

15917/2022

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2-35 P.M.
27/11/22

पश्चिम बंगाल WEST BENGAL

70AB 927219

2/3236172/22

Certified that the Document is admitted to
Registration The Signatures, Seal and the
endorsement sheet's attached to this document
are the part of this Document.

30 NOV 2022

THIS DEED OF CONVEYANCE is made on this 27th day of November Two Thousand
and Twenty Two **BETWEEN** (i) **NITA MITRA** (PAN BBXPM4471Q & Aadhaar No.
4420 3838 9421) wife of Mr. Ramendra Nath Mitra an Indian national, by faith Hindu
by occupation Housewife residing at No. 21B, Mahendra Bose Lane, Kolkata 700 003

Vol Case No. 29/12 & 25/14
J (1)-... 250
J (2)- 100
Total
Realised on 30/11/22

101633

Subhasis Dasgupta
Advocate
Alipore Judge Court

DATE _____
ADD _____
Rs _____
1 5 SEP 2022
SURANJAN NUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kolt 1

15 SEP 2022
15 SEP 2022

- Subrata Sen.



- Subrata Sen.



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
27 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 19022003236172/2022

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	Mrs Nita Mitra City:- Kolkata, P.O:- Baghbazar, P.S:- Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700003	Seller		6617 	Nita. mitra. 27-11-2022
2	Mr Subrata Sen City:- Kolkata, P.O:- Baghbazar, P.S:- Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700003	Buyer		6614 	Subrata Sen. 27-11-22
3	Mr Susabhan De City:- Kolkata, P.O:- Hathkola, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700005	Seller		6618 	Susabhan De 27/11/22

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Asit Kumar Mitra City:- , P.O:- Ramgadhwa, P.S:-RAM GARHWA, District:- Pashchim Champaran, Bihar, India, PIN:- 845433	Seller		6622 	Asit Kumar Mitra 27.11.22
5	Mrs Mita Ghosh City:- Kolkata, P.O:- Phoolbagan, P.S:- Phulbagan, District:- Kolkata, West Bengal, India, PIN:- 700054	Seller		6619 	Mita Ghosh 27.11.22
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	Mrs Nita Mitra, Mr Subrata Sen, Mr Susabhan De, Mr Asit Kumar Mitra, Mrs Mita Ghosh		6633 	SIDDHARTHA SEN 27.11.2022

(Satyajit Biswas)

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

PO Baghbazar PS Shyampukur, (ii) **ASIT KUMAR MITRA** (PAN CCAPM8486J & Aadhaar No. 6528 2483 0353), son of Late Amiya Krishna Mitra, an Indian national, by faith Hindu by occupation retired presently residing at Village Muria, East Champaran Bihar 845 433 PO Ramgadhwa PS Ramgadhwa, (iii) **SUSABHAN DE** (PAN AOZPD3677H & Aadhaar No. 4061 2120 9064) son of Late Subrata Dey an Indian national, by faith Hindu, by occupation professional presently residing at No. 15, Shyambazar Street, Kolkata 700 005 PO Hatkhola PS Shyampukur and (iv) **MITA GHOSH** (PAN AUTPG5256B & Aadhaar No. 9912 8919 9249) wife of Mr. Debnath Ghosh, an Indian national, by faith Hindu by occupation Housewife residing at 121/10A, Maniktala Main Road, Kolkata 700 054 P.O. Phoolbagan, P.S. Phoolbagan 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 all of their respective heirs executors, administrators, legal representatives and assign/s) of the **ONE PART AND SUBRATA SEN** (PAN ARSPS4362G & Aadhaar No. 2096 3848 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 Baghbazar & 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:**

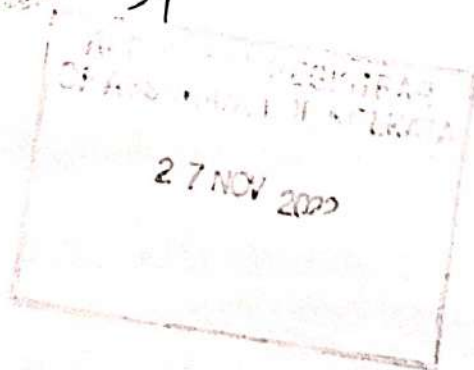
WHEREAS:

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 01st May 1894.



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- 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 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 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 5th 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 9th December 1970.

K. The Executors to the said last will and testament dated 5th 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 5th December, 1964 of the said Sailendra Nath Sen (since deceased) in Probate Case No. 102 of 1974 on 21st 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 9th May 1964 leaving behind him surviving his wife Sneharani Sen, two sons, namely, Shankar Sen and Sumit Kumar Sen and



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REGISTRAR
OF COMPANIES, KOLKATA
27 NOV 2010

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 05th 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.

O. The said Sneharani Sen died intestate on 24th November 1965.

P. The said Mayarani Mitra, died intestate on 17th 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 25th 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 9th December 1970 as bachelor.

S. The probate in respect of the last will and testament dated 05th 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 12th May 1980.

T. The said Ila Mitra, died intestate on 25th May 1985 leaving behind her surviving her three sons, namely, Amit Kumar Mitra, Asit Kumar Mitra and Anup Kumar Mitra since her husband namely Amiya Krishna Mitra predeceased her on 13th November 1970.

U. The said Sumit Kumar Sen a bachelor died intestate on 11th February 1996 leaving behind him surviving his two sisters, namely, Belarani Dey and Bina Bose as his only surviving legal heirs and/or representatives.



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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

27 NOV 2022

- V. The said Belarani Dey died intestate on 7th January 2004 leaving behind her son Subrata Dey and three daughters, namely, Mita Ghosh, Nita Mitra and Rita Mitra as her legal heirs and representatives, since her husband Arun Kumar Dey died intestate on 12th February 1970.
- W. The said Subrata Dey, died intestate on 24th July 2007 leaving behind him surviving his wife Banani De and only son Susobhan Dey as his only surviving legal heirs and/or representative. The said Banani De died intestate on 7th February 2021.
- X. The said Nita Mitra is entitled to an undivided 0.8006% part and/or share into or upon the said Premises (morefully and particularly mentioned and described in the **PART – I** of the **SECOND SCHEDULE** hereunder written) and the said Susobhan Dey is entitled to an undivided 0.8006% part and/or share into or upon the said Premises (morefully and particularly mentioned and described in the **PART – II** of the **SECOND SCHEDULE** hereunder written) and the said Asit Mitra is entitled to an undivided 0.4739% part and/or share into or upon the said Premises (morefully and particularly mentioned and described in the **PART – III** of the **SECOND SCHEDULE** hereunder written) and the said Mita Ghosh is entitled to an undivided 0.8006% part and/or share into or upon the said Premises and out of which has agreed to transfer 0.419% part and/or share into or upon the said Premises (morefully and particularly mentioned and described in the **PART – IV** of the **SECOND SCHEDULE** hereunder written).
- Y. The Vendors have agreed to sell and transfer and the Purchaser has agreed to purchase and acquire **ALL THAT** the Undivided 02.4941% 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 **THIRD SCHEDULE** hereunder written at or for the total consideration of Rs.18,32,000/- (Rupees Eighteen Lakhs and Thirty Two Thousand) only free from all encumbrances,



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OF ASSURANCE-II, KOLKATA
27 NOV 2000

charges, liens, lispendens, attachments, trusts, mortgages, trespass, whatsoever and/or howsoever.

Z. At or before the execution of these presents both the Vendors have 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 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, lispendens, 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 Vendors selling the said Undivided Share to the Purchaser.
- (f) The freehold interest and/or ownership interest of the Vendors in the said Premises does not stand mortgaged or encumbered 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



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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
27 NOV 2011

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 the Co – Owners.
- (j) The Vendors do not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
- (k) The Vendors are resident Indian nationals and have ordinarily resided in India for more than 182 days in the previous financial year and both have resided in India for more than 365 days in the previous 03 financial years as per the provisions of the Income Tax Act.
- (l) That the recitals of title mentioned hereinbefore are true and factual, the Vendors have not suppressed any facts relating to the title and status of the said Premises, and there are no other incidents relating to the title and status of the said Premises other than those that are recited hereinabove.

AA. The Purchaser has made payment of the entire consideration amount 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 has



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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
27 NOV 2011

now requested the Vendors to sign and execute the deed of conveyance in his favour.

NOW THIS INDENTURE WITNESSETH:

In pursuance of the said agreement and in consideration of the said sum of Rs.18,32,000/- (Rupees Eighteen Lakhs and Thirty Two 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 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) the Vendors do 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 they the Vendors do hereby jointly and severally indefeasibly and forever grant sell convey transfer assign and assure unto and in favour of the Purchaser herein **ALL THAT** the undivided 02.4941% 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 02.4941% share is hereinafter referred to as the said **UNDIVIDED SHARE** and is morefully and particularly described in the **THIRD 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 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**



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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

27 NOV 2022

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 Vendors of in and into or upon the said Premises mentioned in the First Schedule hereunder written and every part thereof including the said Undivided Share being hereby sold transferred conveyed assured and assigned and/or intended so to be **TOGETHER WITH** all pattas muniments of title writings plans maps deeds documents indentures conveyances and/or any other document of title or in any way concerning and/or relating to or in any way covering the said Premises and/or any part thereof which now are or may hereafter shall and/or may be in possession control custody and/or management of the Vendors **AND TO HAVE AND TO HOLD** the said Undivided Share being hereby sold transferred granted conveyed assured and assigned and/or so otherwise expressed and/or intended to be unto and in use of the Purchaser hereafter and forever in the manner as aforesaid free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, tenancies, trespass, pawn, pledge, advances, whatsoever and/or howsoever.



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REGISTRAR
OF ASSURANCE, INDIA

27 NOV 2014

II. **THE VENDORS 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 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

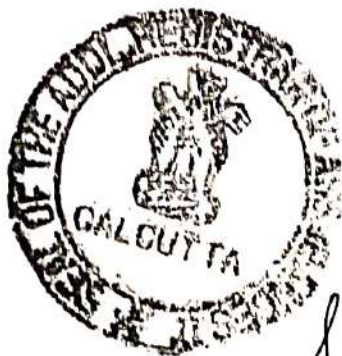


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ADDITIONAL REGISTRAR
OF ASSurances, BANGALORE
27 NOV 2000

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

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



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ADDITIONAL REGISTRAR
OF ASSURANCES, CALCUTTA
27 NOV 2014



भारत सरकार
Government of India





असित कुमार मित्रा
Asit Kumar Mitra
जन्म तिथि/DOB: 04/01/1950
पुल्ल/MALE

भारत सरकार, नई दिल्ली-110002

6528 2483 0353
VID : 9133 2328 8956 6663
 मेरा आधार, मेरी पहचान



भारतीय विधिक पहचान प्राधिकरण
Unique Identification Authority of India



पता:
आम्बिका: अमित कुमार मित्रा, ग्राम-मुरला पोस्ट ऑफिस-
रामगढ़वा, मुरला, पूर्वी चम्पारण,
बिहार - 845433

Address:
 S/O: Amiya Krishna Mitra, Village-Murla
 Post Office-Ramgadhwa, Murla, East
 Champaran,
 Bihar - 845433 •



6528 2483 0353
VID : 9133 2328 8956 6663

☎ 1047
✉ Feedback@uidai.gov.in
🌐 www.uidai.gov.in



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



231120222018771210

GRIPS Payment Detail

GRIPS Payment ID:	231120222018771210	Payment Init. Date:	23/11/2022 17:47:53
Total Amount:	99270	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	5817522679917	BRN Date:	23/11/2022 17:48:34
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	192022230187712118	Directorate of Registration & Stamp Revenue	99270
Total			99270

IN WORDS: NINETY NINE THOUSAND TWO HUNDRED SEVENTY ONLY.

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

RECEIVED
DIRECTORATE OF REGISTRATION & STAMP REVENUE
GOVT. OF WEST BENGAL
23/11/2022 17:48:34

PAID



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



192022230187712118

GRN Details

GRN:	192022230187712118	Payment Mode:	SBI Epay
GRN Date:	23/11/2022 17:47:53	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	5817522679917	BRN Date:	23/11/2022 17:48:34
Gateway Ref ID:	202232702965442	Method:	State Bank of India New PG CC
GRIPS Payment ID:	231120222018771210	Payment Init. Date:	23/11/2022 17:47:53
Payment Status:	Successful	Payment Ref. No:	2003236172/4/2022
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Ms Swastic Heights Pvt Ltd
Address:	21/2 ballygunge place kolkata 700019
Mobile:	9831312355
Period From (dd/mm/yyyy):	23/11/2022
Period To (dd/mm/yyyy):	23/11/2022
Payment Ref ID:	2003236172/4/2022
Dept Ref ID/DRN:	2003236172/4/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003236172/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	79407
2	2003236172/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	19863
Total				99270

IN WORDS: NINETY NINE THOUSAND TWO HUNDRED SEVENTY ONLY.

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 the four storied building (having floor area of about 2000 sq. ft. each i.e. aggregating to 8,000 sq. ft. more or less) and other temporary structures (having a total area of about 1000 sq. ft.) standing on part thereof and all lying situate at and/or being municipal premises No. 44 Ramkanta Bose Street, Kolkata – 700 003, Police Station - Shyampukur in Ward No.8 of the Kolkata Municipal Corporation, Registry Office being the Registrar of Assurances, Kolkata having Kolkata Municipal Corporation Assessee No. 11008440725 and is butted and bounded in the manner as follows: -

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



1

ADDITIONAL REGISTRAR
OF ASSURANCE & DEBTS
27 NOV 34

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

(PART – I – Share of Nita Mitra being conveyed)

ALL THAT the undivided 0.8006% part and/or share into or upon the said Premises referred to as in the First Schedule above.

(PART – II – Share of Susabhan De being conveyed)

ALL THAT the undivided 0.8006% part and/or share into or upon the said Premises referred to as in the First Schedule above.

(PART – III – Share of Asit Mitra being conveyed)

ALL THAT the undivided 0.4739% part and/or share into or upon the said Premises referred to as in the First Schedule above.

(PART – II – Share of Mita Ghosh being conveyed)

ALL THAT the undivided 0.419% part and/or share into or upon the said Premises referred to as in the First Schedule above.

THE THIRD SCHEDULE ABOVE REFERRED TO

(UNDIVIDED SHARE)

ALL THAT the undivided 02.4941% part and/or share into or upon the said Premises referred to as in the First Schedule above i.e. 458 sq. ft. in the land and 200 sq. ft. in the building and 25 sq. ft. in other structures.

Asit Kumar Nita



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
27 NOV 2022

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

SIGNED SEALED AND DELIVERED

by the **VENDORS** at Kolkata

in the presence of:

Gilapuri L

44 Ram Kanto Bose Street

Kol - 700003

Anuradha Sen.

44, Ram Kanto Bose Street

Kol - 700003

- *Nita. mitra.*

- *Asit Kumar Mitra*

- *Susanthan De*

- *Mila Ghosh.*

SIGNED SEALED AND DELIVERED

by the **PURCHASER** at Kolkata

in the presence of:

Gilapuri L

Anuradha Sen.

S. Subrata Sen.

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



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

27 NOV 2011

RECEIVED of and from the within named
PURCHASER the within mentioned sum of
 RUPEES EIGHTEEN LAKHS AND THIRTY
 TWO THOUSAND ONLY

RS.18,32,000/=

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
27.11.22	000010	Banellian Bank	5,88,000/=	Nita Mitra
27.11.22	000009	Banellian Bank	3,48,000/=	Asit Mitra
27.11.22	000012	~	3,08,000/=	Mita Ghosh
27.11.22	000011	~	5,88,000/=	Susabhan De
(Rupees Eighteen Lakhs and Thirty Two Thousand) only			Rs.18,32,000/=	

Asit Kumar Ritha

WITNESSES:

Abapriya
 Anurupa Sen

- Nita. mitra.
 - Asit kumar Ritha
 - susabhan De
 - Thila Ghosh.
 VENDORS



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

27 NOV 2020

SPECIMEN FORM FOR TEN FINGERPRINTS



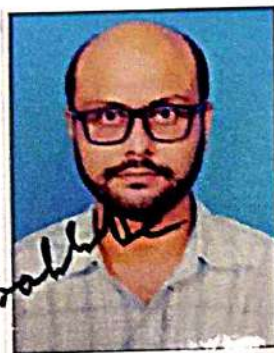
Nisha Mishra

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



Asit Kumar Mishra

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



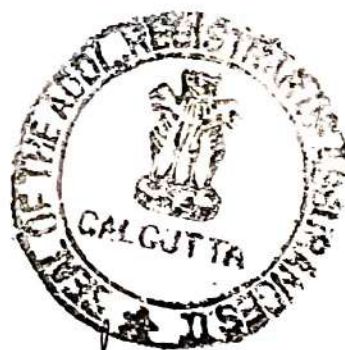
Susalban De

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



Nisha Ghosh

	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
27 NOV 2022

SPECIMEN FORM FOR TEN FINGER PRINTS



PHOTO

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



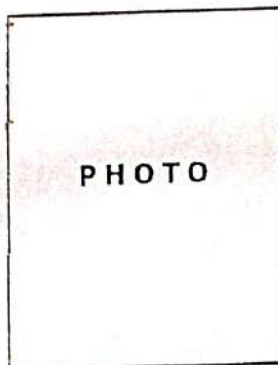
Substantive

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



PHOTO

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



PHOTO

		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

27 NOV 2011

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ASIT KUMAR MITRA

AMIYA KRISHNA MITRA

04/01/1950

Permanent Account Number

CCAPM8486J

Asit Kumar
Mitra

Signature



इस कार्ड को खोने / चुराने पर दण्डित किया जायेगा / कीमत /
आयकर पैर सेल इकाई, एनएसटी की एन
सीएसटी सेल, कलकत्ता सेल,
आयकर टैक्सिफिकेशन सेल सेल,
आयकर, पुणे - 411 045

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

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

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

आयकर विभाग
INCOME TAX DEPARTMENT
NITA MITRA



भारत सरकार
GOVT. OF INDIA

ARUN KUMAR DEY

22/02/1952

Permanent Account Number
BBXPM4471Q

Nita. mitra.

Signature



19012010



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrolment No.: 1193/63034/03750

To
Nita Mitra
W/O Ramendra Nath Mitra
21B Mahendra Bose Lane
Baghbazar S.O
Baghbazar Kolkata
West Bengal 700003
9339266772

10899988



UG108999889IN



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

WB / 21 / 141 / 018050

IDENTITY CARD
পরিচয় পত্র



Elector's Name
নির্বাচকের নাম

Mitra Nita
মিত্র নীতা

Father/Mother/
Husband's Name
পিতা/মাতা/স্বামীর নাম

Ramendra
রামেন্দ্র

Sex
লিঙ্গ

F
মহিলা

Age as on 1.1.1995
১.১.১৯৯৫-এ বয়স

39
৩৯

आपका आधार क्रमांक / Your Aadhaar No. :

4420 3838 9421

आधार — आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



Nita Mitra
Year of Birth : 1952
Female

4420 3838 9421



आधार — आम आदमी का अधिकार

Nita. mitra

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUSABHAN DE
SUBRATA DE
06/08/1980

Permanent Account Number
AOZPD3677H

Subrata De
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/लीटाएं :
आयकर पैन सेवा यूनिट, यू टी आई आर टी एस एल,
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४.



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

FLG0950965

পরিচয় পত্র



Elector's Name

Susabhan De

নির্বাচকের নাম

সুশোভন দে

Father's Name

Subrata

পিতার নাম

সুব্রত

Sex

M

লিঙ্গ

পুং

Age as on 1.1.2000

19

১.১.২০০০-এ বয়স

১৯

Address

15 SHYAMBAZAR STREET C.M.C.
SHYAMPUKUR Calcutta 700005

ঠিকানা

১৫ শ্যামবাজার স্ট্রীট ক.ম.ক. শ্যামপুকুর কলিকাতা
৭০০০০৫

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন আধিকারিক

For 140-Cossipur

Assembly Constituency

১৪০-কাশীপুর

বিধানসভা নির্বাচন ক্ষেত্র

Place Calcutta

স্থান কলিকাতা

Date 16.09.2000

তারিখ ১৬.০৯.২০০০

082/0008

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MITA GHOSH

ARUN DEY

02/03/1950

Permanent Account Number

AUTPG5256B

Mita Ghosh

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/लौटाएं :

आयकर पैन सेवा यूनिट, UTITSL

प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,

नवी मुंबई-४०० ६१४.



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB / 22 / 159 / 411513

পরিচয় পত্র



Elector's Name

Ghosh Mita

নির্বাচকের নাম

ঘোষ মিতা

Father/Mother/

Husband's Name

Debnath

পিতা/মাতা/স্বামীর নাম

দেবনাথ

Sex

F

লিঙ্গ

স্ত্রী

Age as on 1.1.1995

44

১১.১১.৯৫-এ বয়স

৪৪

Address

121/10A, Satin Sen Sarani, Calcutta.

ঠিকানা

১২১/১০এ, সতীন সেন সরানী, কলিকাতা।



Facsimile Signature
Electoral Registration Officer

নির্বাচক-নিবন্ধন অধিকারিক

For 159, MANIKTOLA

Assembly Constituency

১৫৯, মানিকতলা

বিধানসভা নির্বাচন ক্ষেত্র

Place

CALCUTTA

স্থান

কলিকাতা

Date

30.09.95

তারিখ

৩০.০৯.৯৫

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/लौटाएं :

आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.



Government of India



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

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

To

সুব্রত সেন

SUBRATA SEN

44 RAM KANTA BOSE STREET

BAGBAZAR BAGBAZAR

Baghbazar Kolkata

West Bengal 700003

9432243579

12356451



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 সাল / Year of Birth : 1948

পুরুষ / Male

**2096 3848 2072**

আধার - সাধারণ মানুষের অধিকার

Subrata Sen

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, Baghbazar,
Kolkata, West Bengal,
7000031047
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in

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



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 : পুং M
 জন্ম তারিখ : 27/06/1949
 Date of Birth : 27/06/1949

WB/21/140/180653
 ঠিকানা:
 42B, রামকান্ত বোস স্ট্রীট, কোলকাতা মিউনিসিপাল
 কর্পোরেশন, শ্যামপুকুর, কলকাতা-700003

Address:
 42B, RAMKANTO BOSE
 STREET, KOLKATA MUNICIPAL
 CORPORATION, SHYAMPUR, KOLKAT
 A-700003



Date: 24/04/2013
 166-শ্যাম পুখুর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
 অধিকারিকের স্বাক্ষরে অনুমোদিত
 Facsimile Signature of the Electoral
 Registration Officer for
 166-Shyampukur Constituency

বিজ্ঞপ্তি পরিবর্তন হলে লম্বা টিকানার ফর্মের নিচে নাম উল্লেখ ও একই
 লম্বা টিকানার পরিবর্তন পাওয়ার জন্য নির্দিষ্ট ফর্ম এই
 পরিবর্তনের পরেই উল্লেখ করুন।
 (In case of change in address mention this 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.)

attached to Registration


Major Information of the Deed

Deed No :	I-1902-14381/2022	Date of Registration	30/11/2022
Query No / Year	1902-2003236172/2022	Office where deed is registered	
Query Date	14/11/2022 8:58:29 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. 18,32,000/-		Rs. 19,84,933/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 79,417/- (Article:23)		Rs. 19,863/- (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		458 Sq Ft	18,32,000/-	18,89,253/-	Property is on Road
Grand Total :					1.0496Dec	18,32,000 /-	18,89,253 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	0/-	91,124/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 50 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 : 50 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 : 50 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 : 50 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
S2	On Land L1	25 Sq Ft.	0/-	4,556/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 25 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tiles Shed, Extent of Completion: Complete</p>					
Total :		225 sq ft	0 /-	95,680 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs Nita Mitra Wife of Mr Ramendra Nath Mitra City:- Kolkata, P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BBxxxxxx1Q, Aadhaar No: 44xxxxxxxx9421, Status :Individual, Executed by: Self, Date of Execution: 27/11/2022 , Admitted by: Self, Date of Admission: 27/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/11/2022 , Admitted by: Self, Date of Admission: 27/11/2022 ,Place : Pvt. Residence
2	Mr Susabhan De Son of Late Subrata Dey City:- Kolkata, P.O:- Hathkola, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700005 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: noxxxxxx7h, Aadhaar No: 40xxxxxxxx9064, Status :Individual, Executed by: Self, Date of Execution: 27/11/2022 , Admitted by: Self, Date of Admission: 27/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/11/2022 , Admitted by: Self, Date of Admission: 27/11/2022 ,Place : Pvt. Residence
3	Mr Asit Kumar Mitra Son of Late Amiya Krishna Mitra City:- , P.O:- Ramgadhwa, P.S:-RAM GARHWA, District:-Pashchim Champaran, Bihar, India, PIN:- 845433 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: CCxxxxxx6J, Aadhaar No: 65xxxxxxxx0353, Status :Individual, Executed by: Self, Date of Execution: 27/11/2022 , Admitted by: Self, Date of Admission: 27/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/11/2022 , Admitted by: Self, Date of Admission: 27/11/2022 ,Place : Pvt. Residence
4	Mrs Mita Ghosh Wife of Mr Debnath Ghosh City:- Kolkata, P.O:- Phoolbagan, P.S:-Phulbagan, District:-Kolkata, West Bengal, India, PIN:- 700054 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AUxxxxxx6B, Aadhaar No: 99xxxxxxxx9249, Status :Individual, Executed by: Self, Date of Execution: 27/11/2022 , Admitted by: Self, Date of Admission: 27/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/11/2022 , Admitted by: Self, Date of Admission: 27/11/2022 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Subrata Sen (Presentant) 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: 27/11/2022 , Admitted by: Self, Date of Admission: 27/11/2022 ,Place : Pvt. Residence

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 Mrs Nita Mitra, Mr Subrata Sen, Mr Susabhan De, Mr Asit Kumar Mitra, Mrs Mita Ghosh			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Nita Mitra	Mr Subrata Sen-147 Sq Ft
2	Mr Susabhan De	Mr Subrata Sen-147 Sq Ft
3	Mr Asit Kumar Mitra	Mr Subrata Sen-87 Sq Ft
4	Mrs Mita Ghosh	Mr Subrata Sen-77 Sq Ft

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Nita Mitra	Mr Subrata Sen-64.00000000 Sq Ft
2	Mr Susabhan De	Mr Subrata Sen-64.00000000 Sq Ft
3	Mr Asit Kumar Mitra	Mr Subrata Sen-38.00000000 Sq Ft
4	Mrs Mita Ghosh	Mr Subrata Sen-34.00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Mrs Nita Mitra	Mr Subrata Sen-8.00000000 Sq Ft
2	Mr Susabhan De	Mr Subrata Sen-8.00000000 Sq Ft
3	Mr Asit Kumar Mitra	Mr Subrata Sen-4.75000000 Sq Ft
4	Mrs Mita Ghosh	Mr Subrata Sen-4.25000000 Sq Ft

On 25-11-2022

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 19,84,933/-

hmg

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

On 27-11-2022

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

Presented for registration at 14:35 hrs on 27-11-2022, at the Private residence by Mr Subrata Sen ,Claimant.

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

Execution is admitted on 27/11/2022 by 1. Mrs Nita Mitra, Wife of Mr Ramendra Nath Mitra, P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession House wife, 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, 3. Mr Susabhan De, Son of Late Subrata Dey, P.O: Hathkola, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700005, by caste Hindu, by Profession Retired Person, 4. Mr Asit Kumar Mitra, Son of Late Amiya Krishna Mitra, P.O: Ramgadhwa, Thana: RAM GARHWA, , Pashchim Champaran, BIHAR, India, PIN - 845433, by caste Hindu, by Profession Retired Person, 5. Mrs Mita Ghosh, Wife of Mr Debnath Ghosh, P.O: Phoolbagan, Thana: Phulbagan, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700054, 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

hmg

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

On 30-11-2022

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 19,863.00/- (A(1) = Rs 19,849.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 19,863/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/11/2022 5:48PM with Govt. Ref. No: 192022230187712118 on 23-11-2022, Amount Rs: 19,863/-, Bank: SBI EPay (SBIPay), Ref. No. 5817522679917 on 23-11-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 79,417/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 79,407/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 101634, Amount: Rs.10.00/-, Date of Purchase: 15/09/2022, Vendor name: S. MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/11/2022 5:48PM with Govt. Ref. No: 192022230187712118 on 23-11-2022, Amount Rs: 79,407/-, Bank: SBI EPay (SBIEPay), Ref. No. 5817522679917 on 23-11-2022, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2022, Page from 485184 to 485213
being No 190214381 for the year 2022.



Digitally signed by SATYAJIT BISWAS
Date: 2022.12.03 15:59:47 -08:00
Reason: Digital Signing of Deed.

Signature

(Satyajit Biswas) 2022/12/03 03:59:47 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)