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पश्चिम बंगाल WEST BENGAL

ARA

II

70AB 927221

30 NOV 2022

2/3239980/22

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

Additional Registrar
of Assurances II Kolkata



THIS DEED OF CONVEYANCE is made on this 27th day of November Two Thousand and Twenty Two BETWEEN SUBIR SEN (PAN ALFPS7129C & Aadhaar No.9059 2875 2746), son of Late Hari Das Sen by faith Hindu by occupation Legal Practitioner presently residing at No. 44, Ramkanta Bose Street, Kolkata 700003 PO Bagbazar PS

Vat Case No. 2419-25/11

J(1)- 250

J(2)- 100

Total 100

Realized on

30/11/22

101632

Subhasis Dasgupta
Advocate
Allpore Judge Court

NAME _____
ADD _____
1 5 SEP 2022
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. Court
2 & 3, K. S. Roy Road, Kol-1

Indrajit Shu



15 SEP 2022
15 SEP 2022

Indrajit Shu



1
ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
27 NOV 2022





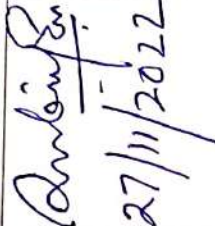


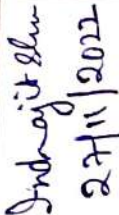



Government of West Bengal

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 19022003239980/2022

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 Subir Sen City:- Kolkata, P.O:- Baghbazar, P.S:- Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700003	Seller		6621 	 27/11/2022
2	Mr Indrajit Sen City:- Kolkata, P.O:- Baghbazar, P.S:- Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700003	Attorney of Buyer [Mr Suvajit Sen]		6620 	 27/11/2022
SI No.	Name and Address of identifier	Identified by	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 Subir Sen, Mr Indrajit Sen		6633 	 27.11. 2022

(Satyajit Biswas)

ADDITIONAL REGISTRAR
OF ASSURANCE

OFFICE OF THE A.R.A. -

II KOLKATA

Kolkata, West Bengal

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 SUVAJIT SEN** (PAN DEXPS4715A & OCI No. A4137251), son of Late Dr. Asoke Kumar Sen, an Indian national, by faith Hindu, by occupation Service, presently residing at 6901 Sobrante Road, Oakland, CA, 94611, USA and is herein represented by his constituted attorney **Mr. Indrajit Sen** (PAN AOXPS1764E & Aadhaar No. 5414 4119 7137), son of Late Dr. Asoke Sen, an Indian national, by faith Hindu, by occupation Service, presently residing at No. 49, Ramkanta Bose Street, Kolkata – 700 003, PO Baghbazar & PS Shyampukur duly appointed vide power of attorney dated 16th March 2022 registered with the Additional Registrar of Assurances – I, Kolkata in Book No. I, volume 1901 – 2022, page from 174683 to 174697 being No. 190102401 for the year 2022 hereinafter referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or therebe something repugnant to the subject or context shall be deemed to mean and include 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.
- 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



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ADDITIONAL REGISTRAR
OF ASSURANCE, CALCUTTA
27 NOV 2022

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.



1
ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
27 NOV 2020

- G. The said Satishchandra Sen was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate on 21st February 1950 leaving behind him surviving his five sons, namely, Haridas Sen, Krishna Chandra Sen, Bishnu Charan Sen, Deb Kumar Sen and Ajoy Kumar Sen as his legal heirs and representatives since his wife Sailabala Sen predeceased him on 4th April 1948.
- H. The said Haridas Sen, died intestate on 11th February 1977 leaving behind him surviving his wife Kanarani Sen, daughter Sunanda Basu and son Subir Sen as his only surviving legal heirs and/or representatives.
- I. The said Krishnachandra Sen, died intestate on 21st April 1987 leaving behind him surviving his wife Mira Sen and two sons, namely, Subrata Sen and Sudipta Sen as his only legal heirs and/or representatives. The said Mira Sen died intestate on 30th August 2011.
- J. The said Deb Kumar Sen, died intestate on 24th June 1999 leaving behind him surviving his wife Basanti Sen and two sons, namely, Supratik Sen and Supriyo Sen as his only legal heirs and/or representatives.
- K. The said Ajoy Kumar Sen, died intestate on 2nd January 2000 leaving behind him surviving his wife Mira Sen as his only legal heir and/or representative.
- L. The said Bishnu Charan Sen, during his lifetime made and published his last will and testament dated 16th April 1997 whereby and wherein the said Bishnu Charan Sen upon his death gave and bequeathed his properties in favour of his nephews namely Subir Sen Subrata Sen, Sudipta Sen, Supratik Sen and Supriyo Sen absolutely and forever subject however to the life interest of residence of his wife namely Itu Sen (Kamala Sen).
- M. The said Itu Sen (Kamala Sen) died on 15th January 2002.



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ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA

27 NOV 2022

- N. The said Bishnu Charan Sen, died testate on 18th January 2010.
- O. The probate in respect of the said last will and testament dated 16th April 1997 of the said Late Bishnu Charan Sen was granted by the Hon'ble Calcutta High Court in P. L. A. No. 436 of 2019 on 11th February 2022.
- P. The said Mira Sen died intestate issueless on 25th January 2010 leaving behind her surviving the nephews of her husband Late Ajoy Kumar Sen namely, Subir Sen (son of Haridas Sen), Subrata Sen and Sudipta Sen (both sons of Krishnachandra Sen) and Supratik Sen and Supriyo Sen (both sons of Deb Kumar Sen) and one niece namely Sunanda Basu (daughter of Haridas Sen) as her only surviving legal heirs and/or representatives.
- Q. The said Kanarani Sen died intestate on 5th March 2019 leaving behind her surviving her daughter Sunanda Basu and son Subir Sen as his only surviving legal heirs and/or representatives.
- R. The said Subir Sen thus became entitled to **ALL THAT** the undivided 02.5367% part and/or share into or upon the said Premises free of all encumbrances whatsoever and/or howsoever.
- S. The Vendor has agreed to sell and transfer and the Purchaser has agreed to purchase and acquire **ALL THAT** the undivided 0.56% 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 out of his undivided 02.5367% part and/or share thereupon free of all encumbrances whatsoever and/or howsoever at or for the total consideration of Rs.4,12,000/- (Rupees Four Lakhs and Twelve Thousand only) free from all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, trespass, whatsoever and/or howsoever.



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REGISTRAR
27 NOV 2022

T. 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;
- (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.



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LA. HINDU. BUD. STRA
27 NOV 2020

- (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 and khas possession of the Vendor and the Co – Owners.
- (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.

U. 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.

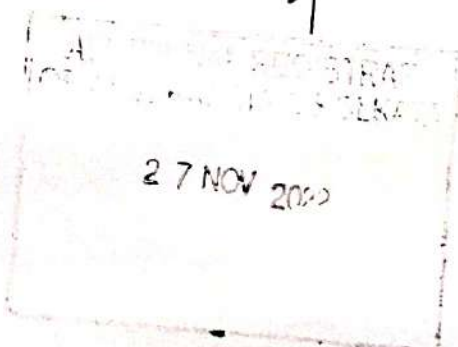


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ADDITIONAL REGISTRAR
OF ASSAULTS, MADRAS

27/1/19

NOW THIS INDENTURE WITNESSETH:

In pursuance of the said agreement and in consideration of the said sum of Rs.4,12,000/- (Rupees Four Lakhs and Twelve Four Thousand only) of the lawful money of the Union of India well and truly and sufficiently and effectively paid by the Purchaser to the Vendor (the receipt whereof the Vendor doth hereby as also by the memo hereunder written admit and acknowledge to have received and the payment of the same and every part thereof) the Vendor doth hereby acquit release and discharge the Purchaser and the said Undivided Share hereby intended to be conveyed including the entirety of the right, title, interest, claim and/or demand into or upon the said Premises he the Vendor doth hereby indefeasibly and forever grant sell convey transfer assign and assure unto and in favour of the Purchaser herein **ALL THAT** the said undivided 0.56% 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 undivided 0.56% 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



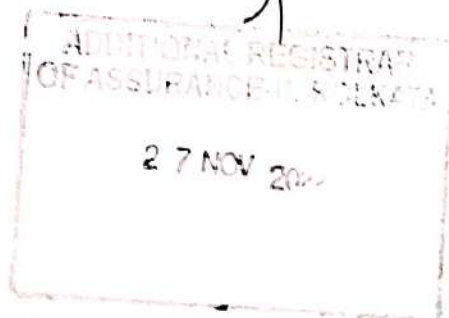
belonging or in any way appertaining to or usually held used occupied therewith or part
 or parcel thereof and reputed to belong or be appurtenant thereto **AND TOGETHER**
WITH all legal incidents thereto and the reversions remainder or remainders rents
 issues and profits benefits and advantages thereof 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 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.



ADDITIONAL REGISTRAR
OFFICE OF THE ADDITIONAL REGISTRAR
27 NOV 2012

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;
- 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 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



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ADDITIONAL REGISTRAR
OF ASSURANCE IN KOLKATA
27 NOV 2007

accruing shall now belong to the Purchaser exclusively, however the Purchaser shall not be responsible for any liability of the Vendor.

- h) **THAT**, the Vendor shall be liable and/or be held responsible only for any acts, deeds, matters and things, done and/or caused to be done by the Vendor and/or their predecessor in interest and not be liable for any acts, deeds, matters and things done and/or caused to be done by any other co-owners of the remaining undivided share in the said Premises.

THE FIRST SCHEDULE ABOVE REFERRED TO
(PREMISES)

ALL THAT the piece or parcel of land containing by ad-measurement an area of about 25 (twenty five) cottahs and 08 (eight) chittacks be the same little more or less together with the 50 year old cemented flooring four storied building (having floor area of about 2000 sq. ft. each i.e. aggregating to 8,000 sq. ft. more or less) and other temporary structures (having a total area of about 1,000 sq. ft.) standing on part thereof and all lying situate at and/or being municipal premises No. 44 Ramkanta Bose Street, Kolkata – 700 003, Police Station - Shyampukur in Ward No.8 of the Kolkata Municipal Corporation, Registry Office being the Registrar of Assurances, Kolkata having Kolkata Municipal Corporation Assessee No. 11008440725 and is butted and bounded in the manner as follows: -

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



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
27 NOV 2011


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;
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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 0.56% part and/or share into or upon the said Premises referred to as in the First Schedule above i.e. 103 sq. ft. in the land and 45 sq. ft. in the building and 6 sq. ft. in other structures.





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 VENDOR at Kolkata

in the presence of:

Jeday Salan
135 BAB Barnal
D/16eta-1

Deenabhai De
42/1, Kankarata Pore St,
KOL-3

Left

Right



SIGNED SEALED AND DELIVERED

by the PURCHASER at Kolkata

in the presence of:

Jeday Salan

Deenabhai De
Indrajit Sen
as constituted attorney of
Sonaljit Sen

Left

Right



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



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

27 NOV 2012

RECEIVED of and from the within named

PURCHASER the within mentioned sum of

RUPEES FOUR LAKHS AND TWELVE THOUSAND ONLY

RS.4,12,000/=

being the full payment of the total Consideration

in terms hereof and in the manner as follows:

MEMO OF CONSIDERATION

Date	Cheque No.	Drawn On	Amount Rs.	In favour of
26.11.22	NEFT	—	4,12,000/-	Subir Sen

WITNESSES:

Jeddy Lalun
Chennappa

Subir Sen

VENDOR



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

27 NOV 2022



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



GRN Details

GRN:	192022230187694968	Payment Mode:	SBI Epay
GRN Date:	23/11/2022 17:36:27	Bank/Gateway:	SBIePay Payment Gateway
BRN :	6744521794117	BRN Date:	23/11/2022 17:37:09
Gateway Ref ID:	202232797374538	Method:	State Bank of India New PG CC
GRIPS Payment ID:	231120222018769495	Payment Init. Date:	23/11/2022 17:36:27
Payment Status:	Successful	Payment Ref. No:	2003239980/1/2022
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Ms Swastie 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:	2003239980/1/2022
Dept Ref ID/DRN:	2003239980/1/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003239980/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	17869
2	2003239980/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	4479
Total				22348

IN WORDS: TWENTY TWO THOUSAND THREE HUNDRED FORTY EIGHT ONLY.



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



231120222018769495

GRIPS Payment Detail

GRIPS Payment ID:	231120222018769495	Payment Init. Date:	23/11/2022 17:36:27
Total Amount:	22348	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	6744521794117	BRN Date:	23/11/2022 17:37:09
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

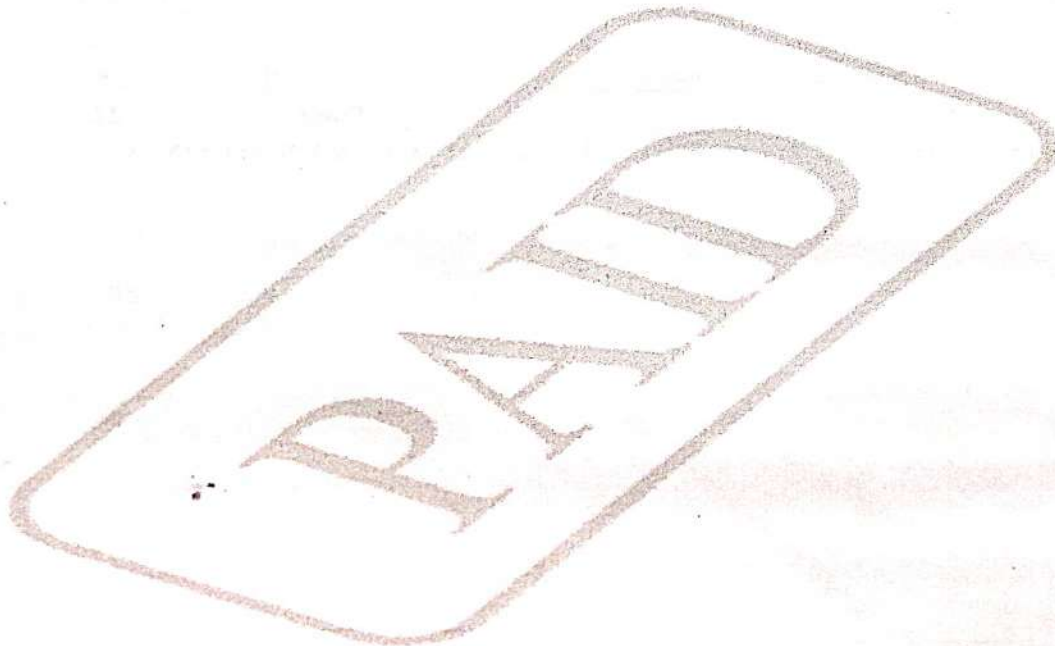
Depositor's Name:	Ms Swastic Heights Pvt Ltd
Mobile:	9831312355

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230187694968	Directorate of Registration & Stamp Revenue	22348
Total			22348

IN WORDS: TWENTY TWO THOUSAND THREE HUNDRED FORTY EIGHT ONLY.

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



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ALFPS7129C

नाम / Name
SUBIR SEN

पिता का नाम / Father's Name
HARI DAS SEN

जन्म की तारीख / Date of Birth
06/06/1948

हस्ताक्षर / Signature

27839

Subir Sen

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

इस कार्ड के खाने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, UTIITSL
प्लॉट नं: ३, सेक्टर ११, सीबीडी बेलपुर,
नवी मुंबई-४०० ६१४.

Asykar Sampark Kendras
For Income Tax Related
Queries call Toll Free Nos.
1961
or
18001801961

Subir Sen



भारत सरकार
GOVERNMENT OF INDIA



সুবীর সেন

Subir Sen

জন্মতারিখ/ DOB: 06/06/1948

পুরুষ / MALE



9059 2875 2746

আমার আধার, আমার পরিচয়



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

44, রামকান্ত বোস স্ট্রীট, বাগবাজার,
বাগবাজার, কোলকাতা,
পশ্চিমবঙ্গ - 700003

Address

44, RAMKANTA BOSE
STREET, BAGBAZAR,
BAGBAZAR, Kolkata,
West Bengal - 700003




1947
1800 300 1947

help@uidai.gov.in



www.uidai.gov.in

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

 Duplicate

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
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 স্ট্রিট, কোলকাতা মিউনিসিপাল
কর্পোরেশন, শ্যামপুকুর, কোলকাতা-700003

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



Date: 24/04/2013

166-নাম পুস্তক নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
অধিকারিকের স্বাক্ষরের অনুলিপি
Facsimile Signature of the Electoral
Registration Officer for
166-Shyampur Constituency

কিন্তু পরিবর্তন হলে নতুন ঠিকানায় কেন্দ্রের পিঠে মনে হলে ও এতে
নতুন নাম পরিবর্তন পাওয়ার জন্য নির্দিষ্ট ফর্ম এবং
পরিচয়পত্রের নকলটি 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.

02160007

attested to Signature on



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AOXPS1764E

QR Code

नाम / Name
INDRAJIT SEN

पिता का नाम / Father's Name
ASOKE SEN

जन्म की तिथि / Date of Birth
29/10/1969

हस्ताक्षर / Signature
Indrajit Sen



Indrajit Sen

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTHITSL
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, UTHITSL
प्लॉट नं: ३, सेक्टर ११, सीडीबीएलएलपी,
नवी मुंबई-४०० ६१४.

Indrajit Sen



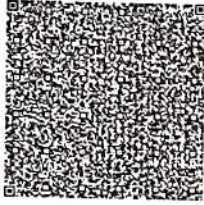
ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 0635/10174/70730

To
ইন্দ্রজিত সেন
Indrajit Sen
49 RAMKANTA BOSE STREET
Baghbazar
Baghbazar
Kolkata Kolkata
West Bengal 700003
9830627952
148075844
ME480758447FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

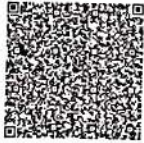
5414 4119 7137

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India

ইন্দ্রজিত সেন
Indrajit Sen
জন্মতারিখ / DOB : 29/10/1969
পুরুষ / Male



5414 4119 7137

আমার আধার, আমার পরিচয়



তথ্য

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

INFORMATION

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

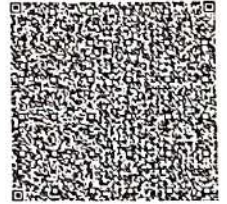
- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা: 49, রামকান্ত বোস স্ট্রিট,
বাগবাজার, কোলকাতা, বাঘবাজার, পশ্চিম
বঙ্গ, 700003

Address: 49, RAMKANTA BOSE STREET,
Baghbazar, Kolkata, Baghbazar, West
Bengal, 700003



5414 4119 7137



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Indrajit Sen

Indrajit Sen

Major Information of the Deed

Deed No :	I-1902-14376/2022	Date of Registration	30/11/2022
Query No / Year	1902-2003239980/2022	Office where deed is registered	
Query Date	15/11/2022 2:09:16 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Uday Jalan 21/2, Ballygunge Place Kolkata, Thana : Gariahat, District : South 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 9831312355, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 4,12,000/-	Rs. 4,46,472/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 17,879/- (Article:23)	Rs. 4,479/- (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	103 Sq Ft	4,12,000/-	4,24,876/-	Property is on Road
Grand Total :				.236Dec	4,12,000 /-	4,24,876 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	45 Sq Ft.	0/-	20,503/-	Structure Type: Structure
Gr. Floor, Area of floor : 12 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 11 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 11 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete 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					
S2	On Land L1	6 Sq Ft.	0/-	1,093/-	Structure Type: Structure
Gr. Floor, Area of floor : 6 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		51 sq ft	0 /-	21,596 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Subir Sen Son of Late Hari Das 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.:: ALxxxxxx9C, Aadhaar No: 90xxxxxxxx2746, Status :Individual, Executed by: Self, Date of Execution: 27/11/2022 , Admitted by: Self, Date of Admision: 27/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/11/2022 , Admitted by: Self, Date of Admision: 27/11/2022 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Suvajit Sen Son of Late Asoke Kumar Sen City:- , P.O:- Oakland, California, United States, PIN:- 94611 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: United States, PAN No.:: DExxxxxx5A, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Indrajit Sen (Presentant) Son of Late Asoke Sen City:- Kolkata, P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AOxxxxxx4E, Aadhaar No: 54xxxxxxxx7137 Status : Attorney, Attorney of : Mr Suvajit Sen

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Siddharta Sen Son of Late Satyendra Nath Sen City:- , P.O:- Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136			
Identifier Of Mr Subir Sen, Mr Indrajit Sen			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Subir Sen	Mr Suvajit Sen-0.236042 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Subir Sen	Mr Suvajit Sen-45.00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Mr Subir Sen	Mr Suvajit Sen-6.00000000 Sq Ft

Endorsement For Deed Number : I - 190214376 / 2022

On 27-11-2022

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

Presented for registration at 14:37 hrs on 27-11-2022, at the Private residence by Mr Indrajit Sen .

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

Execution is admitted on 27/11/2022 by Mr Subir Sen, Son of Late Hari Das Sen, P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession Retired Person

Indetified by Mr Siddharta Sen, , , Son of Late Satyendra Nath Sen, P.O: Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Business

Executed by Attorney

Execution by Mr Indrajit Sen, , Son of Late Asoke Sen, P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by profession Service as constituted attorney for Mr Suvajit Sen P.O: Oakland, California, United States, PIN - 94611 is admitted by him

Indetified by Mr Siddharta Sen, , , Son of Late Satyendra Nath Sen, P.O: Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Business

hmg

Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE

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

Kolkata, West Bengal

On 29-11-2022

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 4,46,472/-

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,479.00/- (A(1) = Rs 4,465.00/- ,E = Rs 14.00/-) and Registration Fees paid by by online = Rs 4,479/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/11/2022 5:37PM with Govt. Ref. No: 192022230187694968 on 23-11-2022, Amount Rs: 4,479/-, Bank: SBI EPay (SBlePay), Ref. No. 6744521794117 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. 17,879/- and Stamp Duty paid by by online = Rs 17,869/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/11/2022 5:37PM with Govt. Ref. No: 192022230187694968 on 23-11-2022, Amount Rs: 17,869/-, Bank: SBI EPay (SBlePay), Ref. No. 6744521794117 on 23-11-2022, Head of Account 0030-02-103-003-02

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 Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 17,879/- and Stamp Duty paid by Stamp Rs 10.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 101632, Amount: Rs.10.00/-, Date of Purchase: 15/09/2022, Vendor name: S. MUKHERJEE

17/11/22

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 485080 to 485106
being No 190214376 for the year 2022.



Digitally signed by SATYAJIT BISWAS
Date: 2022.12.03 15:58:49 -08:00
Reason: Digital Signing of Deed.

finz

(Satyajit Biswas) 2022/12/03 03:58:49 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)