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श्री 10/1/20 अधिकृत पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document.

8
District Sub-Registrar-II
Alipore, South 24 Parganas

10 JAN 2020

TRUE COPY



Attested by me

T. K. Dey, Notary
Govt. of India

THIS DEED OF SALE made this 10th day of January Two Thousand Twenty (2020). A.D;

For M/s. UJJAL AUDDY

Proprietor

BETWEEN

M/s. UJJAL AUDDY

Proprietor

For M/s. UJJAL AUDDY

31 MAY 2022


Proprietor

8418 13 DEC 2019

Date.....
word to.....
Rupees.....


Santiran Das
Stamp Vendor
Alipore Police Court
South 24 Pys., Knt.




District Sub-Registrar-II
Alipore, South 24 Parganas

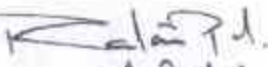
13 0 JAN 2020

TRUE COPY



Attested by me


T. K. Dey, Notary
Govt. of India


Ujjal Auddy
Him Cant-
Cantile.

For M/s. UJJAL AUDDY


Proprietor

For and on behalf of
SALU JAMDA, SARDI KANNA, JINTA WITY, SAKA HANNA, SHIKHASTHA
DEY, BUDHIMDEY, MADAN MOHAN MAHA, BHOIST KO, NULICK, DOLA
NULICK, KAKA KADYA, UJJA KATRA, KAJGO DHOSH, GURSH JATIKAL
GANTAN SAKANTA, ADHM BANTRA, MODUL SANTRA, NAYADHRA DHOSH
24 Chandra Alipore

M/s. UJJAL AUDDY


Proprietor

31 MAY 2022

For M/s. UJJAL AUDDY

Proprietor

SHRI SANJIT KUMAR HAZRA [PAN - ABBPH5429M] [AADHAR NO. 4631 5825 1565], son of Late Bibhuti Bhushan Hazra, by faith- Hindu, by occupation - Retired, residing at 78, Kailash Pandit Lane, P. O. - New Alipore, P.S.-Behala, Kolkata- 700 053 hereinafter shall be called and referred to as the **"VENDOR"** (which term of expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives, nominees, and/or assigns) of the **ONE PART.**

AND

SHRI SURESH JAISWAL [PAN - AFGPJ4725G] [AADHAR NO. 2868 3329 2027], son of Late Ram Prasad Jaiswal, by faith- Hindu, by occupation- Business, residing at 78, Kailash Pandit Lane, P. O. - New Alipore, P.S.-Behala, Kolkata- 700 053 hereinafter shall be called and referred to as the **"PURCHASER"** (which term or expression unless excluded by or repugnant to the subject or context shall deem to mean and include his legal heirs, executors, administrators, legal representatives, nominees, and/or assigns) as the party of the **OTHER PART.**

WHEREAS one Binode Bihari Polley @ Bipin Bihari Polley was the sole and absolute owner and seized and possessed of or sufficiently entitled to ALL THAT piece and parcel of Bastu land and hereditaments and premises formed into one entire plot known as 4 Cottahs 3 Chittacks 33 Sq.Fts. (after settlement to be 0.07 acres or 7 satak) situated at Mouja - Punja Shahpore, Pargana- Magura, P.S - Behala, Sub Registry Office at Alipore, District 24 Parganas (South) comprised in Dag Nos. 207 and 208 of R.S. No. 180, J. L. No. 9, Touzi Nos. 93 recorded in C. S. Khatian No. 28 and the said land was acquired by him by two separate deeds duly registered in the office of the Sub-Registrar at Behala, Dist. 24 Parganas, recorded in Book No. 1, Vol. No.44 from Page No.22 to Page No.24, as Being No.3974 for the year 1919, sold by Bilashimoyee Dasi and another recorded in Book No. 1, Vol. No.-5, from Page No.176 to Page No.178, as Being No.539 for the year 1923 sold by Bidyut Kumari Devya.

T. K. Dey Notary
Govt. of India

AND WHEREAS Binode Bihari Polley @ Bipin Bihari Polley built a single storied residential building during his life time on the aforesaid land. And After his demise,

For M/s. UJJAL AUDDY

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his two sons namely - Bijoy Krishna Polley and Lalit Mohan Polley for their mutual convenience amicably partitioned the land equally along with the single storied building for their mutual comfort. Later during Settlement, the same was recorded in their individual names.

AND WHEREAS the said Shri Lalit Mohan Polley became absolute owner of ALL THAT piece and parcel of land measuring more or less 2 Cottah 1 Chittacks 40 Sq. Its more or less along with a structure thereon together with common passage thereon situated at Mouja - Punja Shahpore, Pargana- Magura, P.S - Behala, Sub Registry Office at Alipore, District 24 Parganas (South), comprised in Dag Nos. 207 and 208 of R.S. No. 180, J. L. No. 9, Touzi Nos. 93 recorded in C.S. Khatian No. 28.

AND WHEREAS said Lalit Mohan Polley died intestate leaving behind him surviving his only legal heir and wife - Smt Durga Bala Polley as his inheritors in his place as per the Hindu Succession Act, 1956, as they had no issues out of their wedlock. While seized and possessed of the aforesaid land and property, said Smt Durga Bala Polley, due to her old age and deteriorating health by a Registered Deed of family settlement dated 13.06.1979, which was duly registered in the office of the Joint Sub-Registrar, at Alipore, District 24 Parganas on 13.06.1979 and recorded in Book No. 1, Vol. No. 22, from page number 260 to page number 266 as being Deed No. 1124 for the year 1979, gifted, transferred and conveyed unto and to use of her sister in law's son, namely - Sri Sanjit Kumar Hazra and who thereafter came into possession, right, title, interest and absolute ownership of 2 Cottahs (1440 Sq. ft.) more or less of residential plot of land along with a structure thereon together with common passage thereon being KMC Premises No. 61, Kailash Pandit Lane, P.S.- Behala, Kolkata- 700053.

T. H. Desai Notary
Govt. of India

AND WHEREAS by an indenture dated 18th of September, 2009, said Shri Sanjit Kumar Hazra, son of Late Bibhuti Bhushan Hazra, sold, transferred and conveyed unto and to use of (1) SRI SURESH JAISWAL and (2) SRI MUKESH KUMAR JAISWAL, both sons of son of Late Ram Prasad Jaiswal, of 61, Kailash Pandit Lane, P.S - Behala, 24 parganas (South), ALL THAT the demarcated covered area of 330 sq. ft. more or less in the Ground Floor Covered area of 557 Sq. Fts. More or less in

For M/s. UJJALAUDDY

Proprietor

M/s. UJJALAUDDY

Proprietor

31 MAR 2010

the First Floor, totaling covered area 887 Sq.fts. more or less, measuring an area of 122 Sq. ft. More or less of R.T. shed structure at the Southern Side over the First Floor roof and remaining open terrace measuring an area of 234 Sq. Ft more or less over the First Floor roof out of the said total property being portion of KMC premise number 61, Kailash Pandit Lane, Ward No.117, P.S.- Behala, Kolkata- 700 053, together with proportionate undivided share of land underneath the said demarcated covered areas in the two storied residential building along with all the common amenities and facilities attached thereto. The said deed was registered on 18th day of September, 2008, in the office of the District Sub-Registrar-II, South 24 Parganas, at Alipore, West Bengal recorded in Book No.-I, CD Vol. No.21 from Page No.3960 to Page No.3988, as Being No.05593 for the year 2008.

AND WHEREAS out of profound natural love and affection towards his brother, SRI MUKESH KUMAR JAISWAL who is well settled have gifted ALL THAT undivided $\frac{1}{2}$ share of the demarcated covered area of 330 sq. ft more or less in the Ground Floor totaling 165 Sq. ft, undivided $\frac{1}{2}$ share of the demarcated covered area of 557 Sq. Ft. More or less in the First Floor totaling covered area 278.5 Sq. ft. more or less, undivided $\frac{1}{2}$ share of the demarcated covered area measuring an area of 122 Sq. ft. More or less of R.T. shed structure at the Southern Side over the First Floor roof totaling 61 Sq. ft and remaining open terrace measuring an area of 234 Sq. Ft more or less over the First Floor roof totaling 117 Sq. ft out of the said total property being portion of KMC premises number 61, Kailash Pandit Lane, Ward No.117, P.S.- Behala, Kolkata- 700 053, together with proportionate undivided share of land underneath the said demarcated covered areas in the two storied residential building along with all the common amenities and facilities attached thereto. His land along with a structure thereon together with common passage thereon was recorded as 61, Kailash Pandit Lane, P.S.- Behala, Kolkata- 700053, to and for the use of his brother Shri Suresh Jaiswal, and the said deed of gift dated 08th February 2016 has been registered the same date at the office of the Additional Registrar of Assurances- I, Kolkata and recorded in Book No-I, C. D. Volume No.1901 - 2016, from Page No.37078 to 37101, Being No. 190101022 for the year 2016.

For M/s. UJJALAUDDY

Proprietor

M/s. UJJALAUDDY

Proprietor

31 MAY 2022

AND WHEREAS thus Shri Sanjit Kumar Hazra (owner of undivided 3/5th share) and Shri Suresh Jaiswal (owner of undivided 2/5th share) herein thereafter duly mutated their respective names in the records of Kolkata Municipal Corporation and the aforesaid land being a single premises measuring more or less 3.5 Sataks equivalent to 2 Cottah 1 Chittacks 39.67 Sq. fts more or less recorded as KMC Pre. No. 61, Kailash Pandit Lane (mailing address - 78, Kailash Pandit Lane), P.S.- Behala, Kolkata- 700053 connected with 5'-0" wide common passage on the south, but differentiated portions of the existing two storied old dilapidated building, being KMC Assessee Nos. 411170600610 & 411170602941 respectively, they are now paying their respective apportioned property taxes regularly and enjoying the same free from all encumbrances hereinafter referred to as the **Schedule-A** property herein.

AND WHEREAS in the manner stated above, the **VENDOR** herein is now seized and possessed of and well and sufficiently entitled to as the legal owner of ALL THAT the demarcated covered area of 495 sq. ft more or less in the Ground Floor, Covered area of 835 Sq. Ft. More or less in the First Floor, totaling covered area 1330 Sq.ft. more or less, measuring an area of 183 Sq. ft. More or less of R.T. shed structure at the Southern Side over the First Floor roof and remaining open terrace measuring an area of 351 Sq. Ft more or less on the Roof of the two storied building standing thereat on the land measuring more or less 2 Cottah 1 Chittack 39.67 Sq. ft being KMC premises number 61, Kailash Pandit Lane (Mailing Address - 78, Kailash Pandit Lane), P.S.- Behala, Kolkata- 700 053 connected with 5'-0" wide private passage on the south, together with proportionate undivided share of land underneath the said demarcated covered areas in the two storied residential building along with all the common amenities and facilities attached thereto within the district - South 24 Parganas of West Bengal state of India, comprised in Mouja - Punja Shahpore, Pargana- Magura, P.S.-Behala, Sub Registry Office at Kalyanpur, comprised in L. R. Dag Nos. 207 and 208 of R. S. No. 180, J. L. No. 109 (formerly 09), Touzi Nos. 93 recorded in L. R. Khatian No. 1751 corresponding to R.S & C. S. Khatian No. 28 within the municipal limits of Ward No. 117 of the Kolkata Municipal Corporation, as Assessee No. 411170600610 together with all user and easement rights and all rights on paths and passages and all other common rights

For M/s. UJJAL AUDDY

Proprietor

M/s. UJJAL AUDDY

Proprietor

31 MAY 2002

and facilities, appendages and appurtenances attached therein and thereto hereinafter referred to as the **Schedule-B** property herein. written free from encumbrances which means charges, lien, lispendens and attachment whatsoever and paid all taxes outgoing and levies and realizing rents and issues and profits thereof as absolute owners and free all encumbrances thereon, hereinafter referred to as the '**said property**'.

AND WHEREAS in the manner stated above, the **PURCHASER** herein is now seized and possessed of and well and sufficiently entitled to as the legal owner of ALL THAT the demarcated covered area of 330 sq. ft more or less in the Ground Floor, Covered area of 557 Sq. Ft. More or less in the First Floor, totaling covered area 887 Sq.fts. more or less, measuring an area of 122 Sq. ft. More or less of R.T. shed structure at the Southern Side over the First Floor roof and remaining open terrace measuring an area of 234 Sq. Ft more or less over the First Floor roof of the two storied building standing thereat on the land measuring more or less 2 Cottah 1 Chittack 39.67 Sq. ft being KMC premises number 61, Kailash Pandit Lane (Mailing Address - 78, Kailash Pandit Lane), P.S.- Behala, Kolkata- 700 053 connected with 5'-0" wide common passage on the south, together with proportionate undivided share of land underneath the said demarcated covered areas in the two storied residential building along with all the common amenities and facilities attached thereto within the district - South 24 Parganas of West Bengal state of India, comprised in Mouja - Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, comprised in L. R. Dag Nos. 207 and 208 of R. S. No. 180, J. L. No. 109 (formerly 09), Touzi Nos. 93 recorded in L. R. Khatian Nos. 1750 corresponding to R.S & C. S. Khatian No. 28 within the municipal limits of Ward No. 117 of the Kolkata Municipal Corporation, as Assessee No. 411470802941 together with all user and easement rights and all rights on paths and passages and all other common rights and facilities, appendages and appurtenances attached therein and thereto.

T. K. DEY, Notary

Govt. of India

For M/s. UJJALAUDDY

Ujjalauddy
Proprietor

By me/for me:
SAILI KUTHA, SUBSHEKHA ANITA WITTE, KANA BAKSA, SHARADIN
DEY, BISHIN DEY, NAGAY KISHOR KANAI, BIPUTER, BALICK, DOLA
BAGUSE, ANAR KUTHA, JYOTHA KUTHA, RAJCHANDRA, SURESH KUTHA,
DANISH KUTHA, ADHIN KUTHA, MOULASANTOS NAGRA KUTHA,
As Secretary/Secretary

M/s. UJJALAUDDY

Ujjalauddy
Proprietor

1078/19079

31 MAY 2022

AND WHEREAS the Vendor herein proposed to sell, convey and transfer all that piece and parcel of undivided exiting structure in the ground & first floor measuring more or less **120 Sq. ft. covered area in total** out of total structure measuring old and dilapidated two storied Building constructed thereon, 1330 Sq. Ft. more or less to **Purchaser herein** as described in the **Schedule "C" together with undivided proportionate share of land with common area and facilities thereon** together with common passage thereon of the said Premises being Premises No. 61, Kailash Pandit Lane, Kolkata- 700053 as mentioned in the Schedule hereunder and delineated in the plan annexed hereto and therein bordered in Red color written.

NOW THIS DEED OF SELL WITNESSETH that in pursuance of the same and in consideration as aforesaid the said Vendor herein as the Joint Owner of KMC Premises No. 61, Kailash Pandit Lane, Kolkata- 700053, do hereby grant, convey and transfer **ALL THAT** undivided structure in the ground & first floor measuring more or less **120 Sq. ft. Covered area in total** to **Purchaser** herein out of total structure measuring old and dilapidated two storied Building constructed thereon, 1330 Sq. Ft. more or less together with undivided proportionate share of land with common area and facilities thereon together with common passage thereon being Premises No. 61, Kailash Pandit Lane, Kolkata- 700053, under P.S. Behala, in the District of South 24- Parganas, within the limits of Ward No. 117 of the Kolkata Municipal Corporation, and Sub Register Office at Alipore in the District South 24 Parganas fully described in the **"C" Schedule** hereunder written.



T. K. Dey, Notary
Govt. of India

NOW THIS INDENTURE WITNESSETH the parties hereto have agreed to mutually transfer is to say that in consideration of the said Sum of **Rs. 20,000/- (Rupees Twenty 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 of which sum the Vendor doth hereby admit and acknowledge of and from the payment of the same forever release discharge and exonerate the Purchaser and the said property, the Vendor doth hereby grant, sell and convey, transfer, assure and assign unto the Purchaser **ALL THAT** undivided structure in the ground & first floor measuring more or less **120 Sq. ft. covered area in total** to Purchaser as

For M/s. UJJAL AUDDY

Proprietor

M/s. UJJAL AUDDY

Proprietor

31 MAY 2022

described in the **Schedule "C"** hereunder written out of total structure measuring old and dilapidated two storied Building constructed thereon, 1330 Sq. Ft. more or less together with undivided proportionate share of land with common area and facilities thereon together with common passage thereon being Premises No. 61, Kailash Pandit Lane, Kolkata- 700053, under P.S. Behala, in the District of South 24- Parganas, within the limits of Ward No. 117 of the Kolkata Municipal Corporation, and Sub Register Office at Alipore in the District: South 24- Parganas.

IT IS HEREBY FURTHER DECLARED that the value of the property being **ALL THAT** undivided structure in the ground & first floor measuring more or less 120 Sq. ft. covered area in total to Purchaser herein being Premises No. 61, Kailash Pandit Lane, Kolkata- 700053, under P.S. Behala, in the District of South 24- Parganas, specified in the **Schedule C** is estimated at Rs. 20,000/- (Rupees Twenty Thousand) only as sale Value. The said property now is or was/ were situated, butted bounded, called known, numbered, described and distinguished together with all erections, walls, yards and benefits and advantages of ancient and other lights, liberties, easements, privileges, appendages and appurtenances whatsoever to the said property or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed reputed to belong or be appurtenant thereto and the reversion or reversions, remainder and remainders, rents, issues and profits thereof and every part thereof and all the estate, right, title and inheritance use, trust property, claim and demand whatsoever both at law or in equity of the Vendor into and upon the said property or every part thereof and all deeds pattahs muniments writings and evidences of the title which in anywise relate to the said property or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendor, his legal heirs, executors, administrators, legal representatives and assigns or any persons from whom they can or may procure the same without any action or suit at law or in equity to have and to hold unto and own possess and enjoy the said property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with his rights, members and appurtenances unto and to the use of the Purchaser forever freed and discharged from or otherwise by the Vendor well and sufficiently indemnified against all encumbrances, claims, liens, etc. whatsoever created or

TRUE COPY



T.K. DEY, Notary Govt. of India

For M/s. UJJALAUDDY

Ujjal
Proprietor

M/s. UJJALAUDDY

Ujjal
Proprietor

31 MAY 2022

suffered by the Vendor from to these presents and the Vendor do hereby for himself and his legal heirs, executors, administrators, legal representatives and assigns covenant with the Purchaser **THAT NOTWITHSTANDING** any act, deed or things whatsoever by the Vendor or by any of their predecessors and ancestors in title, done or executed or knowingly suffered to the contrary, he, the Vendor had at all materials time heretofore and now had good right, full power, absolute authority and indefeasible title to grant, sell convey, transfer, assign and assure the said property hereby granted so to be unto and to the use of the Purchaser in the manner aforesaid and that the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said property and every part thereof and receive the rents, issues and profits thereof without any lawful eviction, interruption claim or demand whatsoever by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for them or from or under any of their ancestors or predecessors in title and that free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the cost and expenses of the Vendor well and sufficiently indemnified of from and against all and all manner of claims, charges, liens, debts, attachments, and encumbrances, whatsoever made or suffered by the Vendor or any of his ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid **AND FURTHER** the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said ~~PROPERTY~~ **PROPERTY** or any part thereof from under in trust for them the Vendor or from or under any of his predecessors in title shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be executed and done all such acts, deeds and things whatsoever for further better and more fully assuring the said property and every part thereof unto and to the use of the Purchaser according to the true intent and meaning of this deed as shall or maybe reasonably required.

T. K. Dey, Secretary
Govt. of India

AND FURTHER MORE THAT the Vendor and his legal heirs, executors, administrators, legal representatives and assigns shall at all times hereafter indemnify and keep indemnified the Purchaser against loss, damages, costs,

For M/s. UJJALAUDDY

Proprietor

M/s. UJJALAUDDY

Proprietor

31 MAY 2022

charges and expenses if any suffered by reason of any defect in the title of the Vendor or any breach of the covenants herein contained.

THE SCHEDULE - 'A' REFERRED TO "THE PREMISES"

ALL THAT piece and parcel of land measuring about 2 Cottahs 1 Chittack 39.67 Sq. ft. in total physical measurement and as per record of right, along with old two storied Building, measuring about 2217 Sq. ft. more or less lying in Mouja - Punja Shahpore, Pargana- Magura, P.S - Behala, Sub Registry Office at Alipore, comprised in L. R. Dag Nos. 207 and 208 of R. S. No. 180, J. L. No. 109 (formerly 09), Touzi Nos. 93 recorded in L. R. Khatian Nos. 1750 & 1751 corresponding to R. S. & C.S. Khatian No. 28 within the municipal limits of Ward No. 117 of the Kolkata Municipal Corporation, as Assessee Nos. 411170600610 & 411170602941, being known as **Municipal Premises No. 61, Kailash Pandit Lane** (Mailing Address - 78, Kailash Pandit Lane), Kolkata- 700053, under P.S. Behala, in the District of South 24-Parganas at Present within the limits of The Kolkata Municipal Corporation, Ward No. 117, Br. No. XIII, Sub-Registration Office at A.D.S.R. - Behala and District Registration office at D.S.R.-II at Alipore, together with all rights of easements, facilities and amenities annexed thereto, which is butted and bounded as follows:-

ON THE NORTH: By House of Mr. Dutta.

ON THE SOUTH: Partly by Premises No. 59 & 63, Kailash Pandit Lane and partly by 5'-0" wide Private Passage.

ON THE EAST: By Premises No. 63, Kailash Pandit Lane.

ON THE WEST: By Land and building of Lakshmi babu.

TRUE COPY



Attest me

T. K. Dey, Notary
Govt. of India

THE SCHEDULE - 'B' ABOVE REFERRED TO

ALL THAT piece or parcel of existing structure having the demarcated covered area of 495 sq. ft. more or less in the Ground Floor, Covered area of 835 Sq. Ft. More or less in the First Floor totaling covered area 1330 Sq.fts. more or less.

For M/s. UJJAL AUDDY

Ujjal Auddy
Proprietor

M/s. UJJAL AUDDY

Ujjal Auddy
Proprietor

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31 MAY 2022

measuring an area of 183 Sq. ft. More or less of R.T. shed structure at the Southern Side over the First Floor roof and remaining open terrace measuring an area of 351 Sq. Ft more or less on the Roof of the two storied building standing thereat on the land measuring more or less 2 Cottah 1 Chittack 39.67 Sq. ft being portion of KMC premises number 61, Kailash Pandit Lane (Mailing Address - 78, Kailash Pandit Lane), P.S.- Behala, Kolkata- 700 053 connected with 5'-0" wide private passage on the south, within the District of South 24-Parganas in Mouja - Punja Shahpore, Pargana- Magura, P. S - Behala, Sub Registry Office at Alipore, comprised in L. R. Dag Nos. 207 and 208 of R. S. No. 180, J. L. No. 109 (formerly 09), Touzi Nos. 93 recorded in L. R. Khatian No. 1751 corresponding to R. S. & C.S. Khatian No.28 within the municipal limits of Ward No. 117 of the Kolkata Municipal Corporation at and being portion of KMC Premises No. 61, Kailash Pandit Lane, Kolkata- 700053, under P.S. Behala, within the municipal limits of Ward No. 117 of Br. No. XIII of the Kolkata Municipal Corporation (South Suburban Unit), under K.M.C Assessee No. 411170600610 together with all rights of easements, facilities and amenities annexed thereto.

THE SCHEDULE - 'C' REFERRED TO AS THE

"SOLD AREA TO PURCHASER"

ALL THAT piece or parcel of undivided structure in the ground & first floor measuring more or less 120 Sq. ft. Covered area in total to Purchaser herein, out of total structure measuring ~~old and dilapidated~~ two storied Building constructed thereon, 1330 Sq. Ft. more or less Covered area of old and dilapidated two storied Building standing there at the land measuring about 2 Cottahs 1 Chittack 39.67 Sq. ft. in total as per physical measurement and as per record of right, together with undivided proportionate share of land with common area and facilities thereon connected with 5'-0" wide private passage on the south within the District of South 24-Parganas in Mouja - Punja Shahpore, Pargana- Magura, P. S - Behala, Sub Registry Office at Alipore, comprised in L. R. Dag Nos. 207 and 208 of R. S. No. 180, J. L. No. 109 (formerly 09), Touzi Nos. 93 recorded in L. R. Khatian No. 1751 corresponding to R. S. & C.S. Khatian No. 28 within the

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Notary
of India

For M/s. UJJALAUDDY

Jy.
Proprietor

M/s. UJJALAUDDY
Jy.
Proprietor

31 MAY 2022

municipal limits of Ward No. 117 of the Kolkata Municipal Corporation at and being portion of KMC Premises No. 61, Kailash Pandit Lane, Kolkata- 700053, under P.S. Behala, within the municipal limits of Ward No. 117 of Br. No. XIII of the Kolkata Municipal Corporation (South Suburban Unit), under K.M.C Assessee No. 411170600610, the particular is more clearly shown and delineated in the Map/ Plan annexed hereto and marked with "RED" border lines as part of this Indenture.

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

SIGNED, SEALED AND DELIVERED,

At Kolkata, in the presence of Witnesses:

1. Arjit Mukherjee
(ARJIT MUKHERJEE)
9A, M.M. Lane,
Kolkata-700006

Sanjit Kumar Hazra.

VENDOR / FIRST PART TRUE COPY



Attested by me

Arjit

T. K. Dey, Notary

PURCHASER / SECOND PART of India

2. Ranjit
6, old post office
street Kal - 1

Prepared by me in my office.

Rajit

ADVOCATE

High Court, Kolkata

Enrol No. WB/675/1992.

For M/s. **UJJAL AUDDY**

Jy.
Proprietor

For M/s. **UJJAL AUDDY**
Proprietor

Jy.
Proprietor

YDQUA JALLU 2022

10/05/2022

31 MAY 2022

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs. 20, 000/- [**Rupees Twenty Thousand**] only being the full consideration money paid under these presents as per memo below.

MEMO OF CONSIDERATION

By Cash

Rs. 20,000/-

Rs. 20, 000/-

[**RUPEES TWENTY THOUSAND ONLY**]

WITNESSES:

1. *[Signature]*

2. *[Signature]*

TRUE COPY



Attest me

[Signature]
VENDOR / FIRST PART
 State of India

FOR M/s. UJJAL AUDDY

For M/s. UJJAL AUDDY

[Signature]
 Proprietor

For M/s. UJJAL AUDDY
 State of India

[Signature]
 Proprietor

31 MAY 2022

EXISTING PLAN OF THE LAND & STRUCTURE AT MOJUA - PUNJA SAHAPUR, J.L. NO. 109 (FORMERLY - 09), R.S. NO. 180, TOLU
 NO. 93, L.R., C.S. & R.S. DAG NO. 207 & 208, L.R. KHATIAN NO. 1751, C.S. & R.S. NO. 28, PREMISES NO. 61, KALASH PANDIT
 LANE, P.S. - BEHALA, KOLKATA - 53, WARD NO. 117 OF BOROUGH XIII UNDER THE KOLKATA MUNICIPAL CORPORATION (S.S.
 UNIT) IN DISTRICT - SOUTH 24 PARGANAS, WEST BENGAL, KMC ASSESSES NO. 4/112-06-0861
 SCALE - 1:200

SOLD AREA - UNDIVIDED STRUCTURE OF GRD & 1ST FLOOR MEASURING MORE OR LESS 120 SQ. FT COVERED AREA OUT OF
 TOTAL 1330 SQ. FT MORE OR LESS COVERED AREA UNDER THE VENDOR



For Mr. Ujjal Auddy
 T. K. Das, Notary
 Govt. of India

HOUSE OF MR. DUTTA

HOUSE OF LAKSHMONI BABU

HOUSE OF RANJIT MULLICK

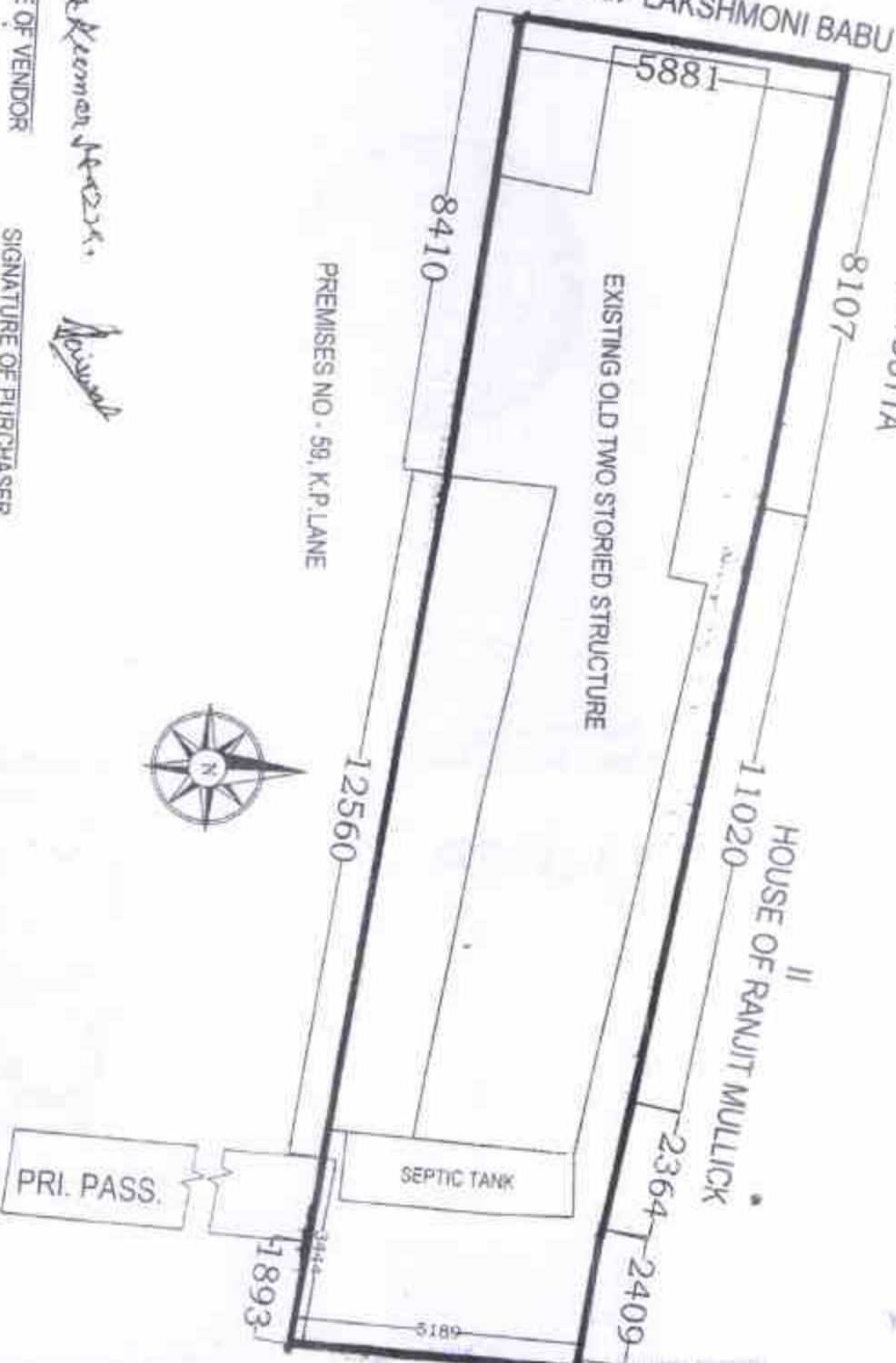
EXISTING OLD TWO STORED STRUCTURE

PREMISES NO. 59, K.P. LANE



PRI. PASS.

SEPTIC TANK



SANGEET KUMAR JANA
 SIGNATURE OF VENDOR

SIGNATURE OF PURCHASER




















For M/s. UJJAL AUDDY
 PREMISES NO. 63, K.P. LANE

Proprietor

Proprietor

31 MAY 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

	Sanjeev Kumar Jaiswal						Little	Ring	Middle	Fore	Thumb	(Left Hand)				
	Anand (Suresh Jaiswal)						Thumb	Fore	Middle	Ring	Little	(Right Hand)				
							Thumb	Fore	Middle	Ring	Little	(Left Hand)				
							Thumb	Fore	Middle	Ring	Little	(Right Hand)				



Attested by me
T. K. Nayak, Noida
Gaurav

For M/s. UJJAL AUDDY

Proprietor
Proprietor

For M/s. UJJAL AUDDY
M/s. UJJAL AUDDY
Proprietor

31 MAY 2022



ভারত সরকার
Unique Identification Authority of India
ভারত চরিত্রমণ্ডল প্রাধিকার

চরিত্রমণ্ডল আইডি / Enrollment No.: 1040/20492/40624

To
Sanjit Kumar Hazra
পিতার কুলার বাড়ি
76
KALLASH PANDIT LANE
New Aspore
New Aspore, Kolkata
West Bengal - 700053



KL74332376FT

7433237



আপনার আধার সংখ্যা / Your Aadhaar No.:

4631 5825 1565

আধার - সাধারণ মানুষের অধিকার



পিতার কুলার বাড়ি
Sanjit Kumar Hazra
পিতা: বিবুতি কুলার
Father: BIBHUTI BHUSHAN HAZRA

জন্মতারিখ/DOB: 2002/11/01

পুরুষ / Male

4631 5825 1565



আধার - সাধারণ মানুষের অধিকার

Sanjit Kumar Hazra

For M/s. UJJAL AUDDY
M/s. UJJAL AUDDY
Proprietor

For M/s. UJJAL AUDDY

Proprietor

Proprietor

TRUE COPY



Attested by me

T. K. DEY, Notary
Govt. of India

For M/s. UJJAL AUDDY
31 MAY 2022



ভূমিকা

- आधार परिचायक प्रमाण, मासिकीकरण प्रमाण नय।
- परिचायक प्रमाण अनलाइन प्रमाणीकरण द्वारा नाह करुन।

INFORMATION

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

- আধার সারা দেশ 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.



प्रीतमः, देवदत्तः, विजयः, राजः
विजयः, विजयः, विजयः, विजयः
विजयः, विजयः, विजयः, विजयः

Address: 7B, KAILASH
PANDIT LANE, New Alipore
Kolkata, New Alipore, West
Bengal 700053

4631 5825 1565



For M/s. UJJAL AUDDY

Proprietor

[illegible]

MR. UJJAL AUDY

Proposition

TRUE COPY



Accepted by me

T. K. Das, Notary
Govt. of India

31 MAY 2022

For Mrs. ULLAL AUDDY,

90101010

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AE BPH5429M



SAFIAT KUMAR HAZRA

বিশ্বা বসু-বাসুদেব ফার্মার's Name
BISHUJI BHOSAN HAZRA

20/02/1941

7140303

TRUE COPY



Alison by me


T. V. Desai Notary
Govt. of India

Sanjiv Kumar Hazra.

For M/s. UJJAL AUDDY

Proprietor

Ms. UJJAL BUDDY
leg.
 Proprietor

3 1 MAY 2022



Notary

TRUE COPY



Attested by me

T. K. Dey, Notary
Govt. of India

For M/s. UJJAL AUDDY

Ujjal
Proprietor

For and on behalf of
SALU KUMAR, SHYAM KUMAR, ANIL KUMAR, RINA KUMAR, SHYAM KUMAR
DEY, VIKRAM DEY, ANAND KUMAR, BIPIN K. DEY, ANIL KUMAR, JOLA
KUMAR, ANAND KUMAR, UJJAL KUMAR, KAJAL KUMAR, PUSPA KUMAR,
SUSMITA KUMAR, JAYAN KUMAR, HIRAJA KUMAR & ANUSHA KUMAR
As Co-Proprietors

M/s. UJJAL AUDDY

Ujjal
Proprietor

31 MAY 2022

Boing

	<p>সার্বভৌমত্বের প্রাধিকার Sovereignty of India</p>
<p>Address: 78, KAILASH PANDIT LANE, New Alipore S.O, Kolkata West Bengal - 700053</p>	<p>ঠিকানা: ৭৮, কৈলাশ পণ্ডিত লেন, নতুন আলিপুর কলকাতা পশ্চিমবঙ্গ - ৭০০০৫৩</p>



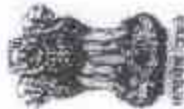
T. A. V. Notary
Govt. of India

Proprietor

[illegible]

M/s. UJAL BUDDY
Proprietor

31 MAY 2022



भारत सरकार

GOVERNMENT OF INDIA

উজ্জল আড্ডা

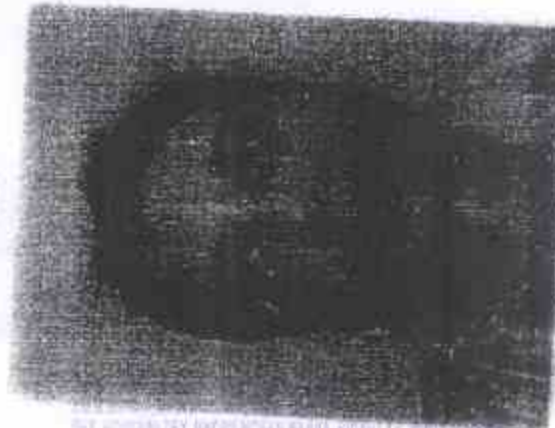
Ujjal Auddy

পিতা : আহিন্দ্র কুমার আড্ডা

Father : AHINDRA KUMAR AUDDY

জন্ম সাল / Year of Birth : 1965

পুরুষ / Male



9219 6188 1023

T. K. DEY, Notary
Govt. of India

আধার - সাধারণ মানুষের আধিকার

For M/s. UJJAL AUDDY

Proprietor

M/s. UJJAL AUDDY

Proprietor

31 MAY 2022

Proprietor

For Mrs. UJJAL AUDDY



সংসদ প্রতীক

Government of India

রতন পাল

Ratan Pal

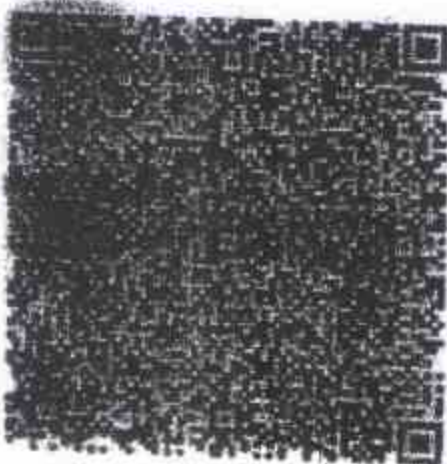
পিতা : লক্ষ্মন চন্দ্র পাল

Father : Lakshman Chandra Pal

জন্মতারিখ/DOB: 11/02/1966

পুরুষ / Male

6841 0233 0642



আধার

মাধবী মাণ্ডেব অধিকার

31 MAY 2022

Proprietor

For Mrs. UJJAL AUDDY



Ujjal Auddy

Major Information of the Deed

Deed No :	I-1602-00211/2020	Date of Registration :	10/01/2020
Query No / Year	1602-0000034962/2020	Office where deed is registered	
Query Date	07/01/2020 2:31:30 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Ratan Pal Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8697893055, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 20,000/-	Rs. 4,84,560/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 29,104/- (Article:23)	Rs. 4,892/- (Article:A(1), E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Apartment Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kailash Pandit Lane, Premises No: 61, Ward No: 117, Pin Code : 700053

Sc h No.	Plot No Details	Khatian Details	Floor Area (In Sq.Ft.)	Set Forth Value (In Rs.)	Market value (In Rs.)	Other Details
A1			Covered : 60, Super Built-up Area: 72	10,000/-	2,42,280/-	Apartment Type: Flat/Apartment Residential Use , Floor Type: Cemented, Age of Flat: 0 Year, Approach Road Width: 23 Ft. , New Flat ,
A2			Covered : 60, Super Built-up Area: 72	10,000/-	2,42,280/-	Floor Not Papered, Type: Flat/Apartment Residential Use , Floor Type: Cemented, Age of Flat: 0 Year, Approach Road Width: 23 Ft. , New Flat ,

References

T. K. Dey, Notary
Govt. of India

For M/s. UJJAL AUDDY

Proprietor

[illegible]




Min: UJAL-ADDY

Copyright




For Mrs. UJJAL AUDY

31 MAY 2022

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Sanjit Kumar Hazra (Presentant) Son of Late Bibhuti Bhushan Hazra Executed by: Self, Date of Execution: 10/01/2020 Admitted by: Self, Date of Admission: 10/01/2020, Place : Office	Photo  10/01/2020	Finger Print  LTI 10/01/2020	Signature  10/01/2020
78, Kallash Pandit Lane, P.O:- New Alipore, P.S:- Behala, District:- South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: AEBPH5429M, Aadhaar No: 46xxxxxxxx1565, Status :Individual, Executed by: Self, Date of Execution: 10/01/2020 Admitted by: Self, Date of Admission: 10/01/2020, Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Suresh Jaiswal Son of Late Ram Prasad Jaiswal Executed by: Self, Date of Execution: 10/01/2020 Admitted by: Self, Date of Admission: 10/01/2020, Place : Office	Photo  10/01/2020	Finger Print  LTI 10/01/2020	Signature  10/01/2020
Son of Late Ram Prasad Jaiswal Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFGPJ4725G, Aadhaar No: 28xxxxxxxx2027, Status :Individual, Executed by: Self, Date of Execution: 10/01/2020 Admitted by: Self, Date of Admission: 10/01/2020, Place : Office				



T. K. DEY, Notary
Govt. of India


Identifier Details :

Name	Photo	Finger Print	Signature
Shri Ratan Pai Son of Mr. A.A. High Court Calcutta, P.O:- Hare Street, P.S:- Hare Street, District:- Kolkata, West Bengal, India, PIN - 700001	 10/01/2020	 10/01/2020	 10/01/2020

Identifier Of Shri Sanjit Kumar Hazra, Shri Suresh Jaiswal

For M/s. UJJAL AUDDY

 Proprietor

 Proprietor

31 MAY 2022

Transfer of property for A1		
Sl.No	From	To. with area (Name-Area)
1	Shri Sanjit Kumar Hazra	Shri Suresh Jaiswal-72.000000 Sq Ft
Transfer of property for A2		
Sl.No	From	To. with area (Name-Area)
1	Shri Sanjit Kumar Hazra	Shri Suresh Jaiswal-72.000000 Sq Ft

Endorsement For Deed Number : I - 160200211 / 2020

On 08-01-2020

Certificate of Market Value(WB PUVRules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 4,84,560/-

Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 10-01-2020

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.

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

Presented for registration at 11:12 hrs on 10-01-2020, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Shri Sanjit Kumar Hazra, Executant.

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

Execution is admitted on 10/01/2020 by 1. Shri Sanjit Kumar Hazra, Son of Late Bibhuti Bhushan Hazra, 78, Kailash Pandit Lane, P.O: New Alipore, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Retired Person, 2. Shri Suresh Jaiswal, Son of Late Ram Prasad Jaiswal, 78, Kailash Pandit Lane, P.O: New Alipore, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Business

Indetified by Shri Ratan Pal, Son of Mr A.A. High Court Calcutta, P.O: Hare Street, Thana: Hare Street, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,892/- (A(1) = Rs 4,846/-, E = Rs 14/-, H = Rs 28/-, M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 4,892/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/01/2020 11:20PM with Govt. Ref. No: 192019200146470821 on 09-01-2020, Amount Rs: 4,892/-, Bank: State Bank of India (SBIN0000001), Ref. No: IK0AKEQES6 on 09-01-2020, Head of Account 0030-03-100-001-16

For M/s. UJJAL AUDDY

Proprietor

Proprietor

31 MAY 2020

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 29,094/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 29,094/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 8418, Amount: Rs.10/-, Date of Purchase: 13/12/2019, Vendor name: S DAS
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/01/2020 11:20PM with Govt. Ref. No: 192019200146470821 on 09-01-2020, Amount Rs: 29,094/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK0AKEQES6 on 09-01-2020, Head of Account 0030-02-103-003-02

[Signature]

Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -11 SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

TRUE COPY



Attested by me

T. K. Dey, Deputy
Govt of India

For M/s. UJJAL AUDDY

[Signature]
Proprietor

For M/s. UJJAL AUDDY, DISTRICT SUB-REGISTRAR, SOUTH 24 PARGANAS, WEST BENGAL. The stamp is a circular official seal of the District Sub-Registrar, South 24 Parganas, West Bengal. It contains the text: GOVT OF INDIA, T. K. DEY, REGN. NO. 1537/2000, SOUTH 24 PARGANAS. The stamp is placed over the signature of the District Sub-Registrar.

[Signature]
Proprietor

For M/s. UJJAL AUDDY

31 MAY 2022

Volume number 1602-2020, Page from 17992 to 18020
being No 160200211 for the year 2020.



8-11

TRUE COPY

(Samar Kumar Pramanick) 2020/01/15 06:24:03 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.



Attested by me

T. K. Das, Nary
Govt. of India



For M/s. UJJAL AUDDY

(This document is digitally signed.)

1. **THE STATE OF TEXAS, COUNTY OF DALLAS, ss. I, _____, a Notary Public in and for said State, do hereby certify that the foregoing is a true and correct copy of the original of the same, as the same appears from the records of said County.**
 2. **WITNESSED my hand and the seal of said County, at the City of Dallas, this _____ day of _____, 20____.**
 3. **Notary Public in and for the State of Texas.**

31 MAY 2022

Proprietor

Ms. UJAL AUDDY

Proprietor