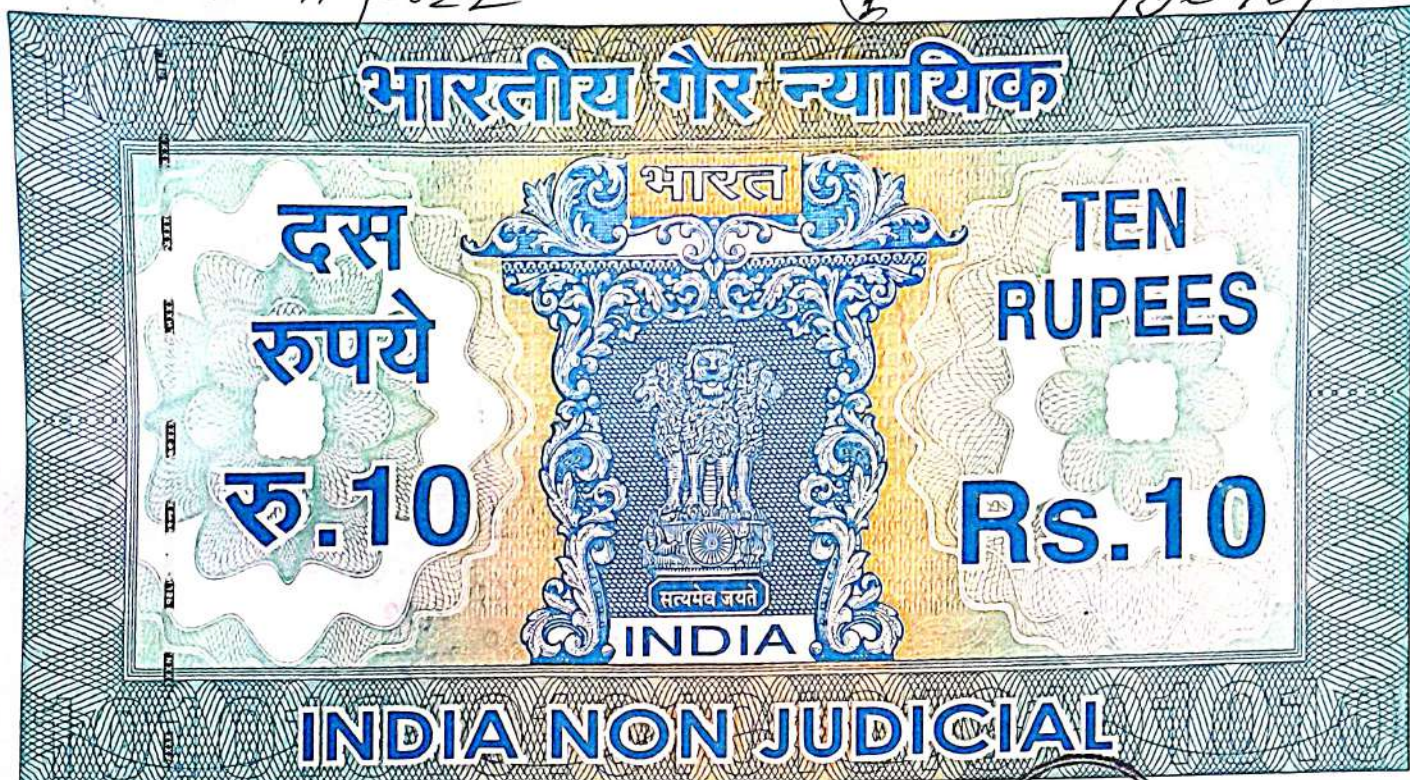


15/10/2022

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13698/22



पश्चिम बंगाल WEST BENGAL

2/3165116/22

ARAB 927204
II

Additional Registrar of Assurances-II
Kolkata

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

Additional Registrar
of Assurances II Kolkata

17 NOV 2022

THIS DEED OF CONVEYANCE is made on this 12th day of November Two Thousand
and Twenty Two **BETWEEN RAJENDRA NATH MITRA** (PAN AHAPM2835Q &
Aadhaar No. 7395 9407 1595), son of Rabindra Nath Mitra, an Indian national, by faith
Hindu by occupation retired person presently residing at No. 39, Baghbazar Street,

Vist Case No. 2274 of 10/11
J (1)-... 250
J (2)-... 100
Total
Realised on 17/11/22

101649

15 SEP 2022
15 SEP 2022

Ingali Sen



Tracy Lee



12 NOV 2022

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA








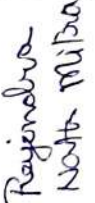


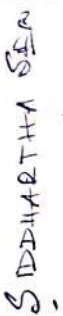
Government of West Bengal

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 19022003165116/2022

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
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 	 12/11/2022
2	Mr Rajendra Nath Mitra City:- Kolkata, P.O:- Baghbazar, P.S:- Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700003	Seller		6192 	 12/11/2022
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		6215 	 12.11.2022

(Satyajit Biswas)

ADDITIONAL REGISTRAR
OF ASSURANCE

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

Kolkata 700 003, PO Baghbazar, PS Shyampukur hereinafter referred to as the **"VENDOR"** (which term or expression shall unless excluded by or therebe something repugnant to the subject or context shall be deemed to mean and include his heirs executors administrators legal representatives and assign/s) of the **ONE PART AND SHAISTA QADEER** (PAN AAJPQ8104E & Aadhaar No. 6928 0128 6390) wife of Mr. Arif Qadeer, an Indian national, by faith Muslim by occupation Housewife residing at flat No. 1509, Block A, Jumma Al Majid Building, AL Nahda, Sarjah UAE and is herein represented by **Mr. Sugata Sen** (PAN BYQPS0324E & Aadhaar No. 7495 2473 2934), son of Late Satyendra Nath Sen, an Indian national, by faith Hindu, by occupation Business, residing at 42B, Ramkanta Bose Street, Kolkata – 700 003, PO Baghbazar & PS Shyampukur duly empower vide power of attorney dated 11th May 2022 authenticated by the Office of the Consulate General of India in Dubai and adjudicated by the Stamp Superintendent, Kolkata Collectorate on 31st May 2022 and **SARAH SAIF AHMAD** (PAN CHNPA7463D & Aadhaar No. 9265 7812 5570), wife of Mr. Saif Uddin Ahmad, an Indian national, by faith Muslim, by occupation Housewife, presently residing at 1407 Al Manoor Tower, Al Nahda, Sharjah, UAE and is herein represented by **Mr. Sugata Sen** (PAN BYQPS0324E & Aadhaar No. 7495 2473 2934), son of Late Satyendra Nath Sen, an Indian national, by faith Hindu, by occupation Business, residing at 42B, Ramkanta Bose Street, Kolkata – 700 003, PO Baghbazar & PS Shyampukur duly empower vide power of attorney dated 11th May 2022 authenticated by the Office of the Consulate General of India in Dubai and adjudicated by the Stamp Superintendent, Kolkata Collectorate on 31st May 2022 hereinafter jointly 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**:



8

CP ASSURANCE, CALCUTTA

12 NOV 2022

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, 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



AUDITOR GENERAL OF INDIA
12 NOV 2022

Nandalal Sen. The other Moiety was inherited by the heirs of Late Brohmonath Sen.

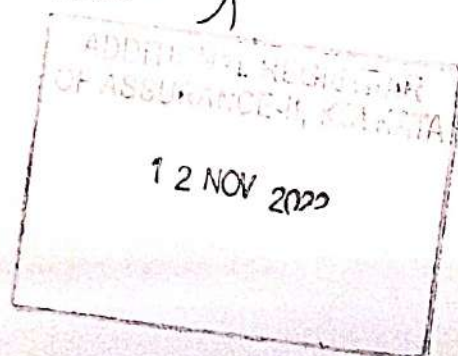
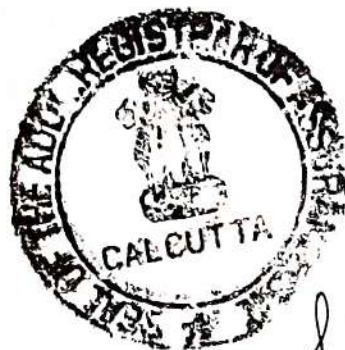
- b. The house at 45 Ramkanta Bose Street, Kolkata – 700 003 to his eldest son namely, Priyonath Sen.
- c. the land to the north of the family dwelling house previously known as 37 Bose Para Lane was to be divided into eight (8) equal shares out of which Six (6) shares will vest upon his 06 sons i.e. 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.

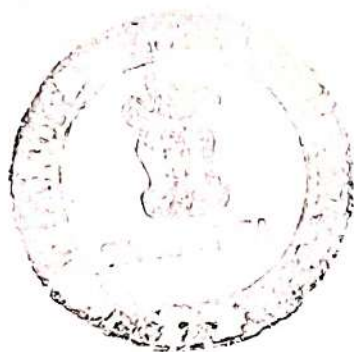
I. The said Jibankrishna Sen, died intestate 9th May 1964 leaving behind him surviving his wife Sneharani Sen, two sons, namely, Shankar Sen and Sumit Kumar Sen and four daughters, namely, Mayarani Mitra, Ila Mitra, Belarani Dey and Bina Bose as his only surviving legal heirs and/or representatives.

J. 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.

- K. The said Sneharani Sen died intestate on 24th November 1965.
- L. 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.
- M. 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.
- N. The Sailendranath Sen died testate on 9th December 1970 as bachelor.
- O. 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.
- P. 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.
- Q. 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.
- R. 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



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

her legal heirs and representatives, since her husband Arun Kumar Dey died intestate on 12th February 1970.

S. The said Rita Mitra died intestate on 1st February 2016 leaving behind her surviving her husband Rajendranath Mitra as her only surviving legal heir and/or representative.

T. Thus, the said Rajendranath Mitra became entitled to an undivided 0.795% part and/or share into or upon the said Premises free of all encumbrances whatsoever and/or howsoever.

U. The Vendor has agreed to sell and transfer and the Purchaser has agreed to purchase and acquire **ALL THAT** the undivided 0.702% 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 at or for the total consideration of Rs.5,16,000/- (Rupees Five Lakhs and Sixteen Thousand only) free from all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, trespass, whatsoever and/or howsoever.

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

(a) The Vendor is seized and possessed of or otherwise well and sufficiently entitled to the said Undivided Share as the absolute owner with a marketable title in respect thereof.

(b) The said Undivided Share in the said Premises is free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, trespass, whatsoever and/or howsoever;



1

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KULKATA
12 NOV 2022

- (c) There is no suit or legal proceeding or prohibitory orders are pending or subsisting in respect of the said Premises or any part thereof.
- (d) The said Premises is not subject to any notice of attachment under the Income Tax Act or under Public Demands Recovery Act or under any other Act or Statute or Rules and Regulations.
- (e) No Notice of Acquisition or requisition affects the said Premises nor is there any bar legal or otherwise in the Vendor selling the said Undivided Share to the Purchaser.
- (f) The freehold interest and/or ownership interest of the Vendor in the said Premises does not stand mortgaged or encumbered or agreed to be mortgaged by the Vendor by way of security or additional security and/or collateral security and/or pledge and/or pawn and/or guarantee and/or otherwise in favour of any Bank and/or any Financial Institution or any person, firm, company or government undertaking or anybody else whomsoever to secure repayment of any amount, advance, loan taken or to be taken by the Vendor for any purpose whatsoever and/or howsoever and all the original title deeds at the time of execution of this deed is in the exclusive custody of the Vendor themselves.
- (g) The Vendor 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 Vendor and in respect of any outstanding rates taxes and outgoing the Vendor shall keep the Purchaser indemnified against all actions suits proceedings and costs charges and expenses in respect of the said Premises upto the date of execution of this deed of conveyance.
- (i) There is no trespasser and/or any occupier upon any part or portion of the said Premises and the entirety of the said Premises is in the vacant peaceful



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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
12 NOV 2022

and khas possession of the Vendor and the Co – Owners and one garage with one of the tenant.

- (j) The Vendor do not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
- (k) The Vendor are resident Indian national and has ordinarily resided in India for more than 182 days in the previous financial year and both have resided in India for more than 365 days in the previous 03 financial years as per the provisions of the Income Tax Act.
- (l) That the recitals of title mentioned hereinbefore are true and factual, the Vendor 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.

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

NOW THIS INDENTURE WITNESSETH:

In pursuance of the said agreement and in consideration of the said sum of Rs.5,16,000/- (Rupees Five Lakhs and Sixteen Thousand only) of the lawful money of the Union of India well and truly and sufficiently and effectively paid by the Purchaser to the Vendor (the receipt whereof the Vendor 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 Vendor 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



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ADDITIONAL REGIS. NO. 1
OF ASSURANCE - H. K. M. A. T. A.

12 NOV 2012

they the Vendor and each one of them jointly and severally do hereby indefeasibly and forever grant sell convey transfer assign and assure unto and in favour of the Purchaser herein **ALL THAT** the said undivided 0.702% part and/or share each 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 undivided 0.702% part and/or share is hereinafter referred to as the said **UNDIVIDED SHARE** and is morefully and particularly described in the **SECOND SCHEDULE** hereunder written) **OR HOWSOEVER OTHERWISE** the said Premises now is or at any point of time heretofore were or was situated butted and bounded called known numbered described or distinguished with the intent and object that the Vendor have ceased to have any right title interest claim and/or demand of any nature whatsoever and/or howsoever into or upon the said Premises or any or every part thereof **TOGETHER WITH** all ways paths passages boundary walls drains water courses light liberties rights privileges easements advantages appendages and appurtenances whatsoever and/or howsoever of the said Premises or any part thereof belonging or in any way appertaining to or usually held used occupied therewith or part or parcel thereof and reputed to belong or be appurtenant thereto **AND TOGETHER WITH** all legal incidents thereto and the reversions remainder or remainders rents issues and profits benefits and advantages thereof and all estate right title interest and/or claim into or upon the said Premises **AND TOGETHER WITH** the right for the Purchaser and/or its successors in title owners or occupiers for the time being of the said Premises hereby conveyed with or without horses horse carts cars vehicles whether mechanically propelled or otherwise to pass and/or repass over along and in the paths ways



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ADDITIONAL SECRETARY
OF ASSOCIATED NOLKATA
12 NOV 2022

passages and for laying filtered and/or unfiltered water pipes and all other cables and lines and wires in and on and along any portion of the said Premises and all and every and entire right title interest claim demand estate whatsoever and/or howsoever of the Vendor of in and into or upon the said Premises mentioned in the First Schedule hereunder written and every part thereof including the said Undivided Share being hereby sold transferred conveyed assured and assigned and/or intended so to be **TOGETHER WITH** all pattas muniments of title writings plans maps deeds documents indentures conveyances and/or any other document of title or in any way concerning and/or relating to or in any way covering the said Premises and/or any part thereof which now are or may hereafter shall and/or may be in possession control custody and/or management of the Vendor **AND TO HAVE AND TO HOLD** the said Undivided Share being hereby sold transferred granted conveyed assured and assigned and/or so otherwise expressed and/or intended to be unto and in use of the Purchaser 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 VENDOR DO HEREBY COVENANT WITH THE PURCHASER** as follows:

- a) **THAT**, notwithstanding any act deed matter and/or thing whatsoever and/or howsoever heretofore done committed and/or knowingly suffered by the Vendor to the contrary the Vendor are lawfully and/or otherwise absolutely seized and possessed of otherwise sufficiently entitled to **ALL THAT** the said Undivided Share hereby sold transferred conveyed assigned and assured as an absolute and indefeasible estate or an estate equivalent or analogous thereto and free from all encumbrances charges liens lispendens attachments trusts mortgages trespass whatsoever and/or howsoever;

passages and for laying filtered and/or unfiltered water pipes and all other cables and lines and wires in and on and along any portion of the said Premises and all and every and entire right title interest claim demand estate whatsoever and/or howsoever of the Vendor of in and into or upon the said Premises mentioned in the First Schedule hereunder written and every part thereof including the said Undivided Share being hereby sold transferred conveyed assured and assigned and/or intended so to be **TOGETHER WITH** all pattas muniments of title writings plans maps deeds documents indentures conveyances and/or any other document of title or in any way concerning and/or relating to or in any way covering the said Premises and/or any part thereof which now are or may hereafter shall and/or may be in possession control custody and/or management of the Vendor **AND TO HAVE AND TO HOLD** the said Undivided Share being hereby sold transferred granted conveyed assured and assigned and/or so otherwise expressed and/or intended to be unto and in use of the Purchaser 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 VENDOR DO HEREBY COVENANT WITH THE PURCHASER** as follows:

- a) **THAT**, notwithstanding any act deed matter and/or thing whatsoever and/or howsoever heretofore done committed and/or knowingly suffered by the Vendor to the contrary the Vendor are lawfully and/or otherwise absolutely seized and possessed of otherwise sufficiently entitled to **ALL THAT** the said Undivided Share hereby sold transferred conveyed assigned and assured as an absolute and indefeasible estate or an estate equivalent or analogous thereto and free from all encumbrances charges liens lispendens attachments trusts mortgages trespass whatsoever and/or howsoever;



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ADDITIONAL REGISTRAR
ASSISTANT REGISTRAR
12 NOV 2012

- b) **THAT**, the interest which the Vendor do hereby profess to transfer subsists and that the Vendor have good right full power absolute and indefeasible authority and title to sell grant convey transfer assign and assure the said Undivided Share and every part thereof hereby sold granted conveyed transferred assigned and assured unto and in favour of the Purchaser herein in the manner as aforesaid and in accordance to the true intent object and meaning of these presents;
- c) **THAT**, it shall be lawful for the Purchaser from time to time and at all material times hereinafter to enter into and upon and hold occupy and enjoy the said Undivided Share and to receive the rents issues and profits thereof without any eviction interruption hindrance claims or demands or disturbance whatsoever from or by the Vendor herein and/or any person or persons or any other person or persons claiming through under or in trust for any of them having lawfully and/or equitably any claim estate right title demand and/or interest whatsoever and/or howsoever into or upon the said Undivided Share and every part thereof and from and clear freely and clearly and absolutely acquitted exonerated and forever discharged and/or otherwise by the Vendor well and sufficiently saved defended kept harmless and indemnified of and from and against all charges arrear of rates and taxes encumbrances and deposits whatsoever and/or howsoever made done executed and/or occasioned by the Vendor and/or the predecessors in title of the Vendor and/or any of them;
- d) **THAT**, the said Undivided Share and every part thereof is freed exonerated and discharged from and against all manner of encumbrances whatsoever on its ownership;
- e) **THAT**, the Vendor and all persons having or lawfully or equitably claiming any estate right title demand or interest whatsoever and/or howsoever into or upon the said Undivided Share or any part thereof shall and will from time to time and at all material times hereafter upon every request and cost of the Purchaser make do acknowledge execute register and perform all such further and other lawful and



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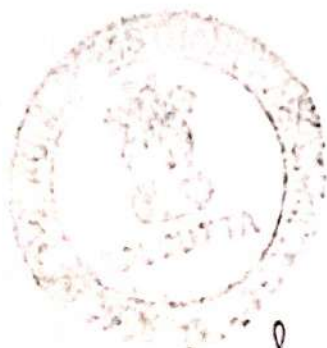
ALBERTA
2 NOV 2010

reasonable acts deeds conveyances matters assurances and things whatsoever and/or howsoever for further better or more perfectly assuring the said Undivided Share hereby sold transferred conveyed assigned assured and every part thereof unto and in favour and use of the Purchaser and/or its successors in interest in the manner as aforesaid as shall or may be required;

- f) **THAT**, the Vendor shall unless prevented by fire or some other inevitable accident from time to time and at all material times hereafter upon every reasonable request and at the cost of the Purchaser make do produce or cause to be made done produced to the Purchaser or their Attorney and/or agents at any trial commission, examination tribunal court board authority firm for inspection or otherwise as occasion shall require all or any of the deeds documents and writings in respect of the said Premises if those in possession the Vendor AND ALSO shall at the like request deliver to the Purchaser such attested or other true copies of them as the Purchaser may requires and will in the meantime unless prevented as aforesaid keep the said deeds and writings safe un-obliterated and un-canceled;
- g) **THAT**, the Vendor have ceased to have any right title interest claim and/or demand into or upon the said Premises and every part thereof and every right of any nature accruing shall now belong to the Purchaser exclusively, however the Purchaser shall not be responsible for any liability of the Vendor.
- h) **THAT**, the Vendor shall be liable and/or be held responsible only for any acts, deeds, matters and things, done and/or caused to be done by the Vendor and/or their predecessor in interest and not be liable for any acts, deeds, matters and things done and/or caused to be done by any other co-owners of the remaining undivided share in the said Premises.

THE FIRST SCHEDULE ABOVE REFERRED TO
(PREMISES)

ALL THAT the piece or parcel of land containing by ad-measurement an area of about 25 (twenty five) cottahs and 08 (eight) chittacks be the same little more or less



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ADDITIONAL REGISTRAR
OF COMPANIES, INDIA

2 NOV 2002

together with the 50 year old cemented flooring four storied building (having floor area of about 2000 sq. ft. each i.e. aggregating to 8,000 sq. ft. more or less) and other temporary structures (having a total area of about 1000 sq. ft.) standing on part thereof and all lying situate at and/or being municipal premises No. 44 Ramkanta Bose Street, Kolkata – 700 003, Police Station - Shyampukur in Ward No.8 of the Kolkata Municipal Corporation, Registry Office being the Registrar of Assurances, Kolkata having Kolkata Municipal Corporation Assessee No. 11008440725 and is butted and bounded in the manner as follows: -

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

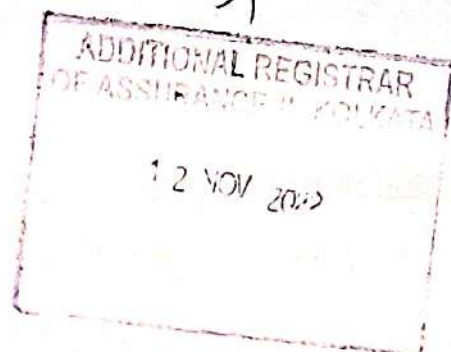
THE SECOND SCHEDULE ABOVE REFERRED TO

(UNDIVIDED SHARE)

ALL THAT an undivided 0.702% part and/or share into or upon the said Premises referred to as in the First Schedule above i.e. 129 sq. ft. in the land and 56 sq. ft. in the building and 07 sq. ft. in other structures.



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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 VENDOR at Kolkata
in the presence of:

Rajendra Nath Mitra

SIDDHARTHA SEN
42B, RAMKANTA
BOSE STREET
KOLKATA - 700003

Rahul Das
Alipore Justice Court
KOL-27

SIGNED SEALED AND DELIVERED SUBRATA SEN

by the PURCHASER at Kolkata As Constituted Attorney
in the presence of: Shaista Qadeer & Sarah Saif Ahmad

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

Rahul Das
Alipore Justice Court
KOL 27

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



1

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
12 NOV 2022

RECEIVED of and from the within named

PURCHASER the within mentioned sum of

RUPEES FIVE LAKHS AND SIXTEEN THOUSAND ONLY

RS.5,16,000/=

being the full payment of the total Consideration

in terms hereof and in the manner as follows:

MEMO OF CONSIDERATION

Date	Pay Order No.	Drawn On	Amount Rs.	In favour of
12.11.22	000014	HDFC	5,16,000/-	Rajendra Nath Mitra <i>R. Mitra</i>

WITNESSES:

Rajendra Nath Mitra
VENDOR

Rajendra Nath Mitra

Rahul Das



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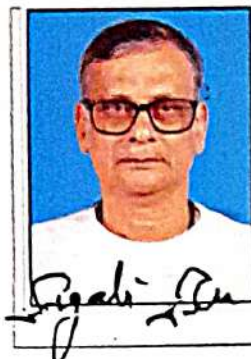
ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

12 NOV 2022

SPECIMEN FORM FOR TEN FINGERPRINTS

PHOTO

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



Rajesh Kumar Singh

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



Rajendra Nath Mitra

	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					



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

12 NOV 2022

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUGATA SEN
SATYENDRA NATH SEN

11/01/1960
Permanent Account Number

BYQPS0324E

Signature

भारत
सर्वकार

06032008

Sugata Sen

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

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
S.B. Marg, Lower Parel, Mumbai - 400 013.
Tel: 91-22-2499 4650, Fax: 91-22-2495 0664
email: tininfo@nsdl.co.in



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



071120222016366393

GRIPS Payment Detail

GRIPS Payment ID:	071120222016366393	Payment Init. Date:	07/11/2022 19:08:26
Total Amount:	27970	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	3731341895823	BRN Date:	07/11/2022 19:09:24
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

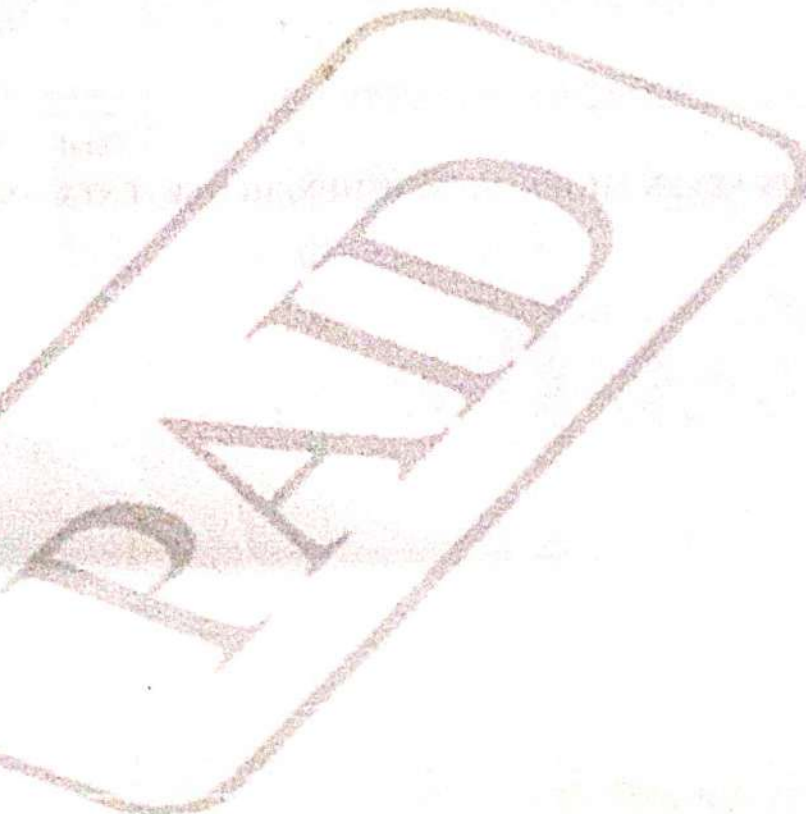
Depositor's Name: Ms Swastic Heights Pvt Ltd
Mobile: 9831312355

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230163663948	Directorate of Registration & Stamp Revenue	27970
Total			27970

IN WORDS: TWENTY SEVEN THOUSAND NINE HUNDRED SEVENTY 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



192022230163663948

GRN Details

GRN:	192022230163663948	Payment Mode:	SBI Epay
GRN Date:	07/11/2022 19:08:26	Bank/Gateway:	SBIePay Payment Gateway
BRN :	3731341895823	BRN Date:	07/11/2022 19:09:24
Gateway Ref ID:	202231114191145	Method:	State Bank of India New PG CC
GRIPS Payment ID:	071120222016366393	Payment Init. Date:	07/11/2022 19:08:26
Payment Status:	Successful	Payment Ref. No:	2003165116/1/2022

[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): 07/11/2022
Period To (dd/mm/yyyy): 07/11/2022
Payment Ref ID: 2003165116/1/2022
Dept Ref ID/DRN: 2003165116/1/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003165116/1/2022	Property Registration- Stamp Duty	0030-02-103-003-02	22367
2	2003165116/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	5603
Total				27970

IN WORDS: TWENTY SEVEN THOUSAND NINE HUNDRED SEVENTY ONLY.



ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

IDENTITY CARD
পরিচয় পত্র

FZM0752750



Elector's Name নির্বাচকের নাম	Rajendra Nath Mitra রাজেন্দ্র নাথ মিত্রা
Father's Name পিতার নাম	Rabindra Nath রবীন্দ্র নাথ
Sex লিঙ্গ	M পুং
Age as on 1.1.2000 ১.১.২০০০-এ বয়স	46 ৪৬

Rajendra Nath Mitra

Address

39 BAGBAZAR STREET SHYAMPUKUR
Calcutta 700003

ঠিকানা

৩৯ বাগবাজার স্ট্রীট শ্যামপুকুর কলিকাতা ৭০০০০৩



Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন আধিকারিক

For 141-Shyampukur

Assembly Constituency

১৪১-শ্যামপুকুর

বিধানসভা নির্বাচন ক্ষেত্র

Place Calcutta

স্থান কলিকাতা

Date 03.08.2000

তারিখ ০৩.০৮.২০০০

002/0200

Major Information of the Deed

Deed No :	I-1902-13698/2022	Date of Registration	17/11/2022
Query No / Year	1902-2003165116/2022	Office where deed is registered	
Query Date	07/11/2022 2:27:53 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. 5,16,000/-	Rs. 5,58,919/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 22,377/- (Article:23)	Rs. 5,603/- (Article:A(1), E.)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment 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	129 Sq Ft	5,16,000/-	5,32,126/-	Property is on Road
Grand Total :				.2956Dec	5,16,000 /-	5,32,126 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	56 Sq Ft.	0/-	25,517/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 15 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 : 15 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 : 15 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 : 11 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
S2	On Land L1	7 Sq Ft	0/-	1,276/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 7 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tiles Shed, Extent of Completion: Complete</p>					
Total :		63 sq ft	0 /-	26,793 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Rajendra Nath Mitra Son of Mr Rabindra Nath Mitra 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.:: AHxxxxxx5Q, Aadhaar No: 73xxxxxxxx1595, Status :Individual, Executed by: Self, Date of Execution: 12/11/2022 , Admitted by: Self, Date of Admission: 12/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/11/2022 , Admitted by: Self, Date of Admission: 12/11/2022 ,Place : Pvt. Residence

Buyer Details :

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

Attorney Details :

SI 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 Kolkata, City:- , P.O:- Gopalpur, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136			
Identifier Of Mr Sugata Sen, Mr Rajendra Nath Mitra			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Rajendra Nath Mitra	Mrs Shaista Qadoor-0.147813 Dec,Mrs Sarah Saif Ahmad-0.147813 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Rajendra Nath Mitra	Mrs Shaista Qadeer-28.00000000 Sq Ft,Mrs Sarah Saif Ahmad-28.00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Mr Rajendra Nath Mitra	Mrs Shaista Qadeer-3.50000000 Sq Ft,Mrs Sarah Saif Ahmad-3.50000000 Sq Ft

On 12-11-2022

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

Presented for registration at 17:00 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 Mr Rajendra Nath Mitra, Son of Mr Rabindra Nath Mitra, P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession Retired Person

Indetified by Mr Siddharta Sen, , Son of Late Satyendra Nath Sen, Kolkata, 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, Kolkata, 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 5,58,919/-

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,603.00/- (A(1) = Rs 5,589.00/- ,E = Rs 14.00/-) and Registration Fees paid by by online = Rs 5,603/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/11/2022 7:09PM with Govt. Ref. No: 192022230163663948 on 07-11-2022, Amount Rs: 5,603/-, Bank: SBI EPay (SBlePay), Ref. No. 3731341895823 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. 22,377/- and Stamp Duty paid by by online = Rs 22,367/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/11/2022 7:09PM with Govt. Ref. No: 192022230163663948 on 07-11-2022, Amount Rs: 22,367/-, Bank: SBI EPay (SBlePay), Ref. No. 3731341895823 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. 22,377/- and Stamp Duty paid by Stamp Rs 10.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 101649, 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 467702 to 467731

being No 190213698 for the year 2022.



Digitally signed by SATYAJIT BISWAS
Date: 2022.11.19 13:26:01 -08:00
Reason: Digital Signing of Deed.

fm2

(Satyajit Biswas) 2022/11/19 01:26:01 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)