

17/06/2022

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16/01/22



पश्चिम बंगाल WEST BENGAL

29 DEC 2022

213444460/22

Additional Registrar  
Kolkata



Certified that the Document is admitted to  
Registration and the Stamp and the  
Endorsement are the part of the document  
Additional Registrar  
of Registrar II Kolkata



**THIS DEED OF CONVEYANCE** is made on this 26<sup>th</sup> day of December Two Thousand and Twenty Two **BETWEEN GAUTAM BOSE** (PAN ADFPB8600H & Aadhaar. No. 3143 5686 1461) son of Late Provat Kumar Bose, an Indian national, by faith Hindu by occupation advocate residing in Basudham, Rajendra Path, Kadamkuan, Patna -

Visit Case No. 27413 22/12  
J(1)-... 250  
J(2)-... 100  
Total  
Resided on 29/12/22



154387

Subhasis Dasgupta  
Advocate  
Alipore Judge Court

NAME \_\_\_\_\_  
ADD \_\_\_\_\_  
Re \_\_\_\_\_  
14 DEC 2022  
SURANJAN SUKHERJEE  
Licencee Stamp Vendor  
C.C. Court  
24.3, K.S. Roy Road, Kof-1

14 DEC 2022  
14 DEC 2022

*Siddhartha Sen*



7738

*Siddhartha Sen*



7736

*ms*

*Gautam*



7741

ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLIKATA  
26 DEC 2022

SIDDHARTHA SEN  
610 LATE SATYENDRA NATH SEN  
12B, RANKANTA ROSE STREET  
KOLKATA - 700003

Retired,



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



192022230217225948

GRN Details

GRN:	192022230217225948	Payment Mode:	SBI Epay
GRN Date:	15/12/2022 17:53:42	Bank/Gateway:	SBlePay Payment Gateway
BRN :	1979957980040	BRN Date:	15/12/2022 17:54:44
Gateway Ref ID:	202234903556317	Method:	State Bank of India New PG CC
GRIPS Payment ID:	151220222021722593	Payment Init. Date:	15/12/2022 17:53:42
Payment Status:	Successful	Payment Ref. No:	2003444460/3/2022
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Swastic heights pvt ltd
Address:	21/2 ballygunge place
Mobile:	9831312333
Depositor Status:	Buyer/Claimants
Query No:	2003444460
Applicant's Name:	Mr Uday Jalan
Identification No:	2003444460/3/2022
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	15/12/2022
Period To (dd/mm/yyyy):	15/12/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003444460/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	82696
2	2003444460/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	20685
Total				103381

IN WORDS: ONE LAKH THREE THOUSAND THREE HUNDRED EIGHTY ONE ONLY.





# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



151220222021722593

## GRIPS Payment Detail

GRIPS Payment ID:	151220222021722593	Payment Init. Date:	15/12/2022 17:53:42
Total Amount:	103381	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	1979957980040	BRN Date:	15/12/2022 17:54:44
Payment Status:	Successful	Payment Init. From:	mGRIPS

## Depositor Details

Depositor's Name: Swastic heights pvt ltd  
Mobile: 9831312333

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230217225948	Directorate of Registration & Stamp Revenue	103381
Total			103381

IN WORDS: ONE LAKH THREE THOUSAND THREE HUNDRED EIGHTY ONE ONLY.

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

PAID



Government of West Bengal



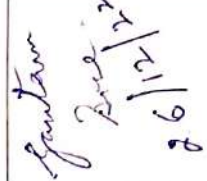


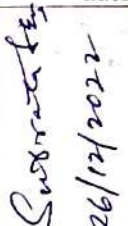


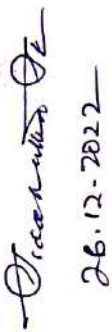
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

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

Signature / LTI Sheet of Query No/Year 19022003444460/2022

I. Signature of the Person(

1 at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Gautam Bose City:- , P.O:- Kadamkuan, P.S:- KADAMKUAN, District:- Patna, Bihar, India, PIN:- 800003	Seller		7736 	 26/12/22
2	Mr Subrata Sen City:- Kolkata, P.O:- Baghbazar, P.S:- Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700003	Buyer		7738 	 26/12/2022
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Siddhartha Sen Son of Late Satyendra Sen City:- Dum Dum, P.O:- Gopalpur, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136	Mr Gautam Bose, Mr Subrata Sen		7741 	 26.12.2022

(Satyajit Biswas)

ADDITIONAL REGISTRAR  
OF ASSURANCE

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

Kolkata, West Bengal



800 003, P.O. Kadamkuan, P.S. Kadamkuan hereinafter referred to as the "**VENDOR**" (which term or expression shall unless excluded by or therebe something repugnant to the subject or context shall be deemed to mean and include his heirs executors, administrators, legal representatives and assign/s) of the **ONE PART AND SUBRATA SEN** (PAN ARSPS4362G & Aadhaar No. 2096 3343 2072), son of Late Krishna Chandra Sen, an Indian national, by faith Hindu, by occupation Retired, residing at 44, Ramkanta Bose Street, Kolkata - 700 003, PO Baghbarar & PS 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 his 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, 37 Bose Para Lane, 43/1, Ramkanta Bose Street & 44 Ramkanta Bose Street Kolkata - 700 003, now collectively recorded as municipal premises No. 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 20<sup>th</sup> day of May 1910 (hereinafter referred to as the said **WILL**).



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLIKATA

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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 1908.

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.

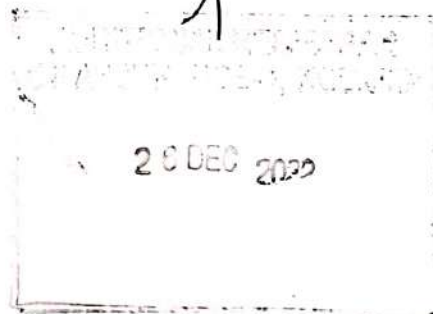
F. In accordance with the said Will apart from other bequeathments the same inter-alia recorded that: -

- 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.

G. Thus, in accordance with the said Will of Late Bhabanath Sen, the said Late Jibankrishna Sen became entitled to **ALL THAT** the undivided 04.259% part and/or share into or upon the said Premises free of all encumbrances whatsoever and/or howsoever.

H. Similarly, in accordance with the said Will of Late Bhabanath Sen, the said Late Sailendra Nath Sen became entitled to **ALL THAT** the undivided 04.259% part





and/or share into or upon the said Premises free of all encumbrances whatsoever and/or howsoever.

- I. The said Sailendra Nath Sen, during his lifetime made and published his last will and testament dated 5<sup>th</sup> December, 1964 whereby and wherein the said Sailendranath Sen upon his death gave and bequeathed all his assets including his movable and immovable properties unto and in favour of his nephews Shankar Sen and Sumit Kumar Sen absolutely and forever.
- J. The said Sailendra Nath Sen died testate on 9<sup>th</sup> December 1970.
- K. The Executors to the said last will and testament dated 5<sup>th</sup> December, 1964 of the said Sailendra Nath Sen (since deceased) applied for and obtained the probate in respect of the said last will and testament dated 5<sup>th</sup> December, 1964 of the said Sailendra Nath Sen (since deceased) in Probate Case No. 102 of 1974 on 21<sup>st</sup> November 1979 from the Hon'ble Calcutta High Court.
- L. Thus, the said Shankar Sen and Sumit Kumar Sen became entitled to **ALL THAT** the undivided 04.2592% part and/or share into or upon the said Premises free of all encumbrances whatsoever and/or howsoever.
- M. The said Jibankrishna Sen, died intestate 9<sup>th</sup> May 1964 leaving behind him surviving his wife Sneharani Sen, two sons, namely, Shankar Sen and Sumit Kumar Sen and four daughters, namely, Mayarani Mitra, Ila Mitra, Belarani Dey and Bina Bose as his only surviving legal heirs and/or representatives.
- N. The said Sailendranath Sen, during his lifetime made and published his last will and testament dated 05<sup>th</sup> December 1964 whereby and wherein the said Sailendranath Sen upon his death gave and bequeathed all his assets including his movable and immovable properties unto and in favour of his nephews Shankar Sen and Sumit Kumar Sen absolutely and forever.

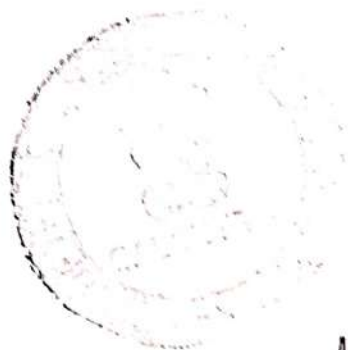




ARTIST NAME: [illegible]  
CRASHED POLICE OFFICER  
26 DEC 2020

- O. The said Sneharani Sen died intestate on 24<sup>th</sup> November 1965.
- P. The said Mayarani Mitra, died intestate on 17<sup>th</sup> January 1966 leaving behind her surviving her husband Sailendranath Mitra and two daughters, namely, Rina Ghosh and Mina Bose as her only surviving legal heirs and/or representatives.
- Q. The said Shankar Sen died intestate on 25<sup>th</sup> January 1969 as bachelor leaving behind him surviving his brother Sumit Kumar Sen and three surviving sisters, namely, Ila Mitra, Belarani Dey and Bina Bose as his legal heirs and representatives.
- R. The Sailendranath Sen died testate on 9<sup>th</sup> December 1970 as bachelor.
- S. The probate in respect of the last will and testament dated 05<sup>th</sup> December 1964 of the said Late Sailendranath Sen was granted by the Hon'ble High Court at Calcutta in Probate Case No. 102 of 1974 on 12<sup>th</sup> May 1980.
- T. The said Sumit Kumar Sen a bachelor died intestate on 11<sup>th</sup> February 1996 leaving behind him surviving his two sisters, namely, Belarani Dey and Bina Bose as his only surviving legal heirs and/or representatives.
- U. Thus, the said Bina Bose became entitled to **ALL THAT** the undivided 03.1945% part and/or share into or upon the said Premises free of all encumbrances whatsoever and/or howsoever.
- V. The said Bina Bose died intestate on 3<sup>rd</sup> December 2008 leaving behind her surviving her only son Gautam Bose as her only surviving legal heir and representative since her husband namely Provat Kumar Bose predeceased her on 25<sup>th</sup> April 1982.
- W. The Vendor has agreed to sell and transfer and the Purchaser has agreed to purchase and acquire **ALL THAT** the Undivided 02.598% part and/or share into or





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upon the said Premises out of the said 03.1945% part and/or share into or upon the said Premises belonging to the Vendor (hereinafter referred to as the said **UNDIVIDED SHARE**) morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written at or for the consideration of Rs.19,08,000/- (Rupees Nineteen Lakhs and Eight Thousand) only free from all encumbrances, charges, liens, lispens, attachments, trusts, mortgages, trespass, whatsoever and/or howsoever.

X. At or before the execution of these presents all the Vendor has assured and represented to the Purchaser as follows which has been relied upon fully by the Purchaser: -

- (a) The Vendor is seized and possessed of or otherwise well and sufficiently entitled to the said Undivided Share as the absolute owner with a marketable title in respect thereof;
- (b) The said Undivided Share in the said Premises is free of all encumbrances, charges, liens, lispens, attachments, trusts, mortgages, trespass, 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 Vendor selling the said Undivided Share to the Purchaser.
- (f) The freehold interest and/or ownership interest of the Vendor in the said Premises does not stand mortgaged or encumbered or agreed to be mortgaged by the Vendor by way of security or additional security and/or





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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 Vendor 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 Vendor themselves.

- (g) The Vendor has 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 Vendor and in respect of any outstanding rates taxes and outgoing the Vendor 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 Vendor and the Co – Owners.
- (j) The Vendor does not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
- (k) The Vendor is resident Indian national and has 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 Vendor has 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.





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Y. The Purchaser has made payment of the entire consideration amounts respectively as aforementioned to the Vendor and the Vendor have in turn delivered the vacant possession of the said Premises to the Purchaser and as such the Purchaser have now requested the Vendor 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 sum of Rs.19,08,000/= (Rupees Nineteen Lakhs and 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 Vendor (the receipt whereof the Vendor doth hereby as also by the memo hereunder written admit and acknowledge to have received and the payment of the same and every part thereof) the Vendor doth hereby acquit release and discharge the Purchaser and the said Undivided Share hereby intended to be conveyed including the entirety of the right, title, interest, claim and/or demand into or upon the said Premises she the Vendor doth hereby indefeasibly and forever grant sell convey transfer assign and assure unto and in favour of the Purchaser herein **ALL THAT** the undivided 02.598% part and/or share into or upon **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 a little more or less together with the four storied building and other structures standing thereon and lying situate at and/or being municipal premises No. 44, Ram Kanto Bose Street, Kolkata 700003, P.O. Baghbazar, P.S. Shyampukur (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 02.598% share is hereinafter referred to as the said **UNDIVIDED SHARE** and 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



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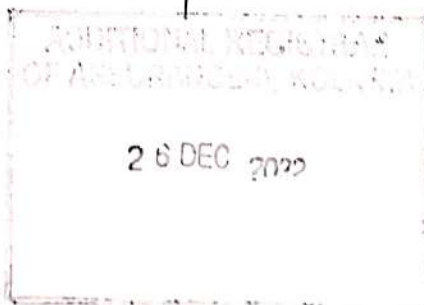
ADDITIONAL SECRETARY  
OF ASSEMBLY  
26 DEC 2002



heretofore were or was situated butted and bounded called known numbered described or distinguished with the intent and object that the Vendor has ceased to have any right title interest claim and/or demand of any nature whatsoever and/or howsoever 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 its 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 Vendor 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 Vendor **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



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hereafter and forever in the manner as aforesaid free of all encumbrances, charges, liens, lispens, attachments, trusts, mortgages, tenancies, trespass, pawn, pledge, advances, whatsoever and/or howsoever.

**II. THE VENDOR DO HEREBY 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 Vendor to the contrary the Vendor 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 lispens attachments trusts mortgages trespass whatsoever and/or howsoever;
- b) **THAT**, the interest which the Vendor do hereby profess to transfer subsists and that the Vendor 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 Vendor 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





ADDITIONAL REGISTRAR  
OF ASSURANCE - KOLKATA

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and/or otherwise by the Vendor 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 Vendor and/or the predecessors in title of the Vendor 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 Vendor 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 Vendor 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 Vendor 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;



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ADDITIONAL REGISTRAR  
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- g) **THAT**, the Vendor 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 Vendor.
- h) **THAT**, the Vendor 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 Vendor 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



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ADDITIONAL REGISTRAR  
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	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-buttet bounded called known numbered described or distinguished.

**THE SECOND SCHEDULE ABOVE REFERRED TO**

**(UNDIVIDED SHARE)**

**ALL THAT** the undivided 02.598% part and/or share into or upon the said Premises referred to as in the First Schedule above i.e. 477 sq. ft. in the land and 208 sq. ft. in the building and 26 sq. ft. in other structures.





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ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

26 DEC 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 **VENDOR** at Kolkata

in the presence of:

SIDDHARTHA SEN  
42B, RAJUKANTA BOSE  
STREET,  
KOLKATA - 700003

*Bose*

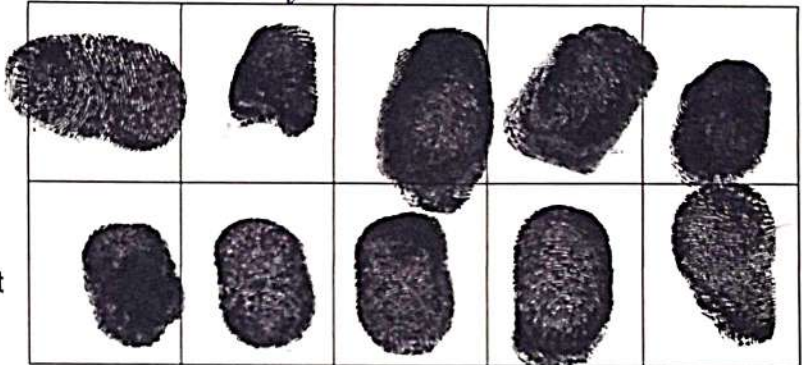
Rita Bose

501, Banerghata  
Apartment  
Rajendra Path  
Kadam Kuan  
Patna, Bihar.

*Gautam*

*Gautam Bose*

Left



Right

**SIGNED SEALED AND DELIVERED**

by the **PURCHASER** at Kolkata

in the presence of:

SIDDHARTHA SEN

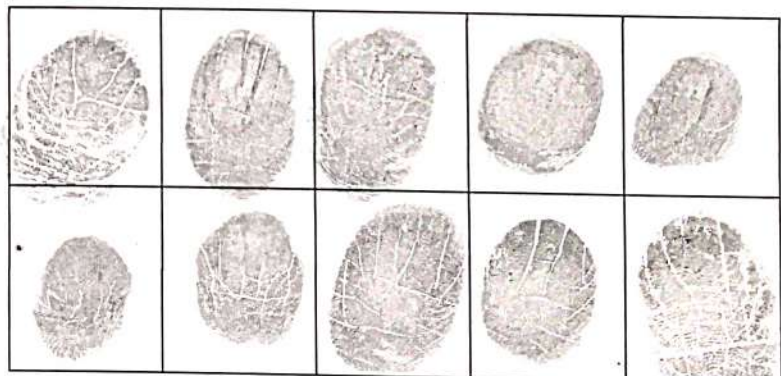
Rita Bose

*Siddhartha Sen*

*Siddhartha Sen*

*Siddhartha Sen*

Left



Right

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



1  
ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA  
26 DEC 2022



RECEIVED of and from the within named

PURCHASER the within mentioned sum of

RUPEES NINETEEN LAKHS AND EIGHT THOUSAND ONLY RS.19,08,000/=

being the full payment of the total Consideration

in terms hereof and in the manner as follows:

MEMO OF CONSIDERATION

Date	Cheque No.	Drawn On	Amount Rs.	In favour of
26.12.22	000003	HDFC Bank	19,08,000/-	Gautam Bose

WITNESSES:



Rites Bose



VENDOR



1  
ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

26 DEC 2022



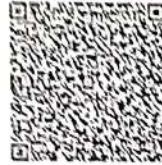
ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
ভারত সরকার  
Unique Identification Authority of India  
Government of India

জানিকাজকিন আই ডি/Enrollment No.: 1040/19594/03957

To  
সুব্রত সেন  
SUBRATA SEN  
44 RAM KANTA BOSE STREET  
BAGBAZAR BAGBAZAR  
Baghbarar Kolkata  
West Bengal 700003  
9432243579



MN123564515DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**2096 3848 2072**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



সুব্রত সেন  
SUBRATA SEN  
পিতা : কৃষ্ণ চন্দ্র সেন  
Father : Krishna Chandra Sen  
জন্ম বার / Year of Birth : 1948  
পুরুষ / Male



**2096 3848 2072**

আধার - সাধারণ মানুষের অধিকার

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

12356451



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
44, রামকান্ত বোস স্ট্রীট,  
বাগবাজার, বাগবাজার, কোলকাতা,  
পশ্চিমবঙ্গ, 700003

Address:  
44, RAM KANTA BOSE  
STREET, BAGBAZAR,  
BAGBAZAR Baghbarar,  
Kolkata, West Bengal,  
700003



1947  
1800 102 1247



mailto:uaid@uaid.gov.in



www.uaid.gov.in



P.O. Box No 1947,  
Bengaluru-560 001



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SUBRATA SEN  
KRISHNA CHANDRA SEN

21/10/1948

Permanent Account Number

ARSPS4362G

  
Signature



In case this card is lost / found, kindly inform / return to :  
Income Tax PAN Services Unit, UTITSL  
Plot No. 3, Sector-11, CBD Belapur,  
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लोटाएं :  
आयकर पैन सेवा यूनिट, UTITSL  
प्लॉट नं. 3, सेक्टर 11, सीडीबी बेलपुर  
नवी मुंबई-400 614.



भारत सरकार  
Government of India



गौतम बोस  
Gautam Bose  
जन्म तिथि/DOB: 15/11/1952  
पुरुष/ MALE



3143 5686 1461

VID: 9186 1593 5054 2153

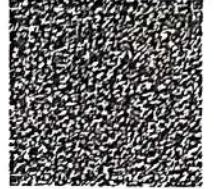
मेरा आधार, मेरी पहचान



भारतीय पहचान प्रणाली  
Unique Identification Authority of India

पता:  
S/O प्रमोद कुमार बोस, फ्लैट नं 501 बसुधम राजेंद्र  
पथ कदमकुआ, पटना, पटना,  
बिहार - 800003

Address:  
S/O Provat Kumar Bose, flat no 501  
basudham rajendra path kadamkuan,  
Patna, Patna,  
Bihar - 800003



QR Code with Photograph

3143 5686 1461

VID: 9186 1593 5054 2153

1047

Photo & Under QR Code

1047

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADFPB8600H



नाम /NAME

GAUTAM BOSE

पिता का नाम /FATHER'S NAME  
PROVAT KUMAR BOSE

जन्म तिथि /DATE OF BIRTH

15-11-1952

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, पटना

COMMISSIONER OF INCOME-TAX, PATNA

इस कार्ड के खो / गिर जाने पर कृपया जारी करने  
वाले प्राधिकारी को सूचित / यापरा कर दें  
आयकर आयुक्त, पटना,  
केन्द्रीय राजस्व भवन,  
बीरचन्द पटेल मार्ग,  
पटना - 800 001.

In case this card is lost/found, kindly inform/return to  
the issuing authority :

Commissioner of Income-tax, Patna,  
C.R. Building,

Birchand Patel Marg,  
Patna - 800 001.



Duplicate

  
 ভারতের নির্বাচন কমিশন  
 Election Commission of India  
 IDENTITY CARD  
 WB/21/140/180653





নির্বাচকের নাম : সিদ্ধার্থ সেন  
 Elector's Name : Siddhartha Sen  
 পিতার নাম : সত্যেন্দ্র নাথ সেন  
 Father's Name : Satyendra Nath Sen  
 লিঙ্গ/SEX : পুরুষ/ M  
 জন্ম তারিখ : 27/06/1949  
 Date of Birth : 27/06/1949

WB/21/140/180653

ঠিকানা:  
 42B, হামকান্ট বোস স্ট্রিট, কলকাতা নগরিক  
 কর্পোরেশন, শ্যামপুকুর, কলকাতা-700003

Address:  
 42B, HAMKANTO BOSE  
 STREET, KOLKATA MUNICIPAL  
 CORPORATION, SHYAMPUR, KOLKATA-700003

Date: 24/04/2013 

165-শ্যাম পুকুর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন  
 আনুসঙ্গিকভাবে স্বাক্ষরের অনুলিপি  
 Facsimile Signature of the Electoral  
 Registration Officer for  
 165-Shyampur Constituency

বিজ্ঞপ্তি: নির্বাচক এই কার্ডটি পরিবর্তন করলে নির্বাচন কেন্দ্রের  
 সংশ্লিষ্ট কর্মসূচির মাধ্যমে জানাতে হবে এবং  
 পরিবর্তনের সনদটি সংগ্রহ করতে হবে।  
 In case of change in address mention the Card No.  
 in the relevant Form for including your name in the  
 roll at the changed address and to obtain the card  
 with same number.

Attested by   


## Major Information of the Deed

Deed No :	I-1902-16101/2022	Date of Registration	29/12/2022
Query No / Year	1902-2003444460/2022	Office where deed is registered	
Query Date	06/12/2022 1:53:03 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] Salo, Salo 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. 19,08,000/-		Rs. 20,67,139/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 82,706/- (Article:23)		Rs. 20,685/- (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	477 Sq Ft	19,08,000/-	19,67,628/-	Property is on Road
Grand Total :				1.0931Dec	19,08,000 /-	19,67,628 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	208 Sq Ft.	0/-	94,772/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 52 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 : 52 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 : 52 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 : 52 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
S2	On Land L1	26 Sq Ft.	0/-	4,739/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 26 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tiles Shed, Extent of Completion: Complete</p>					
Total :		234 sq ft	0 /-	99,511 /-	



**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Gautam Bose</b> Son of Late Provat Kumar Bose City:- , P.O:- Kadamkuan, P.S:-KADAMKUAN, District:-Patna, Bihar, India, PIN:- 800003 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: adxxxxxx0h, Aadhaar No: 31xxxxxxxx1461, Status :Individual, Executed by: Self, Date of Execution: 26/12/2022 , Admitted by: Self, Date of Admission: 26/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/12/2022 , Admitted by: Self, Date of Admission: 26/12/2022 ,Place : Pvt. Residence

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Subrata Sen (Presentant )</b> Son of Late Krishna Chandra Sen City:- Kolkata, P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: arxxxxxx2g, Aadhaar No: 20xxxxxxxx2072, Status :Individual, Executed by: Self, Date of Execution: 26/12/2022 , Admitted by: Self, Date of Admission: 26/12/2022 ,Place : Pvt. Residence

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Siddhartha Sen</b> Son of Late Satyendra Sen City:- Dum Dum, P.O:- Gopalpur, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136			
Identifier Of Mr Gautam Bose, Mr Subrata Sen			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Gautam Bose	Mr Subrata Sen-1.09313 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr Gautam Bose	Mr Subrata Sen-208.00000000 Sq Ft

**Transfer of property for S2**

Sl.No	From	To. with area (Name-Area)
1	Mr Gautam Bose	Mr Subrata Sen-26.00000000 Sq Ft



On 26-12-2022

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

Presented for registration at 18:03 hrs on 26-12-2022, at the Private residence by Mr Subrata Sen ,Claimant.

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

Execution is admitted on 26/12/2022 by 1. Mr Gautam Bose, Son of Late Provat Kumar Bose, P.O: Kadamkuan, Thana: KADAMKUAN, , Patna, BIHAR, India, PIN - 800003, by caste Hindu, by Profession Service, 2. Mr Subrata Sen, Son of Late Krishna Chandra Sen, P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession Retired Person

Indetified by Mr Siddhartha Sen, , Son of Late Satyendra Sen, P.O: Gopalpur, Thana: Airport, , City/Town: DUM DUM, 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 27-12-2022

**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 20,67,139/-

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 20,685.00/- ( A(1) = Rs 20,671.00/- ,E = Rs 14.00/- ) and Registration Fees paid by by online = Rs 20,685/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/12/2022 5:54PM with Govt. Ref. No: 192022230217225948 on 15-12-2022, Amount Rs: 20,685/-, Bank: SBI EPay ( SBlePay), Ref. No. 1979957980040 on 15-12-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 82,706/- and Stamp Duty paid by by online = Rs 82,696/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/12/2022 5:54PM with Govt. Ref. No: 192022230217225948 on 15-12-2022, Amount Rs: 82,696/-, Bank: SBI EPay ( SBlePay), Ref. No. 1979957980040 on 15-12-2022, 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 20-12-2022

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1002)**

Admissible under rule 21 of West Bengal Registration Rule, 1002 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. 82,700/- and Stamp Duty paid by Stamp Rs 10.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 154381, Amount: Rs.10.00/-, Date of Purchase: 14/12/2022, Vendor name: S MUKHERJEE



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 7380 to 7404  
being No 190216101 for the year 2022.



Digitally signed by SATYAJIT BISWAS  
Date: 2023.01.05 16:50:16 -08:00  
Reason: Digital Signing of Deed.

*fm2*

(Satyajit Biswas) 2023/01/05 04:50:16 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
West Bengal.

(This document is digitally signed.)