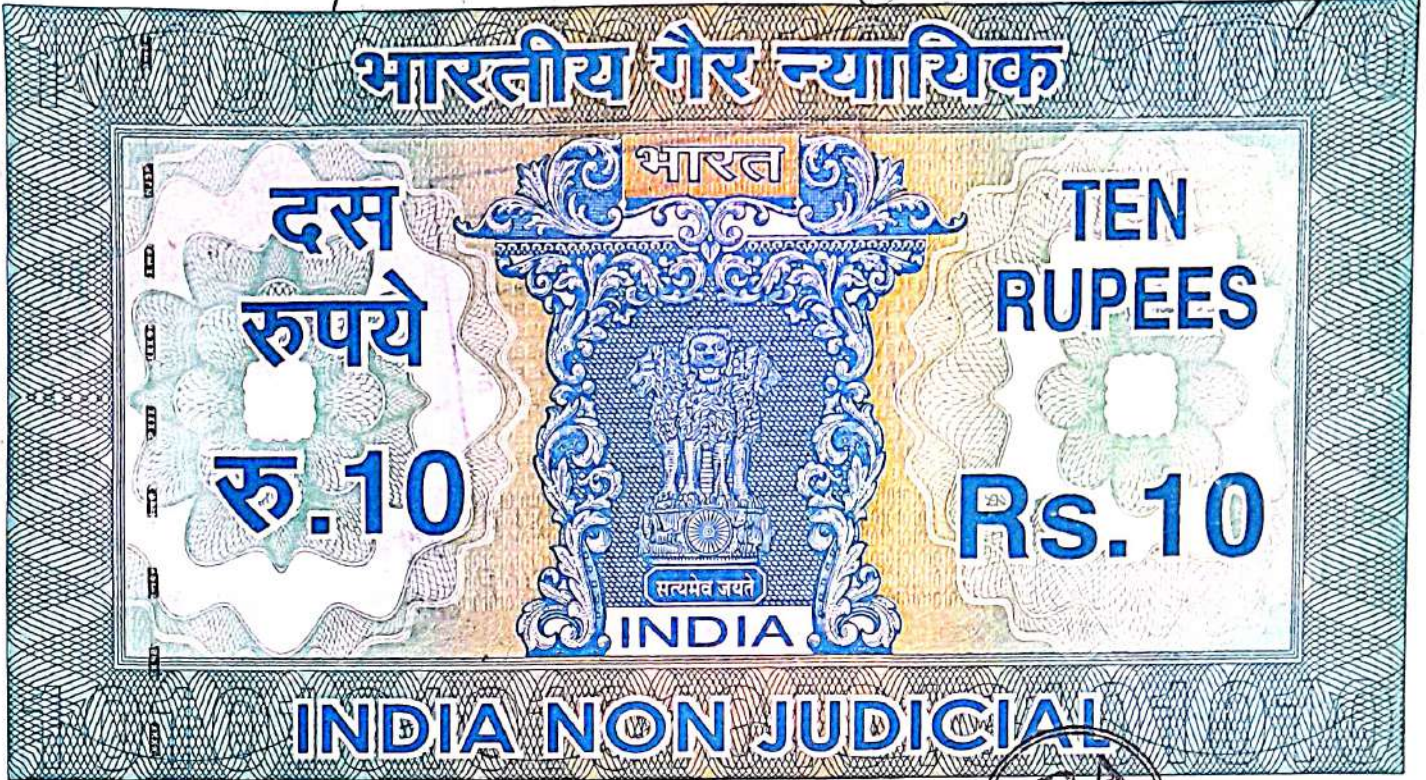


15/26/2022

2

19308/22



5-09 PM पश्चिम बंगाल WEST BENGAL



2/3152170/22

Additional Registrar of Assurances
Kolkata

Certified that the Document is admitted to
Registration This Signature Sheet and the
endorsement shown on this document
are the part of this Document.

Additional Registrar
of Assurances Kolkata

29 NOV 2022

THIS DEED OF CONVEYANCE is made on this 12th day of November Two Thousand and Twenty Two **BETWEEN** (i) **DILIP SEN** (PAN GNLPS4316F & Aadhaar No. 6465 8121 1343), son of Late Dwipen Sen, an Indian national, by faith Hindu, by occupation Retired, presently residing at 65/A/3, Janngar Road, Serampore, Pravasnagar,

Visi Case No. 2269 10/11
J (1)-
J (2)- 250
Total 100
Realised on 29/11/22

701653

Subhasis Dasgupta
Advocate
Alipore Judge Court

NAME _____
ADD _____
Rs _____
15 SEP 2022
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, H. S. Road, Calcutta

15 SEP 2022
15 SEP 2022

Syabir Khan



Syabir Khan



1
ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
12 NOV 2022



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



081120222016440304

GRIPS Payment Detail

GRIPS Payment ID:	081120222016440304	Payment Init. Date:	08/11/2022 15:43:38
Total Amount:	52447	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	2558744416125	BRN Date:	08/11/2022 15:44:40
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

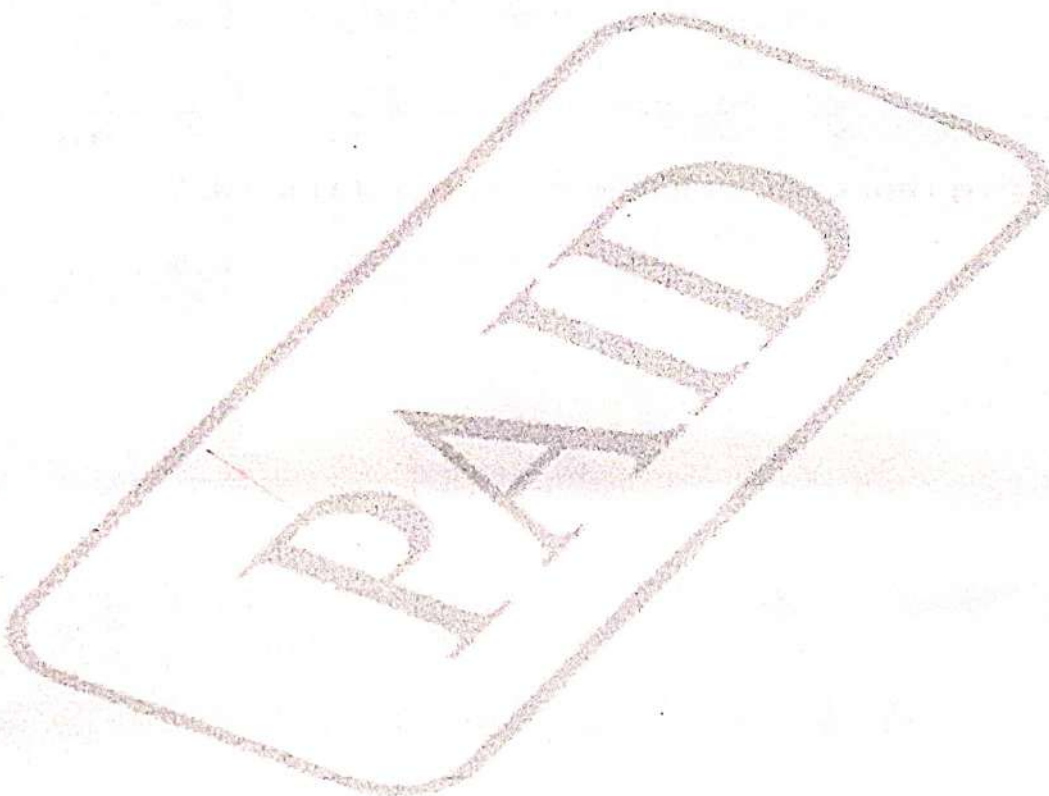
Depositor's Name: Ms Swastic Heights Pvt Ltd
Mobile: 9831312355

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230164403058	Directorate of Registration & Stamp Revenue	52447
Total			52447

IN WORDS: FIFTY TWO THOUSAND FOUR HUNDRED FORTY SEVEN 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



192022230164403058

GRN Details

GRN:	192022230164403058	Payment Mode:	SBI Epay
GRN Date:	08/11/2022 15:43:38	Bank/Gateway:	SBlePay Payment Gateway
BRN :	2558744416125	BRN Date:	08/11/2022 15:44:40
Gateway Ref ID:	202231298747894	Method:	State Bank of India New PG CC
GRIPS Payment ID:	081120222016440304	Payment Init. Date:	08/11/2022 15:43:38
Payment Status:	Successful	Payment Ref. No:	2003152170/4/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name: Ms Swastic Heights Pvt Ltd
Address: 21/2 ballygunge place kolkata 700019
Mobile: 9831312355
Period From (dd/mm/yyyy): 08/11/2022
Period To (dd/mm/yyyy): 08/11/2022
Payment Ref ID: 2003152170/4/2022
Dept Ref ID/DRN: 2003152170/4/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003152170/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	41948
2	2003152170/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	10499
Total				52447

IN WORDS: FIFTY TWO THOUSAND FOUR HUNDRED FORTY SEVEN ONLY.










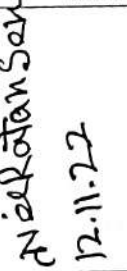




Government of West Bengal

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



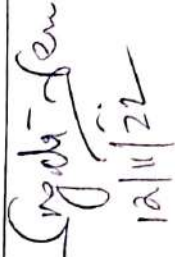



OFFICE OF THE A.R.A. - II KOLKATA, District Name : Kolkata

Signature / LTI Sheet of Query No/Year 19022003152170/2022

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

SI No.	Name of the Executant	Category		Finger Print 6194	Signature with date
1	Mr Dilip Sen City:- Serampore, P.O:- Pravasnagar, P.S:- Serampur, District:- Hooghly, West Bengal, India, PIN:- 712249	Seller			 12-11-22
SI No.	Name of the Executant	Category		Finger Print 6195	Signature with date
2	Mr Nilratan Sen City:- Baranagar, P.O:- Baranagar, P.S:- Baranagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700036	Seller			 12-11-22
SI No.	Name of the Executant	Category		Finger Print 6196	Signature with date
3	Mr Shyamal Kumar Sen City:- Baranagar, P.O:- Baranagar, P.S:- Baranagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700036	Seller			 12-11-22

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
4	Mr Sugata Sen City:- Kolkata, P.O:- Baghbazar, P.S:- Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700003	Attorney of Buyer [Mrs Shaista Qadeer] ,[Mrs Sarah Saif Ahmad]		6191 	 12/11/22
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Siddharta Sen Son of Late Satyendra Nath Sen City:- , P.O:- Gopalpur, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136	Mr Dilip Sen, Mr Nilratan Sen, Mr Shyamal Kumar Sen, Mr Sugata Sen		6215 	 SIDDHARTHA SEN 12/11/2022

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

Hooghly – 712 249 PO Pravasnagar & PS Serampore, (ii) **NILRATAN SEN** (PAN GOQPS5598K & Aadhaar No. 7012 3785 6110), son of Late Dwipen Sen, an Indian national, by faith Hindu, by occupation Retired, presently residing at No. 21/A Ramchand Mukherjee lane, Kolkata – 700 036, PO & PS Baranagar, (iii) **SHYAMAL KUMAR SEN** (PAN AKTPS9993F & Aadhaar No. 4150 0952 5788), son of Late Dwipen Sen, an Indian national, by faith Hindu, by occupation Retired, presently residing at 21/A, Ramchand Mukherjee Lane, Kolkata – 700 036, PO & PS Baranagar, hereinafter collectively 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 SHAISTA QADEER** (PAN AAJPQ8104E & Aadhaar No. 6928 0128 6390) wife of Mr. Arif Qadeer, an Indian national, by faith Muslim by occupation Housewife residing at flat No. 1509, Block A, Jumma Al Majid Building, AL Nahda, Sarjah UAE and is herein represented by **Mr. Sugata Sen** (PAN BYQPS0324E & Aadhaar No. 7495 2473 2934), son of Late Satyendra Nath Sen, an Indian national, by faith Hindu, by occupation Business, residing at 42B, Ramkanta Bose Street, Kolkata – 700 003, PO Baghbazar & PS Shyampukur duly empower vide power of attorney dated 11th May 2022 authenticated by the Office of the Consulate General of India in Dubai and adjudicated by the Stamp Superintendent, Kolkata Collectorate on 31st May 2022 and **SARAH SAIF AHMAD** (PAN CHNPA7463D & Aadhaar No. 9265 7812 5570), wife of Mr. Saif Uddin Ahmad, an Indian national, by faith Muslim, by occupation Housewife, presently residing at 1407 Al Manoor Tower, Al Nahda, Sharjah, UAE and is herein represented by **Mr. Sugata Sen** (PAN BYQPS0324E & Aadhaar No. 7495 2473 2934), son of Late Satyendra Nath Sen, an Indian national, by faith Hindu, by occupation Business, residing at 42B, Ramkanta Bose Street, Kolkata – 700 003, PO Baghbazar & PS Shyampukur duly empower vide power of attorney dated 11th May 2022 authenticated by the Office of the Consulate General of India in Dubai and adjudicated by the Stamp



1
ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
12 NOV 2022

Superintendent, Kolkata Collectorate on 31st May 2022 (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 both of their respective 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 01st 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, 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 20th day of May 1910 (hereinafter referred to as the said **WILL**).
- D. The said Bhabanath Sen (since deceased) died testate on 16th September 1914 and his wife namely Jaykali Sen predeceased him on 20th June 1909.
- E. The probate in respect of the said Will was duly granted by the Hon'ble High Court at Calcutta on 4th September 1915.
- F. In accordance with the said Will apart from other bequeathments the same inter-alia recorded that: -



1
ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

12 NOV 2022

- 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.

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 19th 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 18th July 1930.

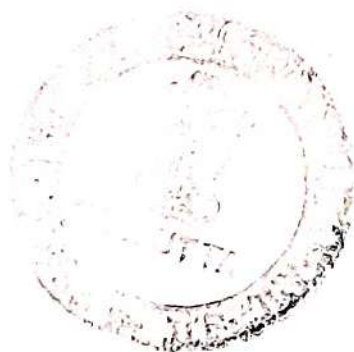
I. Pursuance to the above, the said Narendranath Sen, Jnanendranath Sen and Birendranath Sen inherited the said undivided 11.8245% part and/or share into or upon the said Premises each having an undivided 03.941% part and/or share therein.



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

12 NOV 2022

- J. The said Narendranath Sen was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate on 5th 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 in accordance with the Hindu Law of Succession in force at that point of time. The said Nandarani Sen died intestate on 19th July 1945.
- K. The said Ganendranath Sen a bachelor died intestate on 3rd June 1998 leaving behind him surviving his brother Dwipen Sen and sister Bani Bose as his only surviving legal heir and/or representative.
- L. The said Dwipen Sen, died intestate on 16th September 2000 leaving behind him surviving his wife Kanak Sen and three sons, namely, Nilratan Sen, Shyamal Sen and Dilip Sen as his only surviving legal heirs and/or representatives.
- M. The said Kanak Sen, died intestate on 31st December 2004 leaving behind her surviving her three sons, namely Nilratan Sen, Shyamal Sen and Dilip Sen as her only surviving legal heirs and/or representatives.
- N. Thus, the said Nilratan Sen, Shyamal Sen and Dilip Sen thus collectively became entitled to the said undivided 01.977% part and/or share into or upon the said Premises.
- O. By the deed of gift dated 21st September 2022 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. 1, volume No. 1902 – 2022 in pages 1 to 1 being No. 14305 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.
- P. Pursuance to the above, the said Dilip Sen, Nilratan Sen and Shyamal Kumar Sen are thus absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the undivided 01.318% part and/or share into or upon the said Premises free of all encumbrances whatsoever and/or howsoever.



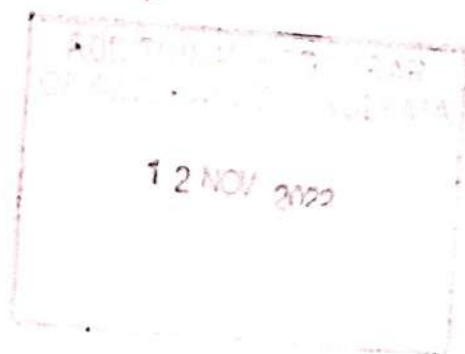
Q. The Vendors have jointly agreed to sell and transfer and the Purchaser has agreed to purchase and acquire **ALL THAT** the undivided 01.318% part and/or share into or upon the said Premises (hereinafter referred to as the said **UNDIVIDED SHARE**) morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written at or for the total consideration of Rs.9,64,000/- (Rupees Nine Lakhs and Sixty Four Thousand) only free from all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, trespass, debuttar whatsoever and/or howsoever.

R. 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: -

- (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



1



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.
- (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



8
ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
12 NOV 2022

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.

S. 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.

NOW THIS INDENTURE WITNESSETH:

In pursuance of the said agreement and in consideration of the said sums of Rs.9,64,000/= (Rupees Nine Lakhs and Sixty Four 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 01.318% 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 01.318% 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



1

ADDITIONAL REGISTRAR
OF ASSURANCE-KOLKATA

12 NOV 2022

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 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



1

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
12 NOV 2022

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.

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

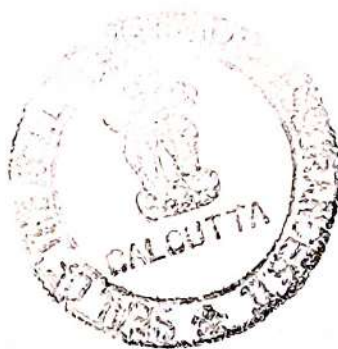
- a) **THAT**, notwithstanding any act deed matter and/or thing whatsoever and/or howsoever heretofore done committed and/or knowingly suffered by the Vendors to the contrary the Vendors are lawfully and/or otherwise absolutely seized and possessed of otherwise sufficiently entitled to **ALL THAT** the 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



1
ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
12 NOV 2022

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 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



1

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

12 NOV 2022

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 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 1,000 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;



8

ADDITIONAL REGISTRAR
INSURANCE-II, KOLKATA
12 NOV 2022

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;
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;

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 01.318% part and/or share into or upon the said
Premises referred to as in the First Schedule above i.e. 242 sq. ft. in the land and 105
sq. ft. in the building and 13 sq. ft. in other structures.



8

ADDITIONAL REGISTRAR
ASSURANCE-II, KOLKATA

12 NOV 2022

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:

1) Raju Das
Alipore
KOL - 27

1) Dilip ~~Sen~~
2) Nil Ratan Sen

2) Dipankar Sen
C/A/3 prokashganga
Bachchan 2 Hooghly.

3) Shyamal Sen

SIGNED SEALED AND DELIVERED SVGATA SEN

by the **PURCHASER** at Kolkata

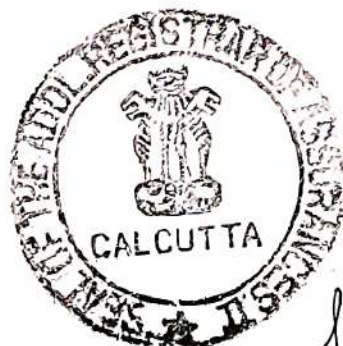
in the presence of:

As Constituted Attorney
Shasta Kaden & Sirah Saif Ahmad

1) Raju Das

2) Dipankar Sen.

Dilip Kumar Goel
DILIP KUMAR GOEL
Advocate
Alipore Court
F/873/798/99



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

12 NOV 2022

RECEIVED of and from the within named

PURCHASER the within mentioned sum of

RUPEES NINE LAKHS AND SIXTY FOUR THOUSAND ONLY RS.9,64,000/=

being the full payment of the total Consideration

in terms hereof and in the manner as follows:

MEMO OF CONSIDERATION

Date	Instrument No.	Drawn On	Amount Rs.	In favour of
12.11.22	000016	HDFC	3,21,333/=	Dilip Sen
12.11.22	000015	HDFC	3,21,333/=	Nilratan Sen
12.11.22	000017	HDFC	3,21,334/=	Shyamal Kumar Sen
(Rupees Nine Lakhs and Sixty Four Thousand only)			Rs.9,64,000/=	

WITNESSES:

- 1) Rajiv Das
- 2) Dipankar Sen

1. Dilip Sen
2. Nilratan Sen
3. Shyamal Kumar Sen

VENDORS



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

12 NOV 2022

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUGATA SEN

SATYENDRA NATH SEN

11/01/1960
Permanent Account Number

BYQPS0324E

Signature

06082008

Sugata Sen

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें
आयकर पैन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाइम्स टॉवर, कमला मिल्स कंपाउंड, एस. बी. मार्ग,
लोअर परेल, मुंबई-400 013.

*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
S.B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664
email: tininfo@nsdl.co.in



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

KTF2346898

পরিচয় পত্র



Elector's Name Nilratan Sen

নির্বাচকের নাম নীলরতন সেন

Father's Name Dwipen

পিতার নাম দ্বীপেন

Sex M

লিঙ্গ পুং

Age as on 1.1.2000 47

১.১.২০০০-এ বয়স ৪৭

Address

21/A Ramchand Mukherjee Lane
Barahanagar Barahanagar North 24 -
Parganas

ঠিকানা

২১/এ রামচাঁদ মুখার্জী লেন বরাহনগর বরাহনগর উত্তর
২৪ পরগণা

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন আধিকারিক

For 137-Baranagar

Assembly Constituency

১৩৭-বরানগর

বিধানসভা নির্বাচন ক্ষেত্র

Place North 24 - Parganas

স্থান উত্তর ২৪ পরগণা

Date 13.09.2000

তারিখ ১৩.০৯.২০০০



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/20/137/381127

পরিচয় পত্র



Elector's Name : SEN SHYAMAL

নির্বাচকের নাম : সেন শ্যামল

Father/Mother/

Husband's Name : DWIPAN

পিতা/মাতা/স্বামীর নাম : দ্বীপেন

Sex : M

লিঙ্গ : পুরুষ

Age as on 1.1.1995 : 42


১১১৯৯৫-এ বয়স : ৪২

Address PART NO.: 128
BARANAGAR
NORTH 24 - PARGANAS

ঠিকানা পাট নং: ১২৮

বরাহনগর

উত্তর ২৪ - পরগনা


For Similar Signature

Electoral Registration Officer

নির্বাচক-নিবন্ধন অধিকারিক

For 137-BARANAGAR

Assembly Constituency

১৩৭-বরাহনগর

বিধানসভা নির্বাচন কেন্দ্র

Place : BARRACKPUR

স্থান : ব্যারাকপুর

Date : 26/07/95

তারিখ : ২৬/০৭/৯৫

SPECIMEN FORM FOR TEN FINGERPRINTS



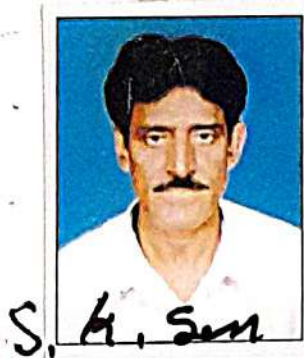
D. Singh - 12-11-20

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



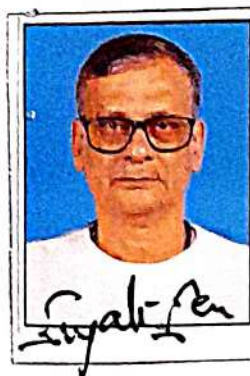
N. Ratan Sen

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



S. K. Sen

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



S. K. Sen

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

Major Information of the Deed

Deed No :	I-1902-14308/2022	Date of Registration	29/11/2022
Query No / Year	1902-2003152170/2022	Office where deed is registered	
Query Date	05/11/2022 7:48:47 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 : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]	
Set Forth value		Market Value	
Rs. 9,64,000/-		Rs. 10,48,460/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 41,958/- (Article:23)		Rs. 10,499/- (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 Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		242 Sq Ft	9,64,000/-	9,98,251/-	Property is on Road ,Last Reference Deed No :1902-I -08581-2022
Grand Total :					.5546Dec	9,64,000 /-	9,98,251 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	105 Sq Ft.	0/-	47,840/-	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 : 25 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 : 25 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 : 15 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
S2	- On Land L1	13 Sq Ft.	0/-	2,369/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 13 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tiles Shed, Extent of Completion: Complete</p>					

	Total :	118 sq ft	0 /-	50,209 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Dillip Sen Son of Late Dwipen Sen City:- Serampore, P.O:- Pravasnagar, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712249 Sex: Male, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: GNxxxxxx6F, Aadhaar No: 64xxxxxxxx1343, 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	Mr Nilratan Sen Son of Late Dwipen Sen City:- Baranagar, P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: GOxxxxxx8K, Aadhaar No: 70xxxxxxxx6110, 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
3	Mr Shyamal Kumar Sen Son of Late Dwipen Sen City:- Baranagar, P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AKxxxxxx3F, Aadhaar No: 41xxxxxxxx5788, 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 :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs Shaista Qadeer Wife of Mr Arif Qadeer City:- , P.O:- Sarjah, Sharja, United Arab Emirates, PIN:- 21316 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: AAxxxxxx4E, Aadhaar No: 69xxxxxxxx6390, Status :Individual, Executed by: Attorney
2	Mrs Sarah Saif Ahmad Wife of Mr Saif Uddin Ahmad City:- , P.O:- Sarjah, Sharja, United Arab Emirates, PIN:- 21316 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: CHxxxxxx3D, Aadhaar No: 92xxxxxxxx5570, Status :Individual, Executed by: Attorney

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Sugata Sen (Presentant) Son of Late Satyendra Nath Sen City:- Kolkata, P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BYxxxxxx4E, Aadhaar No: 74xxxxxxxx2934 Status : Attorney, Attorney of : Mrs Shaista Qadeer, Mrs Sarah Saif Ahmad

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Siddharta Sen Son of Late Satyendra Nath Sen City:- , P.O:- Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136			
Identifier Of Mr Dilip Sen, Mr Nilratan Sen, Mr Shyamal Kumar Sen, Mr Sugata Sen			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Dilip Sen	Mrs Shaista Qadeer-0.0924307 Dec,Mrs Sarah Saif Ahmad-0.0924307 Dec
2	Mr Nilratan Sen	Mrs Shaista Qadeer-0.0924307 Dec,Mrs Sarah Saif Ahmad-0.0924307 Dec
3	Mr Shyamal Kumar Sen	Mrs Shaista Qadeer-0.0924307 Dec,Mrs Sarah Saif Ahmad-0.0924307 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Dilip Sen	Mrs Shaista Qadeer-17.50000000 Sq Ft,Mrs Sarah Saif Ahmad-17.50000000 Sq Ft
2	Mr Nilratan Sen	Mrs Shaista Qadeer-17.50000000 Sq Ft,Mrs Sarah Saif Ahmad-17.50000000 Sq Ft
3	Mr Shyamal Kumar Sen	Mrs Shaista Qadeer-17.50000000 Sq Ft,Mrs Sarah Saif Ahmad-17.50000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Mr Dilip Sen	Mrs Shaista Qadeer-2.16666700 Sq Ft,Mrs Sarah Saif Ahmad-2.16666700 Sq Ft
2	Mr Nilratan Sen	Mrs Shaista Qadeer-2.16666700 Sq Ft,Mrs Sarah Saif Ahmad-2.16666700 Sq Ft
3	Mr Shyamal Kumar Sen	Mrs Shaista Qadeer-2.16666700 Sq Ft,Mrs Sarah Saif Ahmad-2.16666700 Sq Ft

On 12-11-2022

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

Presented for registration at 17:09 hrs on 12-11-2022, at the Private residence by Mr Sugata Sen ,.

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

Execution is admitted on 12/11/2022 by 1. Mr Dilip Sen, Son of Late Dwipen Sen, P.O: Pravasnagar, Thana: Serampur, , City/Town: SERAMPORE, Hooghly, WEST BENGAL, India, PIN - 712249, by caste Hindu, by Profession House wife, 2. Mr Nilratan Sen, Son of Late Dwipen Sen, P.O: Baranagar, Thana: Baranagar, , City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Retired Person, 3. Mr Shyamal Kumar Sen, Son of Late Dwipen Sen, P.O: Baranagar, Thana: Baranagar, , City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Retired Person

Indetified by Mr Siddharta Sen, , Son of Late Satyendra Nath Sen, P.O: Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Business

Executed by Attorney

Execution by Mr Sugata Sen, , Son of Late Satyendra Nath Sen, P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by profession Business as constituted attorney for 1. Mrs Shaista Qadeer P.O: Sarjah, Sharja, United Arab Emirates, PIN - 21316, 2. Mrs Sarah Saif Ahmad P.O: Sarjah, Sharja, United Arab Emirates, PIN - 21316 is admitted by him

Indetified by Mr Siddharta Sen, , Son of Late Satyendra Nath Sen, P.O: Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Business



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 10,48,460/-



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

On 29-11-2022

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 Fees

Certified that required Registration Fees payable for this document is Rs 10,499.00/- (A(1) = Rs 10,485.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 10,499/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/11/2022 3:44PM with Govt. Ref. No: 192022230164403058 on 08-11-2022, Amount Rs: 10,499/-, Bank: SBI EPay (SBlePay), Ref. No. 2558744416125 on 08-11-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 41,958/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 41,948/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 101653, Amount: Rs.10.00/-, Date of Purchase: 15/09/2022, Vendor name: S MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/11/2022 3:44PM with Govt. Ref. No: 192022230164403058 on 08-11-2022, Amount Rs: 41,948/-, Bank: SBI EPay (SBlePay), Ref. No. 2558744416125 on 08-11-2022, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2022, Page from 484354 to 484382

being No 190214308 for the year 2022.



Digitally signed by SATYAJIT BISWAS
Date: 2022.12.02 12:49:10 -08:00
Reason: Digital Signing of Deed.

(Satyajit Biswas) 2022/12/02 12:49:10 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)