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1-07 PM
5:07 PM
12/11/22

Additional Registrar of Assurances
Kolkata

पश्चिम बंगाल WEST BENGAL



213094770/22

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

Additional Registrar
of Assurances
Kolkata

17 NOV 2022

THIS DEED OF CONVEYANCE is made on this 12th day of November Two Thousand
and Twenty Two **BETWEEN** (1) **SANTANU SEN** (PAN DWNPS0616C & Aadhaar
No. 8140 2080 7366), son of Sanat Kumar Sen, an Indian national, by faith Hindu by
occupation service residing at No. 1 Private Road, Laxminagar, Block-B, South

Visit Case No. 2271 a 10/11

J (1)-...

J (2)- 250

Total 100

Realised on...

17/11/22

101647

Subhasis Dasgupta
Advocate
Alipore Judge Court

NAME.....
ADD.....
RE.....
15 SEP 2022
SURANJAN MOHANTY
Licence of the Court
2022

15 SEP 2022

15 SEP 2022

Alo Basu



Alo Basu



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

12 NOV 2022



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



192022230163614438

GRN Details

GRN:	192022230163614438	Payment Mode:	SBI Epay
GRN Date:	07/11/2022 18:36:16	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	7383592634539	BRN Date:	07/11/2022 18:37:12
Gateway Ref ID:	202231113228546	Method:	State Bank of India New PG CC
GRIPS Payment ID:	071120222016361442	Payment Init. Date:	07/11/2022 18:36:16
Payment Status:	Successful	Payment Ref. No:	2003094770/1/2022
			[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:	2003094770/1/2022
Dept Ref ID/DRN:	2003094770/1/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003094770/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	29126
2	2003094770/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	7293
Total				36419

IN WORDS: THIRTY SIX THOUSAND FOUR HUNDRED NINETEEN ONLY.



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



071120222016361442

GRIPS Payment Detail

GRIPS Payment ID:	071120222016361442	Payment Init. Date:	07/11/2022 18:36:16
Total Amount:	36419	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	7383592634539	BRN Date:	07/11/2022 18:37:12
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

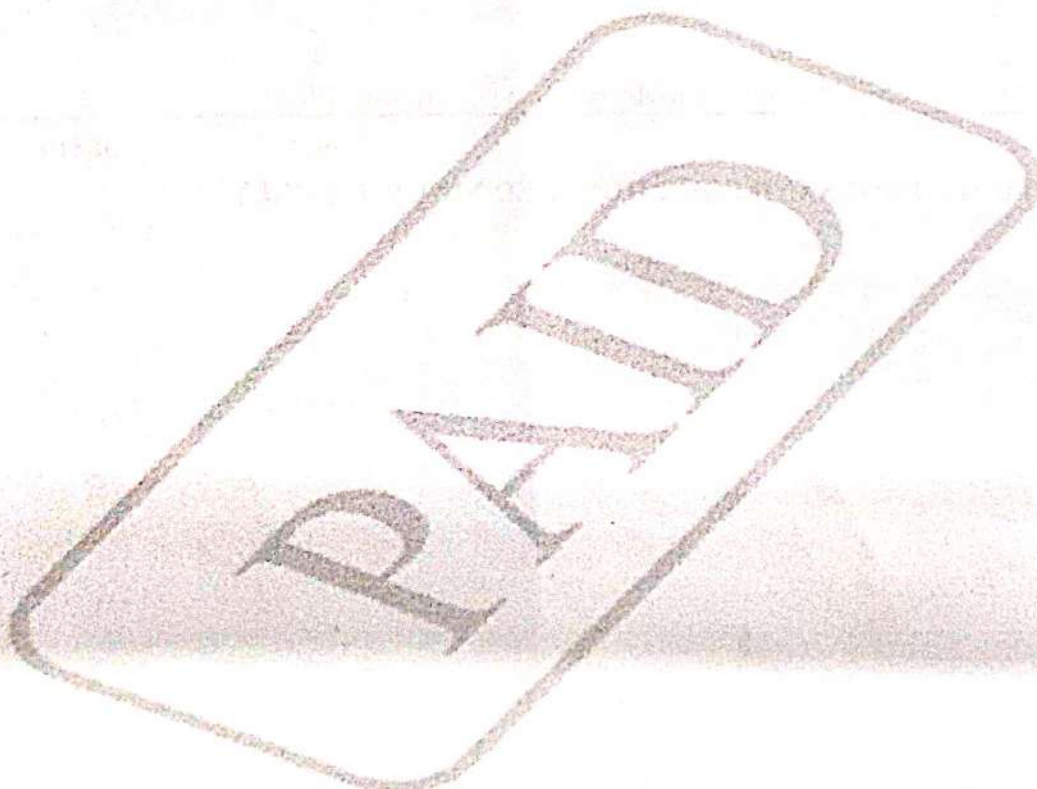
Depositor's Name: Ms Swastic Heights Pvt Ltd
Mobile: 9831312355

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230163614438	Directorate of Registration & Stamp Revenue	36419
Total			36419

IN WORDS: THIRTY SIX THOUSAND FOUR HUNDRED NINETEEN ONLY.

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







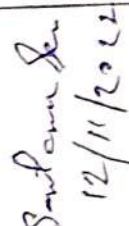


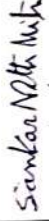



Government of West Bengal

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



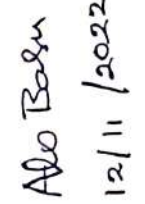


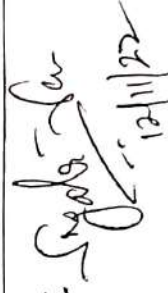
OFFICE OF THE A.R.A. - II KOLKATA, District Name : Kolkata

Signature / LTI Sheet of Query No/Year 19022003094770/2022

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

SI No.	Name of the Executant	Category		Finger Print	Signature with date
1	Mr Santanu Sen City:- Dum Dum, P.O:- Motijheel, P.S:-Dum Dum, District-North 24- Parganas, West Bengal, India, PIN:- 700074	Seller		6211 	 12/11/2022
2	Mr Sankamath Mitra City:- Kolkata, P.O:- Shyambazar, P.S:- Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700004	Seller		6210 	 12/11/2022
3	Miss Sharanya Mitra City:- Kolkata, P.O:- Shyambazar, P.S:- Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700004	Seller		6209 	 12/11/2022

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

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
4	Mrs Alo Basu City:- Kolkata, P.O:- Shyambazar, P.S:- Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700004	Buyer			 12/11/2022
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Sugato Sen Son of Mr Satyendra Nath Sen City:- Kolkata, P.O:- Kolkata, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003	Mr Santanu Sen, Mr Sankarnath Mitra, Miss Sharanya Mitra			 12/11/22

(Satyajit Biswas)

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

Dum Dum, Kolkata - 700 074, P.O. Motijheel, P.S. Dum Dum; (2) **SANKARNATH MITRA** (PAN ADNPM0419M & Aadhaar No. 2564 1739 3100), son of Late Umapati Nath Mitra, an Indian national, by faith Hindu by occupation retired residing at 32 Shyampukur Street, Kolkata - 700 004, P.O. Shyambazar, P.S. Shyampukur and (3) **SHARANYA MITRA** (PAN DGOPM0814B & Aadhar No. 3561 2718 8721), daughter of Mr. Sankarnath Mitra, an Indian national, by faith Hindu by occupation student residing at 32 Shyampukur Street, Kolkata - 700 004, P.O. Shyambazar, P.S. Shyampukur; hereinafter collectively referred to as the "**VENDORS**" (which term or expression shall unless excluded by or therebe something repugnant to the subject or context shall be deemed to mean and include their heirs executors administrators legal representatives and assign/s) of the **ONE PART AND ALO BASU** (PAN AGXPB1347G & Aadhaar No. 5700 0232 5532) wife of Dr. Saumyajit Basu and daughter of Late Prasanta Kumar Sen, an Indian national, by faith Hindu by occupation Housewife residing in 44/1A Ramdhan Mitra Lane, Kolkata 700 004, P.O. Shyambazar, P.S. 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 her heirs executors administrators legal representatives and assign/s) of the **OTHER PART**.

WHEREAS:

A. Late Brohmonath Sen and Late Bhabanath Sen both sons of Late Hara Chandra Sen and governed by Dayabhaga School of Hindu Law jointly resided at 43/1 and 44, Ramkanta Bose Street, Kolkata being their family dwelling house. Late Brohmonath Sen was the elder brother of Late Bhabanath Sen and predeceased him on 01st May 1894.

B. The said Late Bhabanath Sen during his lifetime acquired several immovable properties which included 45, Ramkanta Bose Street, 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.

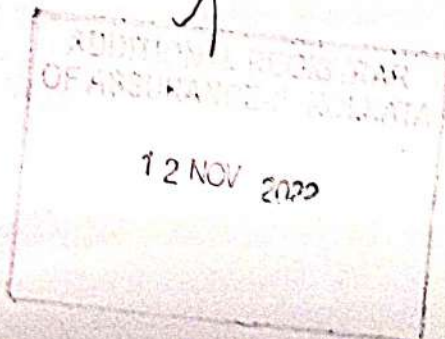
E. The probate in respect of the said Will was duly granted by the Hon'ble High Court at Calcutta on 4th September 1915.

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.



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- G. Thus, in accordance with the said Will of Late Bhabanath Sen, the said Late Hem Nath Sen became entitled to **ALL THAT** the undivided 10.975% part and/or share into or upon the said Premises free of all encumbrances whatsoever and/or howsoever.
- H. The said Hem Nath Sen, was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate on 11th December 1910, leaving behind him surviving his three sons, namely, Sachindranath Sen, Sudhindranath Sen and Satyendranath Sen as his legal heirs and/or representatives. His wife Sarodasundari Sen died intestate on 16th April 1950.
- I. The said Sachindranath Sen, Sudhindranath Sen and Satyendranath Sen inherited the said undivided 10.975% part and/or share into or upon the said Premises each having an undivided 03.658% part and/or share into or upon the said Premises.
- J. The said Sachindranath Sen died intestate on 6th November 1966 leaving behind him surviving his wife Renuka Sen, two sons, namely, Sukumar Sen and Sanat Kumar Sen and two daughters, namely, Sabita Ghosh and Namita Bose as his legal heirs and representatives.
- K. The said Renuka Sen died intestate on 27th March 1989 leaving behind her surviving her two sons, namely Sukumar Sen and Sanat Kumar Sen and two daughters, namely, Sabita Ghosh and Namita Bose as her legal heirs and representatives.
- L. The said Sanat Kumar Sen died intestate on 17th August 1995 leaving behind him surviving his wife Ila Sen, daughter Sharmila Mitra and son Santanu Sen.
- M. The said Ila Sen died intestate on 17th May 2014 leaving behind her surviving her daughter Sharmila Mitra and son Santanu Sen as her legal heirs and representatives.



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N. The said Sharmila Mitra died intestate 14th September 2016 leaving behind her surviving her husband Sankarnath Mitra and only daughter Sharnya Mitra as her legal heirs and representatives.

O. Thus, under the circumstances the said Santanu Sen is entitled to 0.4572% part and/or share into or upon the said Premises, and Shankarnath Mitra and Sharanya Mitra are jointly entitled to 0.4572% part and/or share into or upon the said Premises free of all encumbrances whatsoever and/or howsoever.

P. Thus, the Vendors herein collectively became absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the undivided 0.9144 % part and/or share each 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.

Q. The Vendors have agreed to sell and transfer and the Purchaser has agreed to purchase and acquire **ALL THAT** the said Undivided Share at or for the total consideration of Rs.6,72,000/- (Rupees Six Lakhs Seventy Two Thousand) only free from all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, trespass, whatsoever and/or howsoever.

R. At or before the execution of these presents 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;



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- (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 Vendor 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 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 Vendors for any purpose whatsoever and/or howsoever and all the original title deeds at the time of execution of this deed is in the exclusive custody of the Vendors themselves.
- (g) The Vendors have not entered into any agreement for sale and/or transfer in respect of the said Undivided Share or any part thereof.
- (h) All municipal rates taxes and outgoing payable in respect of the said Premises upto the date of execution of these presents have been duly paid and discharged by the Vendors and in respect of any outstanding rates taxes and outgoing the Vendors shall keep the Purchaser indemnified against all



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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 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 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.

S. 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 have now requested the Vendors to sign and execute the deed of conveyance in their favour.

NOW THIS INDENTURE WITNESSETH:

In pursuance of the said agreement and in consideration of the said sum of Rs.6,72,000/- (Rupees Six Lakhs and Seventy 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



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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 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 undivided 0.9144% 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 0.9144 % 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 Vendors 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



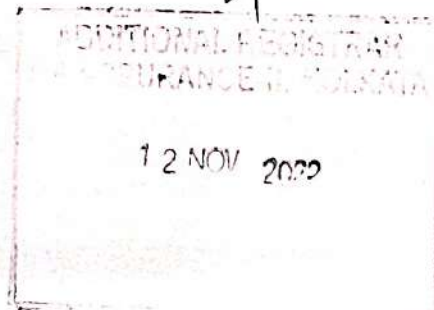
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OF ASSURANCE-II, KOLKATA

12 NOV 2022

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, lispens, attachments, trusts, mortgages, tenancies, trespass, pawn, pledge, advances, whatsoever and/or howsoever.

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

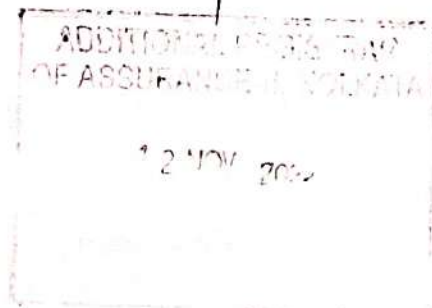
- a) **THAT**, notwithstanding any act deed matter and/or thing whatsoever and/or howsoever heretofore done committed and/or knowingly suffered by the Vendors to the contrary the Vendors are lawfully and/or otherwise absolutely seized and possessed of otherwise sufficiently entitled to **ALL THAT** the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



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



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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 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



ADDITIONAL REGISTRAR FANCEH, KOLKATA 12 NOV 2002
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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 the undivided 0.9144 % part and/or share into or upon the said Premises referred to as in the First Schedule above i.e. 168 sq. ft. in the land and 73 sq. ft. in the building and 09 sq. ft. in other structures.



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KOLKATA
12 NOV 2022

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


SIGNED SEALED AND DELIVERED

by the **VENDORS** at Kolkata

in the presence of:

 (DEBAPRIYO SEN)
44 Ram Kanto Bose St.
KOL - 700003

- 1) Sanjiv Sen
- 2) Sankar Nath Mishra
- 3) Shouranga Mishra


SATYAJIT SEN
44, Ramkanto Bose Street
Kolkata - 700003.

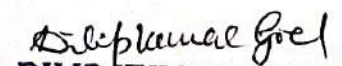
SIGNED SEALED AND DELIVERED

by the **PURCHASER** at Kolkata

in the presence of:



Alipore Court


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



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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

12 NOV 2022

RECEIVED of and from the within named

PURCHASER the within mentioned sum of

RUPEES SIX LAKHS AND SEVENTY TWO THOUSAND ONLY RS.6,72,000/=

being the full payment of the total Consideration

in terms hereof and in the manner as follows:

MEMO OF CONSIDERATION

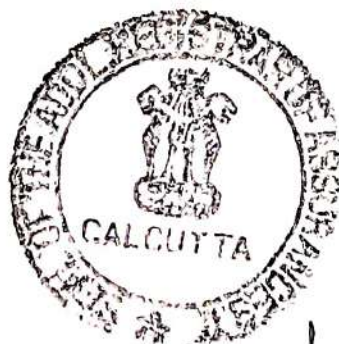
Date	Pay Order No.	Drawn On	Amount Rs.	In favour of
9.11.22	185485	S.C.B	3,36,000/-	Santanu Sen
10.11.22	NEFT	S.C.B	1,68,000/-	Shankarnath Mitra
10.11.22	-DO-	-DO-	1,68,000/-	Sharanya Mitra

WITNESSES:




- 1) Santanu Sen .
- 2) Shankar Nath Mitra
- 3) Sharanya Mitra

VENDORS



1
ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

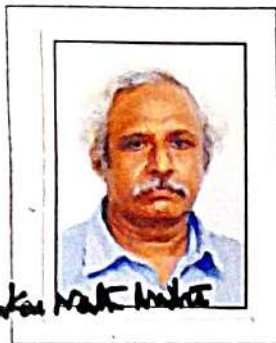
12 NOV 2022

SPECIMEN FORM FOR TEN FINGERPRINTS



Santanu Sen

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



Santanu Mukherjee

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



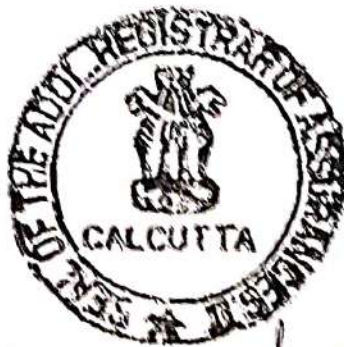
Sharmista Mukherjee

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



Alo Bose

	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 2020

आयकर विभाग
INCOME TAX DEPARTMENT

SANTANU SEN

SANAT SEN

19/08/1974

Permanent Account Number

DWNPS0616C

Santanu Sen
Signature



भारत सरकार
GOVT. OF INDIA



10012012

Santanu Sen

इस कार्ड को खोने / फने पर कृपया सूचित करें / लीडर
आयकर पैन सेवा इकाई, एनएसडीएल
तीसरी मंजिल, सफ़ायर चैंबर,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुणे - 411 045

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

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



आधार

ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 1213/30018/01596

To
শরণ্যা মিত্র
Sharanya Mitra
32
SHYAMPUKUR STREET
Shyambazar Mail S.O
Kolkata West Bengal - 700004
9007847537

Download Date: 06/09/2017 Generation Date: 12/08/2017

Signature valid

Signature valid
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA
Date: 2017-09-06 12:08:17



আপনার আধার সংখ্যা / Your Aadhaar No. :

3561 2718 8721

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



শরণ্যা মিত্র
Sharanya Mitra
জন্মতারিখ/DOB: 18/06/1996
মহিলা/ FEMALE



3561 2718 8721

আমার আধার, আমার পরিচয়



Government of India



AADHAAR

উপ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- 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 .



Address:

32, SHYAMPUKUR STREET,
Shyambazar Mail S.O, Kolkata,
West Bengal - 700004

ঠিকানা:

৩২, শ্যামপুকুর স্ট্রীট, শ্যামবাজার মেল,
কোলকাতা,
পশ্চিমবঙ্গ - 700004

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

3561 2718 8721

1947

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

DGOPM0814B

नाम / Name
SHARANYA MITRA

पिता का नाम / Father's Name
SANKAR NATH MITRA

जन्म की तारीख / Date of Birth
18/06/1996

Sharanya Mitra

हस्ताक्षर / Signature



27096017

इस कार्ड के खाने / पाने पर कृपया लूकित करें / नोट करें :
आयकर पेन सेवा इकाई, एनएसडीएल
5 वीं मंजिल, मन्त्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

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

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



ভারত সরকার
Government of India

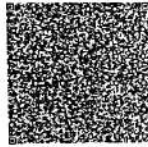
ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 1213/30018/01597

To
শঙ্কর নাথ মিত্র
Sankar Nath Mitra
32
SHYAMPUKUR STREET
Shyambazar Mail S.O
Kolkata West Bengal - 700004
8420240223

Issue Date: 12/08/2017

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

2564 1739 3100

VID : 9123 8694 6250 1756

আমার আধার, আমার পরিচয়



ভারত চরকার
Government of India



Download Date: 10/12/2020



শঙ্কর নাথ মিত্র
Sankar Nath Mitra
জন্মতারিখ/DOB: 18/11/1956
পুরুষ/ MALE

Issue Date: 12/08/2017

2564 1739 3100

VID : 9123 8694 6250 1756

আমার আধার, আমার পরিচয়



উপা

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিরাপদ কিউআর কোড / অফলাইন এমএমএস / অনলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটা এক ইলেকট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- আধার সারা দেশে মান্য
- আধার আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিষেবা প্রাপ্তিতে সাহায্য করে।
- আধারে আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেট রাখুন।
- আধার নিজের স্মার্ট ফোনে রাখুন, mAadhaar App যার।

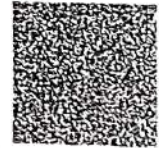
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India




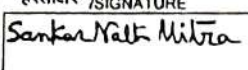
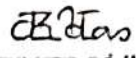
ঠিকানা:
৩২, শ্যামপুকুর স্ট্রিট, শ্যামবাজার মেল, কোলকাতা,
পশ্চিমবঙ্গ - ৭০০০০৪
Address:
32, SHYAMPUKUR STREET, Shyambazar
Mail S.O, Kolkata,
West Bengal - 700004



2564 1739 3100

VID : 9123 8694 6250 1756

1947 | Help@uidai.gov.in | www.uidai.gov.in

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	ADNPM0419M	
नाम /NAME	SANKAR NATH MITRA	
पिता का नाम /FATHER'S NAME	UMAPATI NATH MITRA	
जन्म तिथि /DATE OF BIRTH	18-11-1956	
हस्ताक्षर /SIGNATURE		
		आयकर आयुक्त, प.ब. - II COMMISSIONER OF INCOME-TAX, W.B. - II

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
सहायक आयकर आयुक्त,
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Assistant Commissioner of Income-tax,
P-7,
Chowringhee Square,
Calcutta- 700 069.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AGXPB1347G



नाम /NAME
ALO BASU

पिता का नाम /FATHER'S NAME
PRASANTA KUMAR SEN

जन्म तिथि /DATE OF BIRTH
12-09-1976

हस्ताक्षर /SIGNATURE

Alo Basu

Shahin

आयकर आयुक्त, (कम्प्यू. अंश.), कोलकाता
COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

Major Information of the Deed

Deed No :	I-1902-13704/2022	Date of Registration	17/11/2022
Query No / Year	1902-2003094770/2022	Office where deed is registered	
Query Date	31/10/2022 6:04:10 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. 6,72,000/-		Rs. 7,27,903/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 29,136/- (Article:23)		Rs. 7,293/- (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	168 Sq Ft	6,44,000/-	6,93,001/-	Property is on Road
Grand Total :				.385Dec	6,44,000 /-	6,93,001 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	73 Sq Ft.	27,500/-	33,262/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 20 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 : 20 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 : 20 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 3, Area of floor : 13 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
S2	On Land L1	9 Sq Ft.	500/-	1,640/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 9 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tiles Shed, Extent of Completion: Complete</p>					
Total :		82 sq ft	28,000 /-	34,902 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Santanu Sen Son of Mr Sanat Kumar Sen City:- Dum Dum, P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: DWxxxxxx6C, Aadhaar No: 81xxxxxxxx7366, Status :Individual, Executed by: Self, Date of Execution: 12/11/2022 , Admitted by: Self, Date of Admission: 12/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/11/2022 , Admitted by: Self, Date of Admission: 12/11/2022 ,Place : Pvt. Residence
2	Mr Sankarnath Mitra Son of Late Umapati Nath Mitra City:- Kolkata, P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx9M, Aadhaar No: 25xxxxxxxx3100, Status :Individual, Executed by: Self, Date of Execution: 12/11/2022 , Admitted by: Self, Date of Admission: 12/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/11/2022 , Admitted by: Self, Date of Admission: 12/11/2022 ,Place : Pvt. Residence
3	Miss Sharanya Mitra Daughter of Mr Sankarnath Mitra City:- Kolkata, P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: DGxxxxxx4B, Aadhaar No: 35xxxxxxxx8721, Status :Individual, Executed by: Self, Date of Execution: 12/11/2022 , Admitted by: Self, Date of Admission: 12/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/11/2022 , Admitted by: Self, Date of Admission: 12/11/2022 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs Alo Basu (Presentant) Wife of Dr Saumyojit Basu City:- Kolkata, P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AGxxxxxx7G, Aadhaar No: 57xxxxxxxx5532, Status :Individual, Executed by: Self, Date of Execution: 12/11/2022 , Admitted by: Self, Date of Admission: 12/11/2022 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sugato Sen Son of Mr Satyendra Nath Sen Kolkata, City:- Kolkata, P.O:- Kolkata, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003			
Identifier Of Mr Santanu Sen, Mr Sankarnath Mitra, Miss Sharanya Mitra, Mrs Alo Basu			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Santanu Sen	Mrs Alo Basu-0.1925 Dec
2	Mr Sankarnath Mitra	Mrs Alo Basu-0.0962501 Dec
3	Miss Sharanya Mitra	Mrs Alo Basu-0.0962501 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Santanu Sen	Mrs Alo Basu-36.50000000 Sq Ft
2	Mr Sankarnath Mitra	Mrs Alo Basu-18.25000000 Sq Ft
3	Miss Sharanya Mitra	Mrs Alo Basu-18.25000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Mr Santanu Sen	Mrs Alo Basu-4.50000000 Sq Ft
2	Mr Sankarnath Mitra	Mrs Alo Basu-2.25000000 Sq Ft
3	Miss Sharanya Mitra	Mrs Alo Basu-2.25000000 Sq Ft

On 12-11-2022

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

Presented for registration at 17:07 hrs on 12-11-2022, at the Private residence by Mrs Alo Basu ,Claimant.

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

Execution is admitted on 12/11/2022 by 1. Mr Santanu Sen, Son of Mr Sanat Kumar Sen, P.O: Motijheel, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Service, 2. Mr Sankarnath Mitra, Son of Late Umapati Nath Mitra, P.O: Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession Retired Person, 3. Miss Sharanya Mitra, Daughter of Mr Sankarnath Mitra, P.O: Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession Student, 4. Mrs Alo Basu, Wife of Dr Saumyojit Basu, P.O: Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession House wife

Indetified by Mr Sugato Sen, , Son of Mr Satyendra Nath Sen, Kolkata, P.O: Kolkata, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, 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 7,27,903/-

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7,293.00/- (A(1) = Rs 7,279.00/- ,E = Rs 14.00/-) and Registration Fees paid by by online = Rs 7,293/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/11/2022 6:37PM with Govt. Ref. No: 192022230163614438 on 07-11-2022, Amount Rs: 7,293/-, Bank: SBI EPay (SBlePay), Ref. No. 7383592634539 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. 29,136/- and Stamp Duty paid by by online = Rs 29,126/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/11/2022 6:37PM with Govt. Ref. No: 192022230163614438 on 07-11-2022, Amount Rs: 29,126/-, Bank: SBI EPay (SBlePay), Ref. No. 7383592634539 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. 29,136/- and Stamp Duty paid by Stamp Rs 10.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 101647, Amount: Rs.10.00/-, Date of Purchase: 15/11/2022, 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 468035 to 468061
being No 190213704 for the year 2022.



Digitally signed by SATYAJIT BISWAS
Date: 2022.11.19 13:47:44 -08:00
Reason: Digital Signing of Deed.

Signature
(Satyajit Biswas) 2022/11/19 01:47:44 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)