

15/12/2022

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14328/22



5-048.H.

पश्चिम बंगाल WEST BENGAL



Additional Registrar of Assurances-II  
Kolkata

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

Additional Registrar  
of Assurances, Kolkata

30 NOV 2022

**THIS DEED OF CONVEYANCE** is made on this 12<sup>th</sup> day of November Two Thousand and Twenty Two **BETWEEN BULU KUNDU** (PAN AHBPK2949L & Aadhaar No. 6238 3380 7833), wife of Late Nirendra Krishna Kundu and daughter of Late Amarendranath Sen an Indian national, by faith Hindu by occupation Housewife, residing at FD-107

Val Case No. 2276 a 10/11  
J(1)- 250  
J(2)- 100  
Total 100  
Realised on 30/11/22



655  
Subhasis Dasgupta  
Advocate  
Alipore Judge Court

DATE \_\_\_\_\_  
ADD \_\_\_\_\_  
Re \_\_\_\_\_  
1 5 SEP 2022  
SURANJAN MUKHERJEE  
Licensed Stamp Vendor  
C. Court  
2 & 3, K. S. Road, Kalyani

15 SEP 2022  
15 SEP 2022

Alo Basu



Alo Basu



DEED OF CONVEYANCE is made this 12th day of November Two Thousand  
Twenty Two BETWEEN BULU BAN ARBKS491 & Aadar No 0230  
Additional REGISTRAR  
OF ASSURANCE-II, KOLKATA

12 NOV 2022



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



192022230163706078

GRN Details

GRN:	192022230163706078	Payment Mode:	SBI Epay
GRN Date:	07/11/2022 19:41:32	Bank/Gateway:	SBIePay Payment Gateway
BRN :	7954588105523	BRN Date:	07/11/2022 19:42:13
Gateway Ref ID:	202231184823054	Method:	State Bank of India New PG CC
GRIPS Payment ID:	071120222016370605	Payment Init. Date:	07/11/2022 19:41:32
Payment Status:	Successful	Payment Ref. No:	2003083611/1/2022
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Ms Swastic Heights Pvt Ltd
Address:	21/2 ballygunge place kolkata700019
Mobile:	9831312355
Period From (dd/mm/yyyy):	07/11/2022
Period To (dd/mm/yyyy):	07/11/2022
Payment Ref ID:	2003083611/1/2022
Dept Ref ID/DRN:	2003083611/1/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003083611/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	62745
2	2003083611/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	15689
Total				78434

IN WORDS: SEVENTY EIGHT THOUSAND FOUR HUNDRED THIRTY FOUR ONLY.

PAID





# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



071120222016370605

## GRIPS Payment Detail

GRIPS Payment ID:	071120222016370605	Payment Init. Date:	07/11/2022 19:41:32
Total Amount:	78434	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	7954588105523	BRN Date:	07/11/2022 19:42:13
Payment Status:	Successful	Payment Init. From:	Department Portal

## Depositor Details

Depositor's Name: Ms Swastic Heights Pvt Ltd  
Mobile: 9831312355

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230163706078	Directorate of Registration & Stamp Revenue	78434
Total			78434

IN WORDS: SEVENTY EIGHT THOUSAND FOUR HUNDRED THIRTY FOUR ONLY.

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





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 19022003083611/2022

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

SI No.	Name of the Executant	Category		Finger Print	Signature with date
1	Mrs Bulu Kundu City:- Bidhannagar, P.O:- IB Market, P.S:- Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700106	Seller		6185 	Bulu Kundu 12.11.22
2	Mrs Suparna Biswas City:- , P.O:- Alipore, P.S:-Chetla, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Seller		6186 	Suparna Biswas 12.11.22
3	Mrs Alo Basu City:- Kolkata, P.O:- Shyambazar, P.S:- Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700004	Buyer		6184 	Alo Basu 12/11/2022



SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Sugata Sen Daughter of Late Satyendra Nath Sen 42B, Ramkanta Bose Street,, City:- Kolkata, P.O:- Baghbazar, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003	Mrs Bulu Kundu, Mrs Suparna Biswas, Mrs Alo Basu			 12/11/22

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

Salt Lake City, Sector -3, Kolkata – 700 106, PO IB Market & PS Bidhannagar (South), and SUPARNA BISWAS (PAN BHOPB7350L & Aadhaar No. 9559 5023 1360), wife of Swapna Biswas and daughter of Late Amarendranath Sen, an Indian national, by faith Hindu by occupation Housewife residing at F-2/5 Bipasha Apartment, Sankar Bose Road Extension, Chetla, Kolkata – 700 027, PO Alipore & PS Chetla, hereinafter jointly referred to as the "VENDORS" (which term or expression shall unless excluded by or therebe something repugnant to the subject or context shall be deemed to mean and include their respective heirs executors administrators legal representatives and assign/s) of the **ONE PART AND** ALO BASU (PAN AGXPB1347G & Aadhaar No. 5700 0232 5532) wife of Dr. Saumyajit Basu and daughter of Late Prasanta Kumar Sen, an Indian national, by faith Hindu by occupation Housewife residing at No. 44/1A Ramdhan Mitra Lane, Kolkata 700 004, P.O. Shyambazar, P.S. Shyampukur (hereinafter referred to as the "PURCHASER" (which term or expression shall unless excluded by or therebe something repugnant to the subject or context shall be deemed to mean and include her heirs executors administrators legal representatives and assign/s) of the **OTHER PART**:

**WHEREAS:**

- A. Late Brohmonath Sen and Late Bhabanath Sen both sons of Late Hara Chandra Sen and governed by Dayabhaga School of Hindu Law jointly resided at 43/1 and 44, Ramkanta Bose Street, Kolkata being their family dwelling house. Late Brohmonath Sen was the elder brother of Late Bhabanath Sen and predeceased him on 01<sup>st</sup> May 1894.
- B. The said Late Bhabanath Sen during his lifetime acquired several immovable properties which included 45 Ramkanta Bose Street, Kolkata – 700 003 and 37 Bose Para Lane, Kolkata – 700 003, now collectively recorded as 44 Ramkanta Bose Street, Kolkata – 700 003 (which includes 43/1 & 44 Ramkanta Bose Street,



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ADJUTANT GENERAL  
OF THE ARMY  
12 NOV 2022

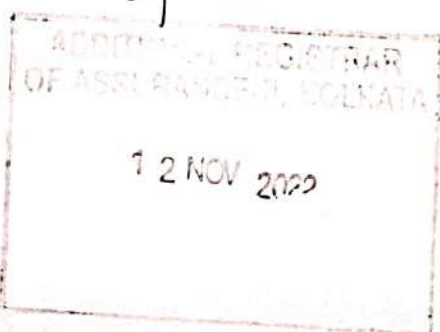


Kolkata – 700 003) (hereinafter referred to as the said **PREMISES**) and is morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.

- C. The said Bhabanath Sen during his lifetime made and published his last Will and Testament dated 20<sup>th</sup> day of May 1910 (hereinafter referred to as the said **WILL**).
- D. The said Bhabanath Sen (since deceased) died testate on 16<sup>th</sup> September 1914 and his wife namely Jaykali Sen predeceased him on 20<sup>th</sup> June 1909.
- E. The probate in respect of the said Will was duly granted by the Hon'ble High Court at Calcutta on 4<sup>th</sup> September 1915.
- F. In accordance with the said Will apart from other bequeathments the same inter-alia recorded that: -
  - a. one Moiety of their family dwelling house comprising of 43/1, and 44, Ramkanta Bose Street was bequeathed to his sons namely Manmatha Nath Sen, Hem Nath Sen, Satish Chandra Sen, Srish Chandra Sen and Nandalal Sen. The other Moiety was inherited by the heirs of Late Brohmonath Sen.
  - b. The house at 45 Ramkanta Bose Street, Kolkata – 700 003 to his eldest son namely, Priyonath Sen.
  - c. the land to the north of the family dwelling house previously known as 37 Bose Para Lane was to be divided into eight (8) equal shares out of which Six (6) shares will vest upon his 06 sons i.e. Priyo Nath Sen, Manmatha Nath Sen, Hem Nath Sen, Satish Chandra Sen, Srish Chandra Sen and Nandalal Sen, and Two (2) shares will vest upon his nephews Chandi Charan Sen and Manilal Sen.



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- G. Thus, in accordance with the said Will of Late Bhabanath Sen, the said Late Chandi Charan Sen became entitled to **ALL THAT** the undivided 11.8245% part and/or share into or upon the said Premises free of all encumbrances whatsoever and/or howsoever.
- H. The said Chandicharan Sen, was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate on 19<sup>th</sup> December 1926 leaving behind him surviving his wife namely Khirodamohini Sen and three sons, namely, Narendranath Sen, Jnanendranath Sen and Birendranath Sen as his only surviving legal heirs and/or representatives. The said Khirodamohini Sen died intestate on 18<sup>th</sup> July 1930.
- I. Pursuance to the above, the said Narendranath Sen, Jnanendranath Sen and Birendranath Sen inherited the said undivided 11.8245% part and/or share into or upon the said Premises each having an undivided 03.941% part and/or share therein.
- J. The said Narendranath Sen was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate on 5<sup>th</sup> September 1938 leaving behind him surviving his wife Nandarani Sen and three sons, namely, Dwipen Sen, Ganendranath Sen, Amarendranath Sen as his only surviving legal heirs and/or representatives. The said Nandarani Sen died intestate on 19<sup>th</sup> July 1945.
- K. Thus, the said Dwipen Sen, Ganendranath Sen and Amarendranath Sen each became entitled to an undivided 01.314% part and/or share into or upon the said Premises.
- L. The said Amarendranath Sen died intestate on 12<sup>th</sup> April 1990 leaving behind him surviving his wife Sunita Sen and two daughters namely, Bulu Kundu and Suparna



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Biswas as his only surviving legal heirs and/or representatives. The said Sunita Sen died intestate on 6<sup>th</sup> April 2010

M. Thus, the said Bulu Kundu and Suparna Biswas thus jointly became entitled to the said undivided 01.314% part and/or share into or upon the said Premises.

N. By the deed of gift dated 21<sup>st</sup> September 2022 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. 1, volume No. 1902 – 2022 being No. \_\_\_\_\_ for the year 2022, Dilip Sen, Nilratan Sen and Shyamal Kumar Sen gifted unto and in favour of Bulu Kundu and Suparna Biswas **ALL THAT** the undivided total 0.659% part and/or share equally into or upon the said Premises in the manner as contained and recorded therein.

O. Thus, the said Bulu Kundu and Suparna Biswas are absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the undivided 01.973% part and/or share into or upon the said Premises free of all encumbrances whatsoever and/or howsoever.

P. The Vendors have jointly agreed to sell and transfer and the Purchaser has agreed to purchase and acquire **ALL THAT** the undivided 01.973% part and/or share into or upon the said Premises (hereinafter referred to as the said **UNDIVIDED SHARE**) morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written at or for the total consideration of Rs.14,48,000/- (Rupees Fourteen Lakhs and Forty Eight Thousand) only free from all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, trespass, debuttar whatsoever and/or howsoever.

Q. At or before the execution of these presents all the Vendors have collectively and severally assured and represented to the Purchaser as follows which has been relied upon fully by the Purchaser: -



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- (a) The Vendors are seized and possessed of or otherwise well and sufficiently entitled to the said Undivided Share each having a distinct but undivided share as the absolute owners with marketable title in respect thereof respectively;
- (b) The said Undivided Share in the said Premises is free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, trespass, debuttar whatsoever and/or howsoever;
- (c) There is no suit or legal proceeding or prohibitory orders are pending or subsisting in respect of the said Premises or any part thereof.
- (d) The said Premises is not subject to any notice of attachment under the Income Tax Act or under Public Demands Recovery Act or under any other Act or Statute or Rules and Regulations.
- (e) No Notice of Acquisition or requisition affects the said Premises nor is there any bar legal or otherwise in the Vendors selling the said Undivided Share to the Purchaser.
- (f) The freehold interests and/or ownership interest of each of the Vendors in the said Premises does not stand mortgaged and/or encumbered and/or agreed to be mortgaged by the Vendors by way of security or additional security and/or collateral security and/or pledge and/or pawn and/or guarantee and/or otherwise in favour of any Bank and/or any Financial Institution or any person, firm, company or government undertaking or anybody else whomsoever to secure repayment of any amount, advance, loan taken or to be taken by the Vendors for any purpose whatsoever and/or howsoever and all the original title deeds at the time of execution of this deed is in the exclusive custody of the Vendors themselves.
- (g) The Vendors have not entered into any agreement for sale and/or transfer in respect of the said Undivided Share or any part thereof.



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(h) All municipal rates taxes and outgoing payable in respect of the said Premises upto the date of execution of these presents have been duly paid and discharged by the Vendors and in respect of any outstanding rates taxes and outgoing the Vendors shall keep the Purchaser indemnified against all actions suits proceedings and costs charges and expenses in respect of the said Premises upto the date of execution of this deed of conveyance.

(i) There is no trespasser and/or any occupier upon any part or portion of the said Premises and the entirety of the said Premises is in the vacant peaceful and khas possession of the Vendors and/or the other owners of the said Premises.

(j) The Vendors do not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.

(k) The Vendors are resident Indian nationals and have ordinarily resided in India for more than 182 days in the previous financial year and both have resided in India for more than 365 days in the previous 03 financial years as per the provisions of the Income Tax Act.

(l) That the recitals of title mentioned hereinbefore are true and factual, the Vendors have not suppressed any facts relating to the title and status of the said Premises, and there are no other incidents relating to the title and status of the said Premises other than those that are recited hereinabove.

R. The Purchaser has made payment of the entire consideration amounts respectively as aforementioned to the Vendors and the Vendors have in turn delivered the vacant possession of the said Premises to the Purchaser and as such the Purchaser have now requested the Vendors to sign and execute the deed of conveyance in their favour.



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ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

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**NOW THIS INDENTURE WITNESSETH:**

In pursuance of the said agreement and in consideration of the said sums of Rs.14,48,000/= (Rupees Fourteen Lakhs and Forty Eight Thousand) only of the lawful money of the Union of India well and truly and sufficiently and effectively paid by the Purchaser to the Vendors (the receipt whereof the Vendors and each one of them do hereby as also by the memo hereunder written admit and acknowledge to have received and the payment of the same and every part thereof) respectively the Vendors do hereby acquit release and discharge the Purchaser and the said Undivided Share hereby intended to be conveyed they the Vendors do hereby indefeasibly and forever grant sell convey transfer assign and assure unto and in favour of the Purchaser herein **ALL THAT** the undivided 01.973% part and/or share into or upon **ALL THAT** the piece or parcel of land containing by admeasurement an area of about 25 (twenty five) Cottahs and 08 (eight) Chittacks be the same a little more or less together with the four storied building and other structures standing on part thereof and all lying situate at and/or being municipal premises No. 44, Ramkanta Bose Street, Kolkata – 700 003 PS Shyampukur, within ward No. 008 of the Kolkata Municipal Corporation (the entire property is hereinafter referred to as the said **PREMISES** and is morefully and particularly described in the **FIRST SCHEDULE** hereunder written and the said undivided 01.973% into or upon the said Premises (hereinafter referred to as the said **UNDIVIDED SHARE**) is morefully and particularly described in the **SECOND SCHEDULE** hereunder written **OR HOWSOEVER OTHERWISE** the said Premises now is or at any point of time heretofore were or was situated butted and bounded called known numbered described or distinguished with the intent and object that the Vendors have ceased to have any right title interest claim and/or demand of any nature whatsoever and/or howsoever into or upon the Undivided Share into or upon the said Premises or any or every part thereof **TOGETHER WITH** all ways paths passages boundary walls drains water courses light liberties rights privileges easements advantages appendages and appurtenances whatsoever and/or howsoever of the said



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ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

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Premises or any part thereof belonging or in any way appertaining to or usually held used occupied therewith or part or parcel thereof and reputed to belong or be appurtenant thereto **AND TOGETHER WITH** all legal incidents thereto and the reversions remainder or remainders rents issues and profits benefits and advantages thereof and all estate right title interest and/or claim into or upon the said Premises **AND TOGETHER WITH** the right for the Purchaser and/or his successors in title owners or occupiers for the time being of the said Premises hereby conveyed with or without horses horse carts cars vehicles whether mechanically propelled or otherwise to pass and/or repass over along and in the paths ways passages and for laying filtered and/or unfiltered water pipes and all other cables and lines and wires in and on and along any portion of the said Premises and all and every and entire right title interest claim demand estate whatsoever and/or howsoever of the Vendors of in and into or upon the said Premises mentioned in the First Schedule hereunder written and every part thereof including the said Undivided Share being hereby sold transferred conveyed assured and assigned and/or intended so to be **TOGETHER WITH** all pattas muniments of title writings plans maps deeds documents indentures conveyances and/or any other document of title or in any way concerning and/or relating to or in any way covering the said Premises and/or any part thereof which now are or may hereafter shall and/or may be in possession control custody and/or management of the Vendors **AND TO HAVE AND TO HOLD** the said Undivided Share being hereby sold transferred granted conveyed assured and assigned and/or so otherwise expressed and/or intended to be unto and in use of the Purchaser hereafter and forever in the manner as aforesaid free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, tenancies, trespass, pawn, pledge, advances, whatsoever and/or howsoever.





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REGISTRAR  
OF ASSURANCES, VOLVATA

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II. THE VENDORS DO HEREBY COLLECTIVELY COVENANT WITH THE PURCHASER as follows:

- a) **THAT**, notwithstanding any act deed matter and/or thing whatsoever and/or howsoever heretofore done committed and/or knowingly suffered by the Vendors to the contrary the Vendors are lawfully and/or otherwise absolutely seized and possessed of otherwise sufficiently entitled to **ALL THAT** the said Undivided Share hereby sold transferred conveyed assigned and assured as an absolute and indefeasible estate or an estate equivalent or analogous thereto and free from all encumbrances charges liens lispendens attachments trusts mortgages trespass whatsoever and/or howsoever;
- b) **THAT**, the interest which the Vendors do hereby profess to transfer subsists and that the Vendors have good right full power absolute and indefeasible authority and title to sell grant convey transfer assign and assure the said Undivided Share and every part thereof hereby sold granted conveyed transferred assigned and assured unto and in favour of the Purchaser herein in the manner as aforesaid and in accordance to the true intent object and meaning of these presents;
- c) **THAT**, it shall be lawful for the Purchaser from time to time and at all material times hereinafter to enter into and upon and hold occupy and enjoy the said Undivided Share and to receive the rents issues and profits thereof without any eviction interruption hindrance claims or demands or disturbance whatsoever from or by the Vendors herein and/or any person or persons or any other person or persons claiming through under or in trust for any of them having lawfully and/or equitably any claim estate right title demand and/or interest whatsoever and/or howsoever into or upon the said Undivided Share and every part thereof and from and clear freely and clearly and absolutely acquitted exonerated and forever discharged and/or otherwise by the Vendors well and sufficiently saved defended kept harmless and indemnified of and from and against all charges arrear of rates and taxes encumbrances and deposits whatsoever and/or howsoever made done



ADDITIONAL REGISTRAR  
OF ASSAMULET I, KOLKATA

12 NOV 2022

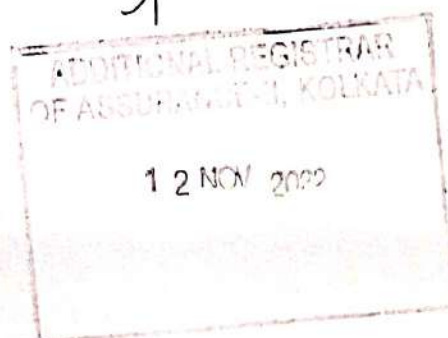


executed and/or occasioned by the Vendors and/or the predecessors in title of the Vendors and/or any of them;

- d) **THAT**, the said Undivided Share and every part thereof is freed exonerated and discharged from and against all manner of encumbrances whatsoever on its ownership;
- e) **THAT**, the Vendors and all persons having or lawfully or equitably claiming any estate right title demand or interest whatsoever and/or howsoever into or upon the said Undivided Share or any part thereof shall and will from time to time and at all material times hereafter upon every request and cost of the Purchaser make do acknowledge execute register and perform all such further and other lawful and reasonable acts deeds conveyances matters assurances and things whatsoever and/or howsoever for further better or more perfectly assuring the said Undivided Share hereby sold transferred conveyed assigned assured and every part thereof unto and in favour and use of the Purchaser and/or its successors in interest in the manner as aforesaid as shall or may be required;
- f) **THAT**, the Vendors shall unless prevented by fire or some other inevitable accident from time to time and at all material times hereafter upon every reasonable request and at the cost of the Purchaser make do produce or cause to be made done produced to the Purchaser or their Attorney and/or agents at any trial commission, examination tribunal court board authority firm for inspection or otherwise as occasion shall require all or any of the deeds documents and writings in respect of the said Premises if those in possession the Vendors AND ALSO shall at the like request deliver to the Purchaser such attested or other true copies of them as the Purchaser may requires and will in the meantime unless prevented as aforesaid keep the said deeds and writings safe un-obliterated and un-canceled;
- g) **THAT**, the Vendors have ceased to have any right title interest claim and/or demand into or upon the said Premises and every part thereof and every right of



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any nature accruing shall now belong to the Purchaser exclusively, however the Purchaser shall not be responsible for any liability of the Vendors.

- h) **THAT**, the Vendors shall be liable and/or be held responsible only for any acts, deeds, matters and things, done and/or caused to be done by the Vendors and/or their predecessor in interest and not be liable for any acts, deeds, matters and things done and/or caused to be done by any other co-owners of the remaining undivided share in the said Premises.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**(PREMISES)**

**ALL THAT** the piece or parcel of land containing by ad-measurement an area of about 25 (twenty five) cottahs and 08 (eight) chittacks be the same little more or less together with the 50 year old cemented flooring four storied building (having floor area of about 2000 sq. ft. each i.e. aggregating to 8,000 sq. ft. more or less) and other temporary structures (having a total area of about 1000 sq. ft.) standing on part thereof and all lying situate at and/or being municipal premises No. 44 Ramkanta Bose Street, Kolkata – 700 003, Police Station - Shyampukur in Ward No.8 of the Kolkata Municipal Corporation, Registry Office being the Registrar of Assurances, Kolkata having Kolkata Municipal Corporation Assessee No. 11008440725 and is butted and bounded in the manner as follows: -

ON THE NORTH	Partly by municipal premises No. 29B, Bose Para Lane, partly by municipal premises No. 38C, Bose Para Lane and partly by municipal premises No. 38/1B, Bose Para Lane;
ON THE EAST	Partly by municipal premises No. 43, Ramkanta Bose Street, partly by municipal premises No. 42F, Ramkanta Bose Street, partly by municipal premises No. 42E, Ramkanta Bose Street and partly by municipal premises No. 42B, Ramkanta Bose Street;
ON THE WEST	Partly by municipal premises No. 45/1, Ramkanta Bose Street, partly by municipal premises No. 48B, Ramkanta Bose Street, partly by municipal premises No. 50/1B, Ramkanta Bose Street, partly by municipal premises No.50/1C, Ramkanta Bose Street and partly by common passage;





ADDITIONAL REGISTRAR  
COMPENSATION & KOLKATA  
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ON THE SOUTH	Partly by KMC Road named by Ramkanta Bose Street, partly by municipal premises No. 46, Ramkanata Bose Street, partly by municipal premises No. 47, Ramkanta Bose Street, partly by municipal premises No. 48/1A, Ramkanta Bose Street, partly by municipal premises No. 48B, Ramkanta Bose Street and partly by municipal premises No. 49, Ramkanta Bose Street and partly by common passage;
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**OR HOWSOEVER OTHERWISE** the same are is was or were heretofore-butted bounded called known numbered described or distinguished.

**THE SECOND SCHEDULE ABOVE REFERRED TO**

**(UNDIVIDED SHARE)**

**ALL THAT** the undivided 01.973% part and/or share into or upon the said Premises referred to as in the First Schedule above i.e. 362 sq. ft. in the land and 158 sq. ft. in the building and 20 sq. ft. in other structures.



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ADDITIONAL REGISTRAR  
OF ASSURANCE, MUMBAI

12 NOV 2002




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

SIGNED SEALED AND DELIVERED

by the VENDORS at Kolkata

in the presence of:

 (DEBAPRIYO SEN)  
44 RAM KANTO BOSE ST.  
KOL - 700003

Bela Gupto  
Suparna Bhowmik

Rohit Das  
Alipore Justice Court  
KOL. 27

SIGNED SEALED AND DELIVERED

by the PURCHASER at Kolkata

in the presence of:


Allo Basu

  
**DILIP KUMAR GOEL**  
Advocate  
Alipore Court  
F/873/700003



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ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA  
12 NOV 2022

RECEIVED of and from the within named

PURCHASER the within mentioned sum of

RUPEES FOURTEEN LAKHS AND FORTY

EIGHT THOUSAND ONLY

RS.14,48,000/=

being the full payment of the total Consideration

in terms hereof and in the manner as follows:

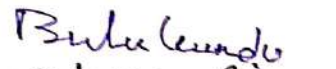
MEMO OF CONSIDERATION

Date	Pay Order No.	Drawn On	Amount Rs.	In favour of
10.11.22	NEFT	Standard Chartered Bank - Do -	7,24,000/=	Bulu Kundu
9.11.22	NEFT		7,24,000/=	Suparna Biswas
(Rupees Fourteen Lakhs and Forty Eight Thousand) only			Rs.14,48,000/=	

WITNESSES:





  
Suparna Biswas  
VENDORS





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ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

12 NOV 2022

PHOTO

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



Bala Kumari

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



Subarna Prasad

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



Alo Basu

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



1

ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

12 NOV 2022





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



192022230189353178

GRN Details

GRN:	192022230189353178	Payment Mode:	SBI Epay
GRN Date:	24/11/2022 17:10:28	Bank/Gateway:	SBIePay Payment Gateway
BRN :	3342186972923	BRN Date:	24/11/2022 17:11:03
Gateway Ref ID:	202232854950407	Method:	State Bank of India New PG CC
GRIPS Payment ID:	241120222018935316	Payment Init. Date:	24/11/2022 17:10:28
Payment Status:	Successful	Payment Ref. No:	2003083611/6/2022
[Query No*/Query Year]			

Depositor Details

Depositor's Name: Swastic heights pvt ltd  
Address: 21/2 ballygunge place kolkata 700019  
Mobile: 9038336847  
Depositor Status: Attorney of Claimant  
Query No: 2003083611  
Applicant's Name: Mr Uday Jalan  
Address: A.R.A. - II KOLKATA  
Office Name: A.R.A. - II KOLKATA  
Identification No: 2003083611/6/2022  
Remarks: Sale, Sale Document Payment No 6  
Period From (dd/mm/yyyy): 24/11/2022  
Period To (dd/mm/yyyy): 24/11/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003083611/6/2022	Property Registration- Stamp duty	0030-02-103-003-02	20
2	2003083611/6/2022	Property Registration- Registration Fees	0030-03-104-001-16	14
Total				34

IN WORDS: THIRTY FOUR ONLY.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AHBPK2949L



नाम /NAME

BULU KUNDU

पिता का नाम /FATHER'S NAME

AMARENDRA NATH SEN

जन्म तिथि /DATE OF BIRTH

28-09-1947

हस्ताक्षर /SIGNATURE

*Bulu Kundu*

*Shahin*

आयकर आयुक्त, (कम्प्यू. अप्प.), कोलकाता

COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

इस कार्ड के खो / मिल जाने पर कृपया जारी करने  
वाले प्राधिकारी को सूचित / वापस कर दें  
संयुक्त आयकर आयुक्त(प्रणाली एवं तकनीकी),  
पी-7,  
चौरंगी स्क्वायर,  
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to  
the issuing authority :  
Joint Commissioner of Income-tax(Systems & Technical),  
P-7,  
Chowringhee Square,  
Calcutta- 700 069.



ভারত সরকার

Government of India



বুলু কন্ডু

BULU KUNDU

পিতা : অমরেন্দ্র নাথ সেন

Father : Amarendra Nath Sen

জন্মতারিখ / DOB: 28/09/1947

মহিলা / Female



6238 3380 7833

আধার - সাধারণ মানুষের অধিকার



ঠিকানা: এফডী-১, সেক্টর-৩

সল্টলেক, বিধাননগর (এম)

বিধাননগর আইবি মার্কেট

উত্তর ২৪ পরগনা, পশ্চিম বঙ্গ,

700106

Address: House/Bldg./Apt.:

FD-107, Street/Road/Lane:

SECTOR-3, Landmark:

SALT LAKE, Village/Town/

City: Bidhannagar(M),

District: North 24 Parganas,

P.O.: Bidhannagar IB Market,

State: West Bengal,

6238 3380 7833



1947

1800 300 1947



help@uidai.gov.in



www.uidai.gov.in



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SUPARNA BISWAS  
AMARENDRA NATH SEN

04/07/1959

Permanent Account Number

BHOPB7350L

*Suparna Biswas*

Signature



*In case this card is lost / found, kindly inform / return to :*

Income Tax PAN Services Unit, UTIITSL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :

आयकर पैन सेवा यूनिट, UTIITSL  
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,  
नवी मुंबई-४०० ६१४.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
AGXPB1347G



नाम /NAME  
ALO BASU

पिता का नाम /FATHER'S NAME  
PRASANTA KUMAR SEN

जन्म तिथि /DATE OF BIRTH  
12-09-1976

हस्ताक्षर /SIGNATURE

*Alo Basu*

*Shahin*

आयकर आयुक्त, (कम्प्यू: अपा.), कोल.  
COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

इस कार्ड के खो / मिल जाने पर कृपया जारी करने  
वाले प्राधिकारी को सूचित / वापस कर दें  
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),  
पी-7,  
चौरंगी स्क्वायर,  
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to  
the issuing authority :  
Joint Commissioner of Income-tax(Systems & Technical),  
P-7,  
Chowringhee Square,  
Calcutta- 700 069.



## Major Information of the Deed

Deed No :	I-1902-14327/2022	Date of Registration	30/11/2022
Query No / Year	1902-2003083611/2022	Office where deed is registered	
Query Date	28/10/2022 5:40:31 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Uday Jalan 21/2, Ballygunge Place Kolkata, Thana : Gariahat, District : South 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 9831312355, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 14,48,000/-	Rs. 15,68,886/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 62,775/- (Article:23)	Rs. 15,703/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Kolkata, P.S:- Shyampukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ram Kanta Bose Street, , Premises No: 44, , Ward No: 008 Pin Code : 700003

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	362 Sq Ft	13,92,000/-	14,93,252/-	Property is on Road ,Last Reference Deed No :1902-I -08581-2022
Grand Total :				.8296Dec	13,92,000 /-	14,93,252 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	158 Sq Ft.	55,000/-	71,989/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 40 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 40 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 40 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 3, Area of floor : 38 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
S2	On Land L1	20 Sq Ft.	1,000/-	3,645/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 20 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tiles Shed, Extent of Completion: Complete</p>					



	Total :	178 sq ft	56,000 /-	75,634 /-	
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#### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mrs Bulu Kundu</b> Wife of Late Nirendra Krishna Kundu City:- Bidhannagar, P.O:- IB Market, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700106 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AHxxxxxx9L, Aadhaar No: 62xxxxxxxx7833, Status :Individual, Executed by: Self, Date of Execution: 12/11/2022 , Admitted by: Self, Date of Admission: 12/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/11/2022 , Admitted by: Self, Date of Admission: 12/11/2022 ,Place : Pvt. Residence
2	<b>Mrs Suparna Biswas</b> Wife of Mr Swapan Biswas City:- , P.O:- Alipore, P.S:-Chetla, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BHxxxxxx0L, Aadhaar No: 95xxxxxxxx1360, Status :Individual, Executed by: Self, Date of Execution: 12/11/2022 , Admitted by: Self, Date of Admission: 12/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/11/2022 , Admitted by: Self, Date of Admission: 12/11/2022 ,Place : Pvt. Residence

#### Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mrs Alo Basu (Presentant )</b> Wife of Dr. Saumyojit Basu City:- Kolkata, P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AGxxxxxx7G, Aadhaar No: 57xxxxxxxx5532, Status :Individual, Executed by: Self, Date of Execution: 12/11/2022 , Admitted by: Self, Date of Admission: 12/11/2022 ,Place : Pvt. Residence

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Sugata Sen</b> Daughter of Late Satyendra Nath Sen 42B, Ramkanta Bcse Street,, City:- Kolkata, P.O:- Baghbazar, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003			

Identifier Of Mrs Bulu Kundu, Mrs Suparna Biswas, Mrs Alo Basu

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Bulu Kundu	Mrs Alo Basu-0.414792 Dec
2	Mrs Suparna Biswas	Mrs Alo Basu-0.414792 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Bulu Kundu	Mrs Alo Basu-79.00000000 Sq Ft
2	Mrs Suparna Biswas	Mrs Alo Basu-79.00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Mrs Bulu Kundu	Mrs Alo Basu-10.00000000 Sq Ft
2	Mrs Suparna Biswas	Mrs Alo Basu-10.00000000 Sq Ft



On 12-11-2022

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

Presented for registration at 17:04 hrs on 12-11-2022, at the Private residence by Mrs Alo Basu ,Claimant.

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

Execution is admitted on 12/11/2022 by 1. Mrs Bulu Kundu, Wife of Late Nirendra Krishna Kundu, P.O: IB Market, Thana: Bidhannagar, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700106, by caste Hindu, by Profession House wife, 2. Mrs Suparna Biswas, Wife of Mr Swapan Biswas, P.O: Alipore, Thana: Chetla, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession House wife, 3. Mrs Alo Basu, Wife of Dr Saumyojit Basu, P.O: Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession House wife

Indetified by Mr Sugata Sen, , , Daughter of Late Satyendra Nath Sen, 42B, Ramkanta Bose Street,, P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by profession Business

*haz*

Satyajit Biswas

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

Kolkata, West Bengal

On 16-11-2022

**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 15,68,886/-

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 15,703.00/- ( A(1) = Rs 15,689.00/- ,E = Rs 14.00/- ) and Registration Fees paid by by online = Rs 15,689/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/11/2022 7:42PM with Govt. Ref. No: 192022230163706078 on 07-11-2022, Amount Rs: 15,689/-, Bank: SBI EPay ( SBlePay), Ref. No. 7954588105523 on 07-11-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 62,775/- and Stamp Duty paid by by online = Rs 62,745/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/11/2022 7:42PM with Govt. Ref. No: 192022230163706078 on 07-11-2022, Amount Rs: 62,745/-, Bank: SBI EPay ( SBlePay), Ref. No. 7954588105523 on 07-11-2022, Head of Account 0030-02-103-003-02

*haz*

Satyajit Biswas

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

Kolkata, West Bengal



**On 29-11-2022**

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 15,703.00/- ( A(1) = Rs 15,689.00/- ,E = Rs 14.00/- ) and Registration Fees paid by by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 24/11/2022 5:11PM with Govt. Ref. No: 192022230189353178 on 24-11-2022, Amount Rs: 14/-, Bank: SBI  
EPay ( SBIPay), Ref. No. 3342186972923 on 24-11-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 62,775/- and Stamp Duty paid by by online = Rs 20/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 24/11/2022 5:11PM with Govt. Ref. No: 192022230189353178 on 24-11-2022, Amount Rs: 20/-, Bank: SBI  
EPay ( SBIPay), Ref. No. 3342186972923 on 24-11-2022, 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 30-11-2022**

**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.

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 62,775/- and Stamp Duty paid by Stamp Rs 10.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 101655, Amount: Rs.10.00/-, Date of Purchase: 15/09/2022, Vendor name: S MUKHERJEE



**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 1902-2022, Page from 485350 to 485376  
being No 190214327 for the year 2022.



Digitally signed by SATYAJIT BISWAS  
Date: 2022.12.03 16:06:52 -08:00  
Reason: Digital Signing of Deed.

(Satyajit Biswas) 2022/12/03 04:06:52 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
West Bengal.

(This document is digitally signed.)