARV
760.2			0	0	31168	1558.4	29609.6				UAA

Annual Valuation and Tax Capping in Unit Area Assessment System are subject to Verification and final determination by KMC, as applicable.









Government of West Bengal

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

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





Signature / LTI Sheet of Query No/Year 19042000205897/2023

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	Mr ANIRUDDHA BANERJEE 6E, KEYATALA ROAD, City:- Not Specified, P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029	Seller		1260 	 17/02/2023.
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr CHANDRA KUMAR SUREKHA (SUREKA) 6, HESTINGS PARK ROAD, City:- Not Specified, P.O:- ALIPORE HO, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	Representative of Seller [ADHUNIK INFRASTRUCTURES PRIVATE LIMITED]		1261 	 17/02/2023



**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
3	<b>Mr SNJAY SUREKHA</b> <b>6, HESTINGS PARK ROAD, City:- Kolkata, P.O:- HESTINGS, P.S:-</b> <b>Hastings, District:- Kolkata, West Bengal, India, PIN:- 700027</b>	Represent ative of Buyer [VICARAG E REAL ESTATE LLP ]		 1259	<b>Sanjay Surekha</b> 17.02.2023
4	<b>Mr ANIRUDDHA BANERJEE 6E KEYATALA ROAD, City:- Not Specified, P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029</b>	Attorney of Seller [Mrs SUBHART HI BANERJE E]			<b>Subhart Banerjee</b> 17/02/2023
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	<b>WAHEDUR RAHAMAN</b> <b>Son of Late Md Ramjan Ali</b> <b>10/1/2H, Abinash Chowdhury Lane, City:- Kolkata, P.O:- Gobinda Khatik Road, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046</b>	<b>Mr ANIRUDDHA BANERJEE, Mr CHANDRA KUMAR SUREKHA, Mr SNJAY SUREKHA</b>		 1262	<b>Wahedur Rahaman</b> 17.02.2023.

(Mohul Mukhopadhyay)  
 ADDITIONAL REGISTRAR  
 OF ASSURANCE  
 OFFICE OF THE A.R.A. -  
 IV KOLKATA  
 Kolkata, West Bengal



## Major Information of the Deed

Deed No :	I-1904-03028/2023	Date of Registration	28/02/2023
Query No / Year	1904-2000205897/2023	Office where deed is registered	
Query Date	25/01/2023 11:31:55 PM	A.R.A. - IV 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], [4311] Other than Immovable Property, Receipt [Rs : 50,000/-]	
Set Forth value		Market Value	
Rs. 5,52,50,000/-		Rs. 5,52,50,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 27,62,620/- (Article:23)		Rs. 5,53,098/- (Article:A(1), E, B, M(a), M(b), I)	
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: 218, , 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 :- )		Office	8 Katha 3 Chatak 17 Sq Ft	4,52,49,000/-	4,52,49,000/-	Width of Approach Road: 40 Ft., Encumbered by Tenant,
Grand Total :				13.5483Dec	452,49,000 /-	452,49,000 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	13671 Sq Ft.	1,00,01,000/-	1,00,01,000/-	Structure Type: Structure Tenanted,
<p>Gr. Floor, Area of floor : 6000 Sq Ft.,Semi Commercial Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca; Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 6000 Sq Ft.,Semi Commercial Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 1671 Sq Ft.,Semi Commercial Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		13671 sq ft	100,01,000 /-	100,01,000 /-	

**Seller Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr ANIRUDDHA BANERJEE</b> Son of Late SOBHAKAR BANERJEE 6E, KEYATALA ROAD, City:- Not Specified, 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.:: ADxxxxxx3C, Aadhaar No: 44xxxxxxxx9087, Status :Individual, Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Pvt. Residence
2	<b>Mrs SUBHARTHI BANERJEE</b> Wife of Mr ANIRUDDHA BANERJEE 6E, KEYATALA ROAD, City:- Not Specified, P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AJxxxxxx6H, Aadhaar No: 79xxxxxxxx4757, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	<b>ADHUNIK INFRASTRUCTURES P LTD</b> GODREJ WATERSIDE,BLOCK DP,SECTOR -5, City:- Not Specified, P.O:- NABADIGANTA IT SO, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091 , PAN No.:: AAxxxxxx5L,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>VICARAGE REAL ESTATE LLP</b> 156A,LENIN SARANI, City:- Kolkata, P.O:- NEW MARKET, P.S:-New Market, District:-Kolkata, West Bengal, India, PIN:- 700013 , PAN No.:: AAxxxxxx0G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr ANIRUDDHA BANERJEE</b> Son of Late SOBHAKAR BANERJEE 6E KEYATALA ROAD, City:- Not Specified, 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.:: ADxxxxxx3C, Aadhaar No: 44xxxxxxxx9087 Status : Attorney, Attorney of : Mrs SUBHARTHI BANERJEE

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr CHANDRA KUMAR SUREKA</b> Son of Late SITARAM SUREKA 6,HESTINGS PARK ROAD, City:- Not Specified, P.O:- ALIPORE HO, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx0H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ADHUNIK INFRASTRUCTURES P LTD

2	<b>Mr SANJAY SUREKA (Presentant )</b> Son of Late SITARAM SUREKA 6, HASTINGS PARK ROAD, City:- Kolkata, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx0B, Aadhaar No: 88xxxxxxxx3694 Status : Representative, Representative of : VICARAGE REAL ESTATE LLP (as PARTNER)
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**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>WAHEDUR RAHAMAN</b> Son of Late Md Ramjan Ali 10/1/2H, Abinash Chowdhury Lane, City:- Kolkata, P.O:- Gobinda Khatik Road, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046			
Identifier Of Mr ANIRUDDHA BANERJEE, Mr CHANDRA KUMAR SUREKA, Mr SANJAY SUREKA, Mr ANIRUDDHA BANERJEE			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr ANIRUDDHA BANERJEE	VICARAGE REAL ESTATE LLP-6.77417 Dec
2	Mrs SUBHARTHI BANERJEE	VICARAGE REAL ESTATE LLP-6.77417 Dec

**Transfer of property for S1**


Sl.No	From	To. with area (Name-Area)
1	Mr ANIRUDDHA BANERJEE	VICARAGE REAL ESTATE LLP-6835.50000000 Sq Ft
2	Mrs SUBHARTHI BANERJEE	VICARAGE REAL ESTATE LLP-6835.50000000 Sq Ft



On 16-02-2023

**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 5,52,50,000/-

  
**Mohul Mukhopadhyay**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**

On 17-02-2023

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

Presented for registration at 21:00 hrs on 17-02-2023, at the Private residence by Mr SANJAY SUREKA ,

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

Execution is admitted on 17/02/2023 by Mr ANIRUDDHA BANERJEE, Son of Late SOBHAKAR BANERJEE, 6E, KEYATALA ROAD, P.O: SARAT BOSE ROAD, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business

Indetified by WAHEDUR RAHAMAN, , Son of Late Md Ramjan Ali, 10/1/2H, Abinash Chowdhury Lane, P.O: Gobinda Khatik Road, Thana: Topsia, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700046, by caste Muslim, by profession Service

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

Execution is admitted on 17-02-2023 by Mr CHANDRA KUMAR SUREKA, DIRECTOR, ADHUNIK INFRASTRUCTURES P LTD, GODREJ WATERSIDE,BLOCK DP,SECTOR -5, City:- Not Specified, P.O:- NABADIGANTA IT SO, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091

Indetified by WAHEDUR RAHAMAN, , Son of Late Md Ramjan Ali, 10/1/2H, Abinash Chowdhury Lane, P.O: Gobinda Khatik Road, Thana: Topsia, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700046, by caste Muslim, by profession Service

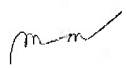
Execution is admitted on 17-02-2023 by Mr SANJAY SUREKA, PARTNER, VICARAGE REAL ESTATE LLP, 156A,LENIN SARANI, City:- Kolkata, P.O:- NEW MARKET, P.S:-New Market, District:-Kolkata, West Bengal, India, PIN:- 700013

Indetified by WAHEDUR RAHAMAN, , Son of Late Md Ramjan Ali, 10/1/2H, Abinash Chowdhury Lane, P.O: Gobinda Khatik Road, Thana: Topsia, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700046, by caste Muslim, by profession Service

**Executed by Attorney**

Execution by Mr ANIRUDDHA BANERJEE, , Son of Late SOBHAKAR BANERJEE, 6E KEYATALA ROAD, P.O: SARAT BOSE ROAD, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by profession Business as constituted attorney for Mrs SUBHARTHI BANERJEE 6E, KEYATALA ROAD, P.O: SARAT BOSE ROAD, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029 is admitted by him

Indetified by WAHEDUR RAHAMAN, , Son of Late Md Ramjan Ali, 10/1/2H, Abinash Chowdhury Lane, P.O: Gobinda Khatik Road, Thana: Topsia, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700046, by caste Muslim, by profession Service

  
**Mohul Mukhopadhyay**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**

**On 22-02-2023**

**Payment of Fees**


Certified that required Registration Fees payable for this document is Rs 5,53,098.00/- ( A(1) = Rs 5,52,500.00/- ,B = Rs 500.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by online = Rs 5,52,598/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/02/2023 5:44PM with Govt. Ref. No: 192022230302556672 on 20-02-2023, Amount Rs: 5,52,598/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 95525952 on 20-02-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 27,62,521/- and Stamp Duty paid by online = Rs 27,62,520/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/02/2023 5:44PM with Govt. Ref. No: 192022230302556672 on 20-02-2023, Amount Rs: 27,62,520/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 95525952 on 20-02-2023, Head of Account 0030-02-103-003-02



**Mohul Mukhopadhyay**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**

**On 28-02-2023**

**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**

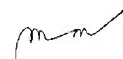
Certified that required Registration Fees payable for this document is Rs 5,53,098.00/- ( A(1) = Rs 5,52,500.00/- ,B = Rs 500.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 500.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 27,62,521/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 38898, Amount: Rs.100.00/-, Date of Purchase: 02/09/2022, Vendor name: A BANERJEE



**Mohul Mukhopadhyay**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**



**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1904-2023, Page from 162137 to 162167**

**being No 190403028 for the year 2023.**



Digitally signed by MOHUL  
MUKHOPADHYAY  
Date: 2023.02.28 14:28:52 +05:30  
Reason: Digital Signing of Deed.

**(Mohul Mukhopadhyay) 2023/02/28 02:28:52 PM**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**West Bengal.**

**(This document is digitally signed.)**