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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল 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.

District Sub-Registrar-II  
Alipore, South 24 Parganas

10 JAN 2020



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

For M/s. UJJAL AUDDY  
Proprietor

## BETWEEN

Ms. UJJAL AUDDY  
*by*  
Proprietor

31 MAY 2022  
PROBLEMS  
FOR MRS. ULLAL VANDYA

13 DEC 2019

84/8

.....Date.....

good to.....

.....

Address.....

Santran Das  
Stamp Vendor  
Alipore Police Court  
South 24 Pgs., Kmt. 7



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



TRUE COPY



Kalan P. L.  
Adult  
Him and  
Cynthia

For M/s. UJJAL AUDDY

Henry  
Proprietor

FOR INFORMATION:  
SARAH DAWKINS, 3000 N. BROAD ST., SUITE 1000, PHILADELPHIA, PA 19104-3100  
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Mr. ALIAS ANDY

Proprietor

31 MAY 2022

प्राचीन

**SHRI SANJIT KUMAR HAZRA** [PAN - AEBPH5429M] [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. I, 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. I, 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. Das, 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

By  
Proprietor

Mr. UJJAL GUDDY

31 MAY 2022



District Sub-Register-II  
Alipore, South 24 Parganas

10 JAN 2020

TRUE COPY



Attest by me  
T. K. Dev, Notary  
Gbut, of India

For M/s. UJJAL AUDDY  
Proprietor

For M/s. UJJAL AUDDY  
Proprietor

M/s. UJJAL AUDDY  
Proprietor

31 MAY 2022

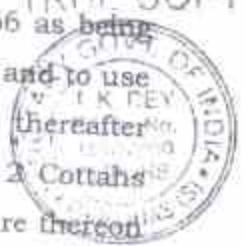
UJJAL AUDDY

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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. ft 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. I, 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. Dey Notary  
Govt. of India

**AND WHEREAS** by an indenture dated 18<sup>th</sup> 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. UJJAL AUDDY

*by*  
Proprietor

*by*  
Proprietor

31 MAY 2014

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 18<sup>th</sup> 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 to his <sup>TRUE COPY</sup> <sup>1. K. DEY</sup> <sup>2. K. DEY</sup> <sup>3. K. DEY</sup> <sup>4. K. DEY</sup> <sup>5. K. DEY</sup> <sup>6. K. DEY</sup> <sup>7. K. DEY</sup> <sup>8. K. DEY</sup> <sup>9. K. DEY</sup> <sup>10. K. DEY</sup> <sup>11. K. DEY</sup> <sup>12. K. DEY</sup> <sup>13. K. DEY</sup> <sup>14. K. DEY</sup> <sup>15. K. DEY</sup> <sup>16. K. DEY</sup> <sup>17. K. DEY</sup> <sup>18. K. DEY</sup> <sup>19. K. DEY</sup> <sup>20. K. DEY</sup> <sup>21. K. DEY</sup> <sup>22. K. DEY</sup> <sup>23. K. DEY</sup> <sup>24. K. DEY</sup> <sup>25. K. DEY</sup> <sup>26. K. 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**AND WHEREAS** thus Shri Sanjit Kumar Hazra (owner of undivided 3/5<sup>th</sup> share) and Shri Suresh Jaiswal (owner of undivided 2/5<sup>th</sup> 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. fts. 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 me the district - South 24 Parganas of West Bengal state of India, comprised in Mouja - Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office ~~Tatkal~~ <sup>Govt. of India</sup> ~~Sub Registry~~ 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

*Ujjal AUDDY*  
Proprietor

*Ujjal AUDDY*  
Proprietor

31 MAY 2013

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, lis pendens 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. 109 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. 411170502941 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.

For M/s. UJJAL AUDDY

Proprietor

Mrs. UJIAL GUDDY  
*Guzy*  
Proprietor

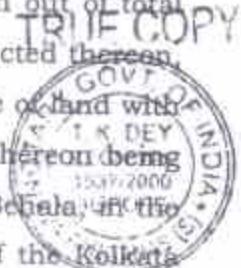
T. K. Seal Notary  
Govt. of India

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**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 of South 24 Parganas fully described in the "C" Schedule hereunder written.



*T. K. Dey, Notary  
General 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

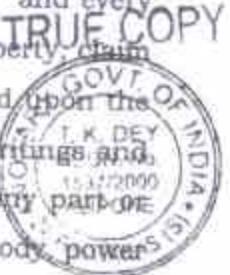
*By*  
Proprietor

*By*  
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 of the 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, legatees, 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 the same into 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



For M/s. UJJAL AUDDY

*Ujjal Auddy*  
Proprietor

Mr. UJJAL AUDDY

*Ujjal Auddy*  
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 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*  
*GOI, 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. UJJAL AUDITY

Proprietor

by

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



At..... 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

By  
Proprietor

By  
Proprietor

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"**

TRUE COPI

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 Notary of India 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

For M/s. UJJAL AUDDY

*Mr. UJJAL AUDDY*

Proprietor

*Mr. UJJAL AUDDY*

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. Arpit Mukherjee  
(Arpit Mukherjee)  
9A, M.M. Lane,  
Kolkata - 700006

Sanjukta Kumar Hazra

**VENDOR / FIRST PART** **TRUE COPY**



2. Ranjit  
6, Old Post Office  
Street, Kal - 1

Reinert

Attorney by me  
T. K. Dey Notary  
of India

**PURCHASER / SECOND PART**

Prepared by me in my office.

Ranbir  
**ADVOCATE**

High Court, Kolkata

Enrol No. WB/675/1992.

YODUAJAUU 28M103

107819019

3 1 MAY 2022

For M/s. UJJAL AUDDY

Jey

**Proprietor**

M/s. UJJAL AUDDY

Jey  
**Proprietor**

**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]

TRUE COPY

**WITNESSES:**

1. Franklin D. Roosevelt

2. Rayjibul

Sanjukta Kumar S.  
**VENDOR / FIRST PART**

For M/s. UJJAI AUDITORS

Proprietor

RECENTLY RELEASED  
SILENT SPIDER, CATCH CHARIS, X-RAY BAITER, SAKAMONSTER  
JEE, KICKIN' IT, RADAR BOOMER, MARINA, THE PULP FX, WALLACE, DOUG  
FALCON, JAZZIE JAZZIN, UNION JACK, KISSID ZEEBEE, SWEET MAMBO,  
SWEET MAMBO, ASIAN SPIDER, VERSUS, SWEET MAMBO, SWEET MAMBO,  
SWEET MAMBO

单位: U.S. DOLLARS

31 MAY 2022



SPECIMEN FORM FOR TEN FINGER PRINTS

Samuel Kerner Jr. 20

Advised (George Taylor)

## PHOTO



For M/s. UJJAL AUDDY

Proprietor

311. JAWAL, JAMES MURRAY, WHITE SMITH, (Right Hand)

Mr. UJJAL AUDHY

Proprietor

31 MAY 2022

Govt. of West Bengal  
 Directorate of Registration & Stamp Revenue  
 e-Challan

GRN: 192019200146470821

Payment Mode

Online Payment

GRN Date: 09/01/2020 23:18:21

Bank:

State Bank of India

BRN: IK0AKEQES6

BRN Date: 09/01/2020 23:20:01

DEPOSITOR'S DETAILS

Id No. 16020000034982/9/2020

[Query No./Query Year]

Name: Ratan Pal

Contact No.: 8697893055

Mobile No.: +91 8697893055

E-mail: pal\_ratan@yahoo.com

Address: 6 Old Post Office Street, Kolkata 700001

Applicant Name: Mr Ratan Pal

Office Name

Office Address

Status of Depositor: Advocate

Purpose of payment / Remarks: Sale, Sale Document Payment No 9

PAYMENT DETAILS

Sl. No.	Identification No.	Description	Total
1	16020000034982/9/2020	Property Registration- Stamp duty	0030-02-103-003-02
2	16020000034982/9/2020	Property Registration- Registration Fees	0030-03-104-001-16

In Words: Rupees Thirty Three Thousand Nine Hundred Eighty Six only

33986

TRUE COPY



Attestation by me

T. K. DEY  
 Notary  
 Govt. of India

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



ভাৰত সরকাৰ

Unique Identification Authority of India

Government of India

নথিপত্ৰ নথি নথি / Enrollment No. : 1040/20492/40624

To  
Sanjukta Hazra  
নথিপত্ৰ নথি  
76  
KALASH PANDIT LANE  
New Alipore  
New Alipore, Kolkata  
West Bengal - 70002



KL740322376FT

74332237



আপনার আধাৰ সংখ্যা / Your Aadhaar No. :

**4631 5825 1565**

আধাৰ - সাধাৱণ মালুৰেৰ অধিকাৰ



নথিপত্ৰ নথি

Sanjukta Hazra

নথি : নথিপত্ৰ নথি

Father: BIBHUTI BHUSHAN HAZRA

ক্ষয়াগ্রহণ তাৰিখ: 2000/01/01

পুরুষ / Male

**4631 5825 1565**



আধাৰ - সাধাৱণ মালুৰেৰ অধিকাৰ

*Sanjukta Hazra*

For M/s. UJJAL AUDDY  
UJJAL AUDDY, BARBERSHOP, WHITE HAT, BANK MUNNA, 3RD FLOOR  
27, KALASH LANE, NEW ALIPORE, KOLKATA, WEST BENGAL, INDIA  
Mobile: 983322376FT, Email: ujjal.auddy@gmail.com, ujjal.auddy@outlook.com  
M/s. UJJAL AUDDY

*By*  
Proprietor

TRUE COPY



Attestation by me

T. K. DEY  
Notary  
Govt. of India

31 MAY 2022



१३४

- आधार भवित्वेन प्रमाण, नागरिकत्वेन प्रमाण नन्।
  - परिचयेन प्रमाण अनलाइन प्रमाणीकरण द्वारा लाभ करता।

## INFORMATION

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

- आधार नामा देश माना।
  - आधार उद्दिष्ट नम्रकारी ओ वेस्टकारी भविष्यवा अन्तर सहायक हवे।
  - Aadhaar is valid throughout the country.
  - Aadhaar will be helpful in availing Government and Non-Government services in future.

TRUE COPY



All set by me

T. K. D. Notary  
Govt. of India

4631 5825 1565

1847  
1800 2000 1847

100

For M/s. UJJAL AUDDY

Proprietor

M/s. UJAL-AMDOY

31 MAY 2022

FOR MIA. UNNAL ADDA.

10/18/2019

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA



स्थायी लोकाल प्रमाण पत्र  
Permanent Account Number Card  
AE8PH5429M

पात्र नाम  
SANJIL KUMAR HAZRA

प्राप्त करातारी कानूनी नाम  
BIRHUTU BHOSAN HAZRA

पत्र नं.

पत्र नं.

पत्र नं.

20/02/1941 20/02/2028



14602018

TRUE COPY



Attestation by me



For M/s. UJJAL AUDDY

*By*  
Proprietor

For M/s. UJJAL AUDDY  
TALL: 10/10, 2nd FL, KANAKAPURAM, KARUR, TAMIL NADU 624001  
MOBILE: 98424 55222, 98424 55223, 98424 55224, 98424 55225  
E-MAIL: [ujjalauddy@gmail.com](mailto:ujjalauddy@gmail.com), [ujjalauddy@yahoo.com](mailto:ujjalauddy@yahoo.com), [ujjalauddy@rediffmail.com](mailto:ujjalauddy@rediffmail.com)  
DST: UJJAL AUDDY, KODIKA SANTHA, KODIKA SANTHA, KODIKA SANTHA, KODIKA SANTHA

*By*  
Proprietor

31 MAY 2022

Naissaar

TRUE COPY



Digitized by me  
T. K. Deshpande  
Govt. of India

For M/s. UJJAL AUDDY  
*by*  
Proprietor

176, UJAL MUDDY  
*Eliz.*  
Proprietor

31 MAY 2022



ଆମ୍ବାର ଅଧ୍ୟାତ୍ମ, ଆମାର ଲକ୍ଷ୍ମିଚଙ୍ଗ

Digitized by srujanika@gmail.com

2558 3329 2027

卷之三

TRUE COPY



### Address me

T. ~~Amrit~~, Notary  
Govt. of India



Permit to build a  
ONE STORY, SLENDER BUNGALOW, WITH MATT. TERRACE AND BALK. IN THE  
DET. AND CLOSET SET. BATH WITH TUB AND SHOWER. SLEEPING PORCH. PIA-  
ZZA. KITCHEN ADJOIN. UPSTAIRS, BATH, CLOSET. ROOFING, SHEET IRON, GUTTER,  
DOWN SPOUTS, ETC. ETC.

Mr. DALAUDY

For M/s. UJJALA AUDDY

Proprietor

31 MAY 2022



2568 3329 2027

ଆଲାର ବିଧିବିଜ୍ଞାନ, ଆଲାଜ୍ ନିର୍ମିଚନ

2014

TRUE COPY



### Answers to me

T. M. D., Notary  
Govt. of India

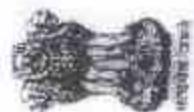


MU. VIJAL AUDDY  
*by*  
Proprietor

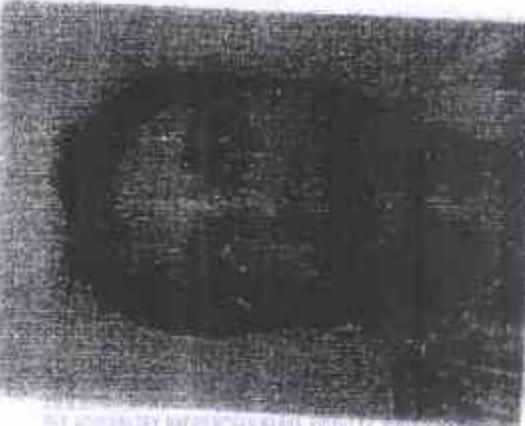
For M/s. UJJAL AUDDY

Proprietor

31 MAY 2022



भारत सरकार  
GOVERNMENT OF INDIA



उज्जल आड्डी

Ujjal Auddy

निमिता : अहिंद्र कुमार आड्डी

Father : AHINDRA KUMAR AUDDY

उच्च श्रम / Year of Birth : 1965

पुरुष / Male



आधार - आधार आधार आधार

For M/s. UJJAL AUDDY

Proprietor

UJJAL AUDDY  
Proprietor

31 MAY 2022  
101919019

For M/s. UJJAL AUDDY

Proprietor

টিকানা:

২৬৮/১, এম. এন. রোড, বেটুড়া,  
শাহপুর, কলকাতা, পশ্চিমবঙ্গ,  
ভারত।  
৭০০০৩৮

Address:

268/1, S.N. ROY ROAD,  
Sahapur S.O, Sahapur  
Kolkata West Bengal  
700038



268/1, S.N. ROY ROAD,  
Sahapur S.O, Sahapur  
Kolkata West Bengal  
700038  
M/s. UJJAL AUDDY

Proprietor

Proprietor

1947  
1800 180 1947

help@ujjal.gov.in

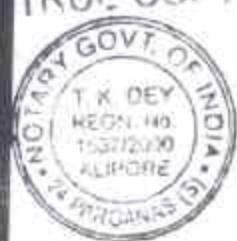
www.ujjal.gov.in

P.O. Box No. 1947  
Bengaluru 560 001



1947  
1800 180 1947

TRUE COPY



Attested by me  
T. K. Dey, Veterinary  
Govt. of India

31 MAY 2022  
For M/s. UJJAL AUDDY

Proprietor

31 MAY 2022

Proprietor

For Ms. UJJALA AUDDY



Government of India

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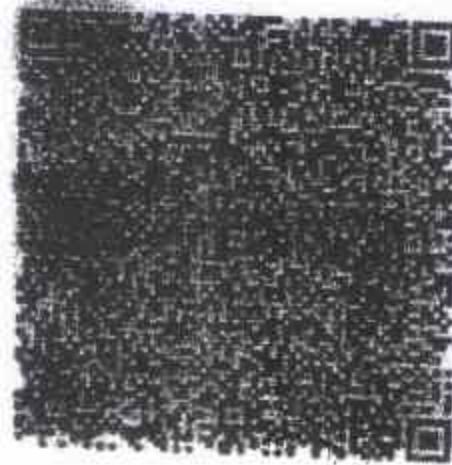
Ratan Pal

পিতা : লক্ষ্মন চন্দ্র পাল

Father : Lakshman Chandra Pal

জন্মতারিখ/DOB: 11/02/1966

পুরুষ / Male



ৰাতন

পাল

অধিকারী

মুক্তি নথি

৬৮৪১ ০২২৯৯ ৮৮৮১২

### 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. 4,84,580/-		
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	Bloor 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, <b>TRUE COPY</b>
A2			Covered : 60, Super Built-up Area: 72	10,000/-	2,42,280/-	Floor No: 1, Apartment Type: Flat/Apartment, Residential Use, Floor Type: Cemented, Age of Flat: 0 Year, Approach Road Width: 23 Ft, New Flat, <b>TRUE COPY</b>



T. K. Dey, Notary  
Govt. of India

For M/s. UJJAL AUDDY  
Proprietor

For M/s. UJJAL AUDDY

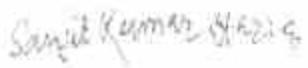
*Ujjal AUDDY*  
Proprietor

YODUA JALU . aM 107

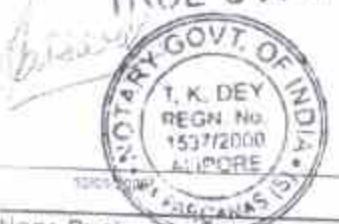
*Ujjal AUDDY*  
Proprietor

31 MAY 2022

**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Sanjit Kumar Hazra</b> (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			
		10/01/2020	LT1	10/01/2020
78, Kailash Paridit 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: 46xxxxxxxxx1565, 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	Photo	Finger Print	Signature
	<b>Shri Suresh Jaiswal</b> 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			
		10/01/2020	LT1	10/01/2020
Son of Late Ram Prasad Jaiswal Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFGPJ4725G, Aadhaar No: 28xxxxxxxxx2027, 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  
Government of India**

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri Ratan Pai</b> Son of Mr. A K High Court Calcutta, P.O.- Haji Street, P.S. - Haji 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

*Ujjal*  
Proprietor

*Ujjal*  
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 PUV Rules of 2001)**

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

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 )**

T. K. Dey, Notary

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: Newalipore, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Business

Identified 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: 192019200148470821 on 09-01-2020, Amount Rs: 4,892/-, Bank: State Bank of India ( SBIN0000001 ), Ref. No: IK0AKEQES6 on 09-01-2020, Head of Account 0030-031044001-16

For M/s. UJJAL AUDDY

By:  
 Proprietor

By:  
 Proprietor

31 MAY 2022

#### 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: 192019200148470821 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

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

TRUE COPY



630 *W. J. Mc*

T. K. Key, New York  
Government

For M/s UJJAL AUDDY

### Proprietor

QUAJALLU.aim 107

31 MAY 2022

10444-10450

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2020, Page from 17992 to 18020

being No 160200211 for the year 2020.



Digitally signed by SAMAR KUMAR  
PRAMANICK  
Date: 2020.01.15 18:24:03 +05:30  
Reason: Digital Signing of Deed.

TRUE COPY

(Samar Kumar Pramanick) 2020/01  
**DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I SOUTH  
West Bengal.**



Approved by me  
T. K. Das, Notary  
Govt. of India



For M/s. UJJAL AUDDY

(This document is digitally signed.)

READY  
My  
Printer

31 MAY 2022

Mr. UJAL AUDDY

### Programmer