

15/11/2022

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भारतीय गैर न्यायिक

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TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

5-06P.M.
5-06P
12/11/22
Additional Registrar of Assurances-II
Kolkata

पश्चिम बंगाल WEST BENGAL



927201

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

Additional Registrar
of Assurances II Kolkata

17 NOV 2022

THIS DEED OF CONVEYANCE is made on this 12th day of November Two Thousand
and Twenty Two **BETWEEN** (i) JAYANTA BOSE (PAN GJCPB6380M & Aadhaar No.
9790 2999 0751), son of Late Madhabendra Nath Bose, an Indian national, by faith
Hindu, by occupation retired, presently residing at No. 28/3B, Beadon Row, Kolkata

No. 2279 & 10/11
P. 250
J(2)- 100
Total
Realised on 19/11/22

101652

Subhasis Dasgupta
Advocate
Alipore Judge Court

NAME.....
ADD.....
Rs.....

1 5 SEP 2022
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Road, Kolkata

15 SEP 2022
15 SEP 2022

Syabhi Sen



Syabhi Sen



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

12 NOV 2022








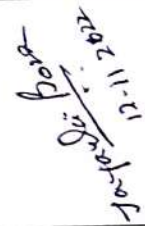


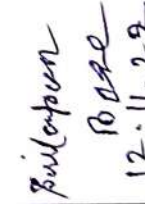
Government of West Bengal

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 19022003165811/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	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
2	Mr Jayanta Bose City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006	Seller		6199 	 12.11.22
3	Mr Swapan Bose City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006	Seller		6206 	 12.11.22




I. Signature of the Person(s)

on at Private Residence.

SI No.	Name of the Executant	Category
4	Mrs Sarbani Bose City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006	Seller
5	Mr Subrata Bose City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006	Seller
6	Mrs Jayanti Raye City:- , P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24- Parganas, West Bengal, India, PIN:- 700055	Seller
7	Mrs Dipti Sarkar City:- Dum Dum, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN:- 700080	Seller



Finger Print	Signature with date
6201 	Sarbani Bose 12.11.22
6202 	Subrata Bose 12.11.22
6203 	Jayanti Raye 12.11.22
6204 	Dipti Sarkar 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 Sugata Sen, Mr Jayanta Bose, Mr Swapan Bose, Mrs Sarbani Bose, Mr Subrata Bose, Mrs Jayanti Raye, Mrs Dipti Sarkar		6215 	 SIDDHARTHA SEN 12.11.2022

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

700 006 PO Beadon Street PS Burtolla (ii) **SWAPAN BOSE** (PAN GMYPB5870B & Aadhaar No. 2050 3120 9028), son of Late Madhabendra Nath Bose, an Indian national, by faith Hindu, by occupation retired presently residing at No. 28/3B, Beadon Row, Kolkata 700 006 PO Beadon Street PS Burtolla, (iii) **SARBANI BOSE** (PAN BGEPB4447B & Aadhaar No. 5429 8815 3712), wife of Late Gobinda Bose, an Indian national, by faith Hindu, by occupation housewife, presently residing at No. 28/3B, Beadon Row, Kolkata 700 006 PO Beadon Street PS Burtolla, (iv) **SUBRATA BOSE** (PAN BHAPB4838D & Aadhaar No. 4209 1037 5490) son of Late Madhabendra Nath Bose, an Indian national, by faith Hindu, by occupation retired, presently residing at No. 28/3B, Beadon Row, Kolkata 700 006 PO Beadon Street PS Burtolla. (v) **JAYANTI RAYE** (PAN AWDPR1852L & Aadhaar No. 3736 5929 7445) wife of Mr. Anil Raye, an Indian national, by faith Hindu, by occupation housewife, presently residing at No. 242, Bangur Avenue, Block A, Kolkata 700 055 PO Bangur Avenue, PS Lake Town and (vi) **DIPTI SARKAR** (PAN FHVPS2742L & Aadhaar No. 9882 5844 5459) wife of Mr. Pijush Sarkar, an Indian national, by faith Hindu, by occupation housewife, presently residing at No. 27/10, K. B. Sarani, Mall Road, Kolkata 700 080 PO & PS Dum Dum 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



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12 NOV 20..

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 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



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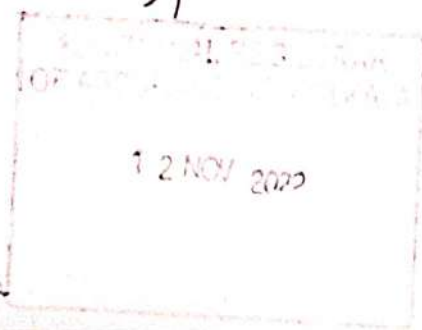
12 NOV 2022

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: -
 - 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.



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- 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.
- 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 heirs and/or representatives.
- L. The said Bani Bose died intestate on 2nd January 2019 leaving behind her surviving her three sons namely Jayanta Bose, Swapan Bose and Subrata Bose, two daughters namely Jayanti Raye and Dipti Sarkar and the only surviving legal heir of her predeceased son Gobindo Bose who had died intestate on 21st June 2007 i.e. her daughter – in – law namely Sarbani Bose as her only legal heirs and/or representatives since her husband namely Madhabendra Nath Bose predeceased her.
- M. Thus, the said Jayanta Bose, Swapan Bose, Subrata Bose, Sarbani Bose, Jayanti Raye and Dipti Sarkar are absolutely seized and possessed of or otherwise well



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and sufficiently entitled to **ALL THAT** the undivided 0.858% 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 free of all encumbrances whatsoever and/or howsoever.

N. The Vendors have collectively agreed to sell and transfer and the Purchaser has agreed to purchase and acquire **ALL THAT** the said Undivided Share at or for the total consideration of Rs.4,80,000/- (Rupees Four Lakhs and Eight Thousand) only free from all encumbrances, charges, liens, liendens, attachments, trusts, mortgages, trespass, debuttar whatsoever and/or howsoever.

O. 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, liendens, 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.



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- (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.
- (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.



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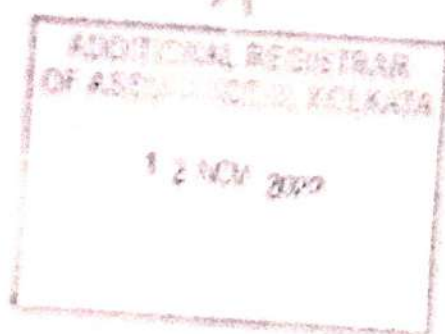
ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
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(I) That the recitals of title mentioned hereinbefore are true and factual, the Vendors have not suppressed any facts relating to the title and status of the said Premises, and there are no other incidents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

P. 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.4,80,000/= (Rupees Four Lakhs and Eighty 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 0.656% 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 0.656% 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 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



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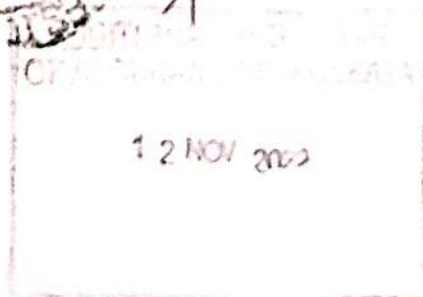
ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

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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.

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 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



ADDITIONAL REGISTRAR
OF ASSURANCES, CALCUTTA

12 NOV 1934

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 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,



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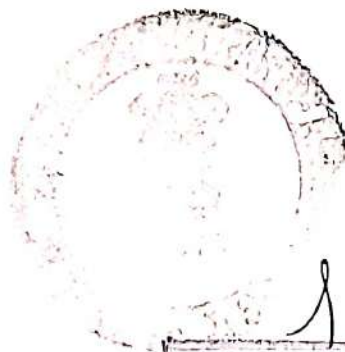
	Ramkanta Bose Street and partly by municipal premises No. 42B, Ramkanta Bose Street;
ON THE WEST	Partly by municipal premises No. 45/1, Ramkanta Bose Street, partly by municipal premises No. 48B, Ramkanta Bose Street, partly by municipal premises No. 50/1B, Ramkanta Bose Street, partly by municipal premises No.50/1C, Ramkanta Bose Street and partly by common passage;
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 0.656% part and/or share into or upon the said Premises referred to as in the First Schedule above i.e. 120 sq. ft. in the land and 52 sq. ft. in the building and 06 sq. ft. in other structures.



ADDITIONAL REGISTRAR
OF ASSURANCE, KATA

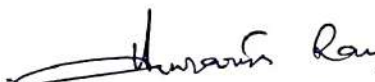
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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seal the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the VENDORS at Kolkata

in the presence of:


(ANBARISH ROY)
242, Block-A,
Bangur Avenue
Kolkata-700055.

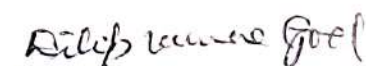

(DEBAPRIYO SEN)
44, RAM KANTO BOSE ST.
KOL-700003

- Jagaula Bose
- Samrat Bose
- Sarban Bose.
- Subrata Bose.
- Jayanti Rouse
- Dipli Sarkar

SIGNED SEALED AND DELIVERED SUGATA SEN
As Constituted Attorney
Sheista Qadeem & Sayah Saif Ahmed
by the PURCHASER at Kolkata
in the presence of:






DILIP KUMAR GOEL
Advocate
Alipore Court
F/873/798/99



ADDITIONAL REGISTRAR
OF ASSURANCE

12 NOV 21

RECEIVED of and from the within named

PURCHASER the within mentioned sum of

RUPEES FOUR LAKHS AND EIGHTY THOUSAND ONLY

RS.4,80,000/=

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	000018	HDFC	80,000/=	Jayanta Bose
12.11.22	000020	HDFC	80,000/=	Swapan Bose,
12.11.22	000019	HDFC	80,000/=	Subrata Bose,
12.11.22	000021	HDFC	80,000/=	Sarbani Bose,
12.11.22	000022	HDFC	80,000/=	Jayanti Raye
12.11.22	000023	HDFC	80,000/=	Dipti Sarkar

(Rupees Four Lakhs and Eighty Thousand) only Rs. 4,80,000/=
Four Thousand only

WITNESSES:

Amritsar Qar
Qar

- Jayanta Bose
- Swapan Bose
- Sarbani Bose.
- Subrata Bose.
- Jayanti Raye
- Dipti Sarkar

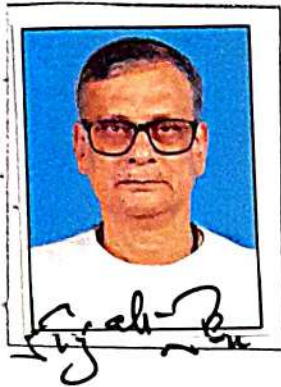
VENDORS



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

12 NOV 2022

SPECIMEN FORM FOR TEN FINGERPRINTS



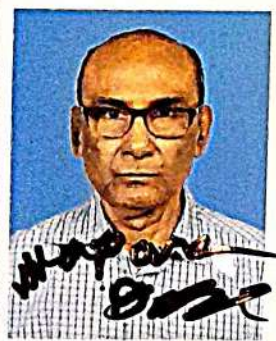
Syed Ali Bano

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



Sayanali Bano

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



Sukeshan Bano

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



Sarbani Bano

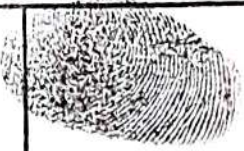









	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					













1

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA











12 NOV 2022

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name SUBRATA BOSE
 Signature Subrata Bose

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name JAYANTI RAYE
 Signature Jayanti Raye

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name DIPTI SARKAR
 Signature Dipti Sarkar



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

12 NOV 2022

9:55

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

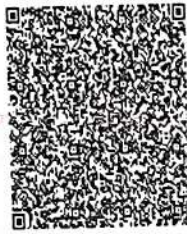


स्थायी लेखा संख्या
Permanent Account Number
GJCPB6380M

नाम / Name
Jayanta Bose

जन्म तिथि / Date of Birth
05/05/1948

हस्ताक्षर / Signature



इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं
संयुक्त निदेशक (पद्धति) -1, पैन मॉड्यूल
9वीं मंजिल, आयकर भवन, सेक्टर -3, वैशाली,
गाजियाबाद - 201010, उत्तर प्रदेश

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

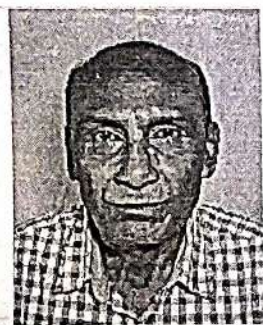
Joint Director (Systems)-1, PAN Module
9th floor, Aayakar Bhawan, Sector -3, Vaishali,
Ghaziabad - 201010, Uttar Pradesh

Tel. no: 0120-2770078; Fax : 0120-2770078
Mail-id : epan@incometax.gov.in



स्थायी लेखा संख्या
Permanent Account Number
GMYPB5870B

नाम / Name Swapan Bose
जन्म तिथि / Date of Birth 11/11/1948
लिंग / Gender Male
आधार संख्या / Aadhaar Number XXXXXXXX9028



Signature Not Verified

Digitally signed by
DS INCOME TAX
DEPARTMENT 1
Date: 2022.08.04
22:09:22 IST

- o Permanent Account Number(PAN) is a ten digit alpha numeric number allotted by the Income-tax department for compliance to the provisions of Income-tax Act and Rules including filing of Income-tax return, payment of taxes etc..
स्थायी लेखा संख्या (पैन) एक दस अंक का अक्षरांकीय संख्या है जो आयकर अधिनियम के प्रावधानों के तहत कर का भुगतान और आयकर रिटर्न भरने के लिए नियमों का अनुपालन इत्यादि करने हेतु आवंटित किया जाता है।
- o Quoting of PAN is mandatory for several transactions specified under Income- tax Act, 1961 (Refer Rule 114B of Income -tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अनिवार्य है (आयकर नियम, 1962 के नियम 114बी, का संदर्भ ले)
- o Possession or use of more than one PAN is against the law and may attract penalty of Rs. 10,000/-
एक से अधिक स्थायी लेखा संख्या (पैन) रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये का अर्थदंड लगाया जा सकता है।
- o The PAN card enclosed contains QR Code which is readable by a specific mobile App.
संलग्न पैन कार्ड में एनहान्स क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है।



इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं:
संयुक्त निदेशक (पद्धति) -1, पैन मॉड्यूल
9वीं मंजिल, आयकर भवन, सेक्टर -3, वैशाली,
गाजियाबाद - 201010, उत्तर प्रदेश

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

Joint Director (Systems)-1, PAN Module
9th floor, Aayakar Bhawan, Sector - 3, Vaishali,
Ghaziabad - 201010, Uttar Pradesh

Tel: no. 0120-2770078; Fax : 0120-2770078
Mail-id : epan@incometax.gov.in

आयकर विभाग

INCOME TAX DEPARTMENT

SUBRATA BOSE

MADHABENDRA BOSE



भारत सरकार

GOVT. OF INDIA

12/04/1956

Permanent Account Number

BHAPB4838D

Subrata Bose

Signature



Aadhaar-Aam Admi ka Adhikar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SARBANI BOSE

ASHOK GHOSH

16/11/1965

Permanent Account Number
BGEPB4447B

Sarbani Bose.

Signature



इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, सफ़ायर चेंबर,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुणे - 411 045

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

Income Tax PAN Services Unit, NSDL,
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JAYANTI RAYE

MADHABENDRA NATH BOSE

01/06/1947

Permanent Account Number

AWDPR1852L

Jayanti Raye
Signature



इस कार्ड के खोने / पाले पर आपका व्यक्ति करें / लौटने
आपका पैन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, सफ़ाई खंभरा,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411 045

*If this card is lost / someone's lost card is found,
please inform / return to :*
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1111/45221/00747

To
জয়ন্তী রায়
Jayanti Raye
P-242 KOLKATA BLOCK A BANGUR AVENUE
South Dum Dum (M)
Bangur Avenue
North 24 Parganas
West Bengal 700055

164636653

ML646366534FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

3736 5929 7445

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



জয়ন্তী রায়
Jayanti Raye
পিতা : মাধবেন্দ্র নাথ বসু
Father : MADHABENDRA NATH BOSE
জন্মতারিখ / DOB : 01/06/1947
মহিলা / Female



3736 5929 7445

আধার - সাধারণ মানুষের অধিকার

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ 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 .



ঠিকানা:
পি-২৪২ কোলকাতা ব্লক এ, বাঙ্গুর
এভিনিউ, সাউথ দুমদম (এম),
বাঙ্গুর এভিনিউ, উত্তর ২৪
পরগনা, পশ্চিমবঙ্গ, 700055

ৱাশিংটন ডি.সি. প্রাধিকরণ
Unique Identification Authority of India

Address:
P-242 KOLKATA BLOCK A,
BANGUR AVENUE, South Dum
Dum (M), Bangur Avenue, North
24 Parganas, West Bengal,
700055

3736 5929 7445

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

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- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ঠিকানা:
পি-২৪২ কোলকাতা ব্লক এ, বাঙ্গুর
এভিনিউ, সাউথ দমদম (এম),
বাঙ্গুর এভিনিউ, উত্তর ২৪
পারগানা, পশ্চিমবঙ্গ, ৭০০০৫৫

Unique Identification Authority of India

Address:
P-242 KOLKATA BLOCK A,
BANGUR AVENUE, South Dum
Dum (M), Bangur Avenue, North
24 Parganas, West Bengal,
700055

3736 5929 7445

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DIPTI SARKAR

MADHABENDRANATH BASU

17/05/1953

Permanent Account Number

FHVPS2742L

Dipti Sarkar

Signature



22112013

इस कार्ड के खोने / पाने पर कृपया सूचित करें। लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, भन्त्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to :*
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUGATA SEN

SATYENDRA NATH SEN

11/01/1960
Permanent Account Number

BYQPS0324E

Signature



06C02003

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

आयकर पैन सेवा इकाई, एन एस डी एल

पहली मंजिल, टाईम्स टॉवर, कमला मिल्स कम्पाउंड, 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



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



071120222016368159

GRIPS Payment Detail

GRIPS Payment ID:	071120222016368159	Payment Init. Date:	07/11/2022 19:22:05
Total Amount:	26013	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	8940820146823	BRN Date:	07/11/2022 19:22:44
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

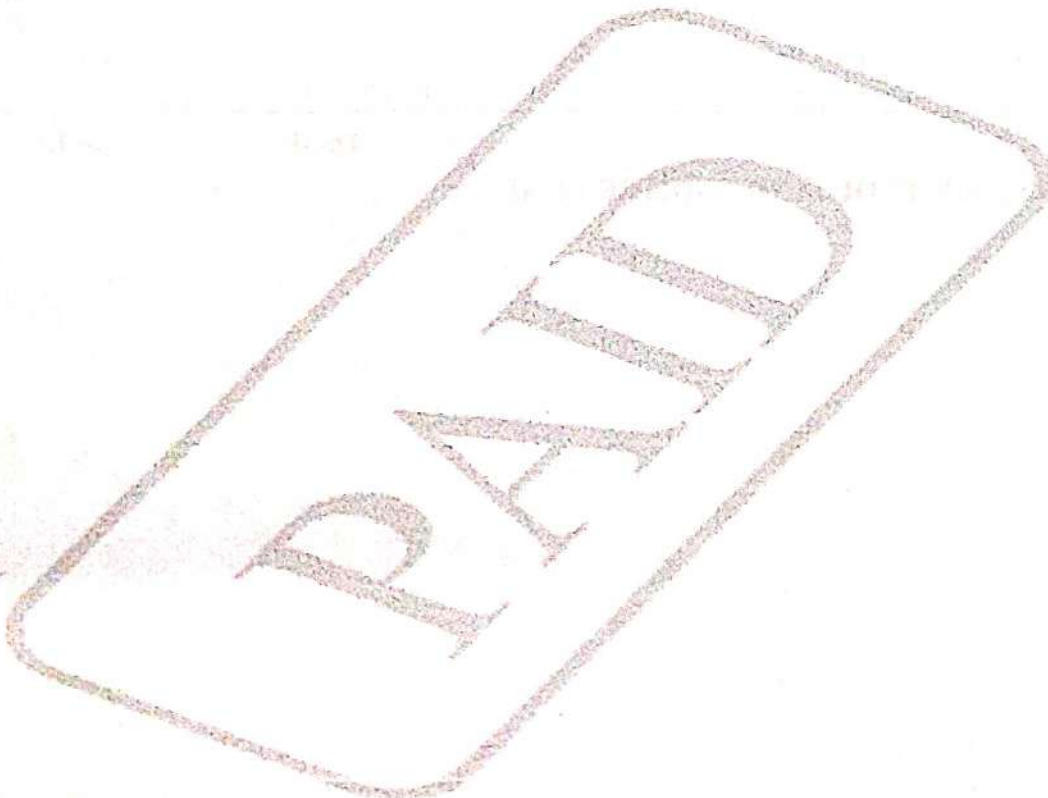
Depositor's Name: Ms Swastic Heights Pvt Ltd
Mobile: 9831312355

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230163681608	Directorate of Registration & Stamp Revenue	26013
Total			26013

IN WORDS: TWENTY SIX THOUSAND THIRTEEN 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



192022230163681608

GRN Details

GRN: 192022230163681608 Payment Mode: SBI Epay
GRN Date: 07/11/2022 19:22:05 Bank/Gateway: SBlePay Payment Gateway
BRN : 8940820146823 BRN Date: 07/11/2022 19:22:44
Gateway Ref ID: 202231114592514 Method: State Bank of India New PG CC
GRIPS Payment ID: 071120222016368159 Payment Init. Date: 07/11/2022 19:22:05
Payment Status: Successful Payment Ref. No: 2003165811/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Ms Swastic Heights Pvt Ltd
Address: 21/2 ballygnge place
Mobile: 9831312355
Period From (dd/mm/yyyy): 07/11/2022
Period To (dd/mm/yyyy): 07/11/2022
Payment Ref ID: 2003165811/1/2022
Dept Ref ID/DRN: 2003165811/1/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003165811/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	20801
2	2003165811/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	5212

Total 26013

IN WORDS: TWENTY SIX THOUSAND THIRTEEN ONLY.

Major Information of the Deed

Deed No :	I-1902-13697/2022	Date of Registration	17/11/2022
Query No / Year	1902-2003165811/2022	Office where deed is registered	
Query Date	07/11/2022 3:07:19 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. 4,80,000/-		Rs. 5,19,786/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 20,811/- (Article:23)		Rs. 5,212/- (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	120 Sq Ft	4,80,000/-	4,95,001/-	Property is on Road
Grand Total :				.275Dec	4,80,000 /-	4,95,001 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	52 Sq Ft.	0/-	23,692/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 13 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 : 13 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 : 13 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 : 13 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
S2	On Land L1	6 Sq Ft.	0/-	1,093/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 6 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tiles Shed, Extent of Completion: Complete</p>					
Total :		58 sq ft	0 /-	24,785 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Jayanta Bose Son of Late Madhabendra Nath Bose City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: GJxxxxxx0M, Aadhaar No: 97xxxxxxxx0751, 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 Swapan Bose Son of Late Madhabendra Nath Bose City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: GMxxxxxx0B, Aadhaar No: 20xxxxxxxx9028, 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	Mrs Sarbani Bose Wife of Late Gobindo Bose City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BGxxxxxx7B, Aadhaar No: 54xxxxxxxx3712, 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
4	Mr Subrata Bose Son of Late Madhabendranath Bose City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: BHxxxxxx8D, Aadhaar No: 42xxxxxxxx5490, 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
5	Mrs Jayanti Raye Wife of Mr Anil Raye City:- , P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AWxxxxxx2L, Aadhaar No: 37xxxxxxxx7445, 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
6	Mrs Dipti Sarkar Wife of Mr Pijush Sarkar City:- Dum Dum, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700080 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: FHxxxxxx2L, Aadhaar No: 98xxxxxxxx5459, 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
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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 Sugata Sen, Mr Jayanta Bose, Mr Swapan Bose, Mrs Sarbani Bose, Mr Subrata Bose, Mrs Jayanti Raye, Mrs Dipti Sarkar			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Jayanta Bose	Mrs Shaista Qadeer-0.0229167 Dec,Mrs Sarah Saif Ahmad-0.0229167 Dec
2	Mr Swapan Bose	Mrs Shaista Qadeer-0.0229167 Dec,Mrs Sarah Saif Ahmad-0.0229167 Dec
3	Mrs Sarbani Bose	Mrs Shaista Qadeer-0.0229167 Dec,Mrs Sarah Saif Ahmad-0.0229167 Dec
4	Mr Subrata Bose	Mrs Shaista Qadeer-0.0229167 Dec,Mrs Sarah Saif Ahmad-0.0229167 Dec
5	Mrs Jayanti Raye	Mrs Shaista Qadeer-0.0229167 Dec,Mrs Sarah Saif Ahmad-0.0229167 Dec
6	Mrs Dipti Sarkar	Mrs Shaista Qadeer-0.0229167 Dec,Mrs Sarah Saif Ahmad-0.0229167 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Jayanta Bose	Mrs Shaista Qadeer-4.33333300 Sq Ft,Mrs Sarah Saif Ahmad-4.33333300 Sq Ft
2	Mr Swapan Bose	Mrs Shaista Qadeer-4.33333300 Sq Ft,Mrs Sarah Saif Ahmad-4.33333300 Sq Ft
3	Mrs Sarbani Bose	Mrs Shaista Qadeer-4.33333300 Sq Ft,Mrs Sarah Saif Ahmad-4.33333300 Sq Ft
4	Mr Subrata Bose	Mrs Shaista Qadeer-4.33333300 Sq Ft,Mrs Sarah Saif Ahmad-4.33333300 Sq Ft
5	Mrs Jayanti Raye	Mrs Shaista Qadeer-4.33333300 Sq Ft,Mrs Sarah Saif Ahmad-4.33333300 Sq Ft
6	Mrs Dipti Sarkar	Mrs Shaista Qadeer-4.33333300 Sq Ft,Mrs Sarah Saif Ahmad-4.33333300 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Mr Jayanta Bose	Mrs Shaista Qadeer-0.50000000 Sq Ft,Mrs Sarah Saif Ahmad-0.50000000 Sq Ft
2	Mr Swapan Bose	Mrs Shaista Qadeer-0.50000000 Sq Ft,Mrs Sarah Saif Ahmad-0.50000000 Sq Ft
3	Mrs Sarbani Bose	Mrs Shaista Qadeer-0.50000000 Sq Ft,Mrs Sarah Saif Ahmad-0.50000000 Sq Ft
4	Mr Subrata Bose	Mrs Shaista Qadeer-0.50000000 Sq Ft,Mrs Sarah Saif Ahmad-0.50000000 Sq Ft
5	Mrs Jayanti Raye	Mrs Shaista Qadeer-0.50000000 Sq Ft,Mrs Sarah Saif Ahmad-0.50000000 Sq Ft
6	Mrs Dipti Sarkar	Mrs Shaista Qadeer-0.50000000 Sq Ft,Mrs Sarah Saif Ahmad-0.50000000 Sq Ft

On 12-11-2022

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

Presented for registration at 17:06 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 Jayanta Bose, Son of Late Madhabendra Nath Bose, P.O: Beadon Street, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Retired Person, 2. Mr Swapan Bose, Son of Late Madhabendra Nath Bose, P.O: Beadon Street, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Retired Person, 3. Mrs Sarbani Bose, Wife of Late Gobindo Bose, P.O: Beadon Street, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession House wife, 4. Mr Subrata Bose, Son of Late Madhabendranath Bose, P.O: Beadon Street, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Retired Person, 5. Mrs Jayanti Raye, Wife of Mr Anil Raye, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession House wife, 6. Mrs Dipti Sarkar, Wife of Mr Pijush Sarkar, P.O: Dum Dum, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700080, by caste Hindu, by Profession House wife

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 5,19,786/-

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,212.00/- (A(1) = Rs 5,198.00/- ,E = Rs 14.00/-) and Registration Fees paid by by online = Rs 5,212/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/11/2022 7:22PM with Govt. Ref. No: 192022230163681608 on 07-11-2022, Amount Rs: 5,212/-, Bank: SBI EPay (SBlePay), Ref. No. 8940820146823 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. 20,811/- and Stamp Duty paid by online = Rs 20,801/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/11/2022 7:22PM with Govt. Ref. No: 192022230163681608 on 07-11-2022, Amount Rs: 20,801/-, Bank: SBI EPay (SBlePay), Ref. No. 8940820146823 on 07-11-2022, 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 17-11-2022**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. 20,811/- and Stamp Duty paid by Stamp Rs 10.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 101652, 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 467669 to 467701

being No 190213697 for the year 2022.



Digitally signed by SATYAJIT BISWAS
Date: 2022.11.19 12:14:59 -08:00
Reason: Digital Signing of Deed.

(Satyajit Biswas) 2022/11/19 12:14:59 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)