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

Additional Registrar of Assurances-IV, Kolkata

A.R.A.
IV

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

3 MAR 2025

THIS DEED OF CONVEYANCE made on this the 28th day of February Two

Thousand and Twenty Five Christian year **BETWEEN** (1) **SRI KAMALENDU BANERJEE**, having

PAN No. BXGPB4761B, Aadhaar No. 925221043741, Voter ID No. WB/23/151/360109, Mobile No.

9674314279, Son of Late Nihar Ranjan Banerjee, by faith - Hindu, by Occupation - Retired, by nationality Indian

and residing at 5/2, Jadavpur East Road, Post Office - Jadavpur University S.O., Police Station - Jadavpur;

District - South 24 Parganas, West Bengal, Pin 700032, (2) **SMT. RAMA GHOSAL**, having PAN AELPG2479N,

Aadhaar No. 366776737342, Mobile No. 9874164225, wife of Late Dr. Ajit Kumar Ghosal, Daughter of Late

Nihar Ranjan Banerjee, by faith - Hindu, by Occupation - House Wife, by Nationality Indian and residing at KB-

27, Salt Lake, Sector -3, Bidhannagar Sai Complex, Post Office - Bidhannagar Sai Complex, Police Station -

Bidhannagar (South); District: North 24 Parganas, West Bengal, Pin - 700098 (3) **SMT. ANINDITA BANERJEE**,

having PAN COJPB7229F, Aadhaar No. 385576975884, Mobile No. 8967699426, Daughter of Late Amalendu

K. Banerjee

R.A. Chowdhury

Aray

Anindita Banerjee

S. Chakraborty

K. Chatterjee

Rama Ghosal

Rama Ghosal

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Additional Registrar of Assurances-IV, Kolkata

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PAMPA GHOSH

ADVOCATE

HIGH COURT, CALCUTTA

NAME _____
ADD _____
Re _____
27 NOV 2024
SURANJAN MUKHERJEE
Licence Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

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REGISTRAR
OF ASSURANCES, KOLKATA
28 FEB 2025

Banerjee, by faith – Hindu, by Occupation – Household, by Nationality Indian and residing at B-16, Michael Faraday Sarani City Centre, Durgapur, City Centre Bardhaman, Post Office – City Centre, Police Station - Durgapur; District: Bardhaman Pin - 713216, West Bengal; (4) SMT. KRISHNA CHATTERJEE, having PAN ACRPC7371B, Aadhaar No. 4686 7902 4232, Mobile No. 9433392847, Daughter of Late Kalidas Banerjee, wife of Dr. Siba Prasad Chatterjee, by faith – Hindu, by Occupation – House Wife, by Nationality Indian and residing at Mainak, P – 17B, Ashutosh Chowdhury Avenue, Post Office – Ballygunge SO, Police Station - Karya; District South 24 Parganas, Pin – 700019; (5) SMT. RATNA ACHARYYA CHAUDHURI, having PAN - AISPC6956F, Aadhaar No. 4907 4442 9413, Mobile No. 9830250678, daughter of Late Haridas Banerjee, wife of Shri Nilanjan Acharyya Chaudhuri, by faith – Hindu, by Occupation – Household, by Nationality Indian and residing at 202/12, N S C Bose Road, Post Office - Naktala, Police Station – Netaji Nagar; District South 24 Parganas, Pin - 700 047, (6) SMT. ANURADHA RAY, having PAN - AEAPR8684M, Aadhaar No. 2607 3736 6254, Mobile No. 9899707132, daughter of Late Haridas Banerjee, wife of Late Shri A. S. Ray, by faith – Hindu, by Occupation – Retired Teacher, by Nationality Indian and residing at Flat no. 656, Dakshinayan Apartment, Plot No 19, Sector 4, Dwaraka, P.O. Dwaraka, Police Station Dwaraka, District South West Delhi, Pin - 110078, (7) SMT. SHARMILA CHAKRABORTY, having PAN AGPPC9720J, Aadhaar No. 9570 5083 9320, Mobile No. 9429186724, daughter of Late Haridas Banerjee, wife of Shri Joydeb Chakraborty, by faith – Hindu, by Occupation – Household, by Nationality Indian and residing at A/802, Shakuntala, Manjalpur Naka, Manjalpur, Post Office – Vadodara H.O., Police Station - Manjalpur, District Vadodara, Gujrat, Pin – 390011; hereinafter jointly referred to as the VENDORS (which term or expression shall unless excluded by or repugnant to the subject or context deem to mean and include their heirs, executors, trustees, administrators, legal representative and assigns) of the ONE PART AND ASR PROJECTS AND VENTURES LLP, a Limited Liability Partnership constituted under Limited Liability Partnership Act, 2008 and Rules made there under and having LLP Identification No. AAV-2350 dated 24.12.2020, issued by the Registrar of Companies, Central Registration Centre, Delhi and having PAN. ABTFA7082L and having its Regd. Office at 2C, Mahendra Road, Ground Floor, Post Office – Bhowanipur, Police Station – Bhowanipur, District South 24 Parganas, Pin – 700 025, West Bengal and represented by its authorized Designated Partner SRI AMITAVA SINGHA

Kbannyi
R. A. Chowdhury
Ray

S. Chakraborty
K. Chatterjee
Smita Banerjee

Rama Ghosal

ROY, having PAN ATXPS6554K, Aadhar No. 4902 8610 4063 and Mobile No. 8584956007, son of Sri Benoy Kumar Singha Roy, by faith Hindu, By Occupation Business, by nationality Indian and residing at 119, Bamacharan Roy Road, Post Office Behala, Police Station Behala, Kolkata-700034, (vide resolution adopted in the Minute of the said ASR PROJECTS AND VENTURES LLP dated 24.02.2025), & hereinafter referred to and/or called as the PURCHASER (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, Successors-in-interest, legal representative and assigns) of the OTHER PART

WHEREAS one Anil Chandra Das was the sole and absolute owner and was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that piece and parcel of rayati sthitan interest Danga land, having an area by estimation measuring 03 (Three) Cottahs 02 (Two) Chattak 34 (Thirty Four) Sq. Ft. be the same a little more or less, being scheme Plot no. 1 comprised in C.S. Dag No. 199, appertaining to Khatian No. 205, in Mouza – Ibrahimpur, J.L. No. 36, Revenue. Survey. No. 10, Pargana Khaspur, Touzi No. 244, Police Station - Previously. Tollygunge and presently Jadavpur, within Additional District Sub Registry Office Alipore, previously within District of 24 Parganas and presently after delimitation of District within South 24 Parganas, by Purchase from the erstwhile recorded owner namely Anil Chandra Das, by virtue of a registered Deed of Conveyance dated the 9th day of June, 1953 made between the said Anil Chandra Das, therein referred to as the Vendors of the One Part and Sri Hem Chandra Banerjee, son of Late Madhusudan

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 R. A. Chowdhury
 A. Ray
 Rama Ghosal
 S. Chakraborty
 K. Chatterjee
 Anindita Banerjee

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Banerjee, therein referred to as the Purchaser of the Other Part and registered at the office of Sadar Joint Sub-Registrar, Alipore, District 24 Parganas, and recorded in Book No. I, Volume No. 171, Pages 28 to 33, Being No. 3776 for the year 1953 against valuable consideration mentioned therein the said deed of conveyance, whereupon since after Purchase of the said property, the said Sri Hem Chandra Banerjee on due mutation of his name before the concerned Municipal authority and on payment of due Govt and municipal rates and taxes, got his said property separately assessed in the Municipality vide Assessee No. 21-096-02-0067-6 and new separate Municipal Premises no. 37/3, Ibrahimpur Road came into being in the record of municipality and situated within its ward no. 096 and accordingly the said Sri Hem Chandra Banerjee on due sanction of Building Plan, completed construction of a two storied dwelling house in portion of the said Premises and the remaining portion remained vacant;

AND WHEREAS while the said the said Sri Hem Chandra Banerjee, was absolutely seized possessed of & otherwise well and sufficiently entitled to and/or acquired the said entire property being land admeasuring 03 (Three) Cottahs 02 (Two) Chattak 34 (Thirty Four) Sq. Ft. be the same a little more or less being scheme Plot no. 1 comprised in C.S. Dag No. 199, appertaining to Khatian No. 205, in Mouza - Ibrahimpur, J.L. No. 36, Revenue. Survey. No. 10, Pargana Khaspur, Touzi No. 244, Police Station - Previously. Tollygunge and presently Jadavpur, within Additional District Sub Registry Office Alipore, previously within District of 24 Parganas and presently after delimitation of District within South 24 Parganas together with own constructed two storied dwelling house in its part thereon, lying at and being Municipal Premises No. 37/3, Ibrahimpur Road, Kolkata - 700032, having Assessee No. 21-096-02-0067-6, by a registered Deed of Settlement dated 31/08/1954, [executed by Sri Hem Chandra Banerjee, therein mentioned as Settlor and in favour of her daughter Smt. Leelabaty Mukherjee (who is also known as Smt. Lina Mukherjee alias Leelabati Mukherjee), therein mentioned as beneficiary for life and registered at the office of Sadar Joint Sub-Registrar, Alipore, District 24 Parganas, and recorded in Book No. I, Volume No. 109, Pages 174 to 177, Being No. 6700 for the year 1954], the said Sri Hem Chandra Banerjee settled a portion of his said property being land admeasuring 1 (One) Cottah 10 (Ten) Chattak 18 (Eighteen) Sq. Ft. Land [out of said 03 (Three) Cottahs 02 (Two) Chattak 34 (Thirty Four) Sq. Ft. land, being scheme Plot no. 1 comprised in C.S. Dag No. 199, appertaining to Khatian No. 205, in Mouza - Ibrahimpur, J.L. No. 36, Revenue. Survey. No. 10, Pargana Khaspur, Touzi No.

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R. A. Choudhury
R. Ray

S. Chakraborty
K. Chatterjee
Urvindita Banerjee

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244, Police Station - Previously. Tollygunge and presently Jadavpur, within Additional District Sub Registry Office Alipore, previously within District of 24 Parganas and presently after delimitation of District within South 24 Parganas] together with portion of building of the said Premises No. 37/3, Ibrahimpur Road, Kolkata - 700032, in favour of his childless widow daughter Smt. Leelabaty Mukherjee for the term of her natural life without having any right of transfer of such property to her with further provision for reverting back the same with all additions and improvements thereon (if any during her life) at the end of her natural life on the Settlor and in the event of settlor's death by that time, on his heirs/legal representative, free from all encumbrances;

AND WHEREAS Sri Hem Chandra Banerjee, who during his lifetime and at the time of his death was Hindu male, guided and governed under the Dayabhaga School of Hindu Law and while the said Sri Hem Chandra Banerjee was absolutely seized possessed of 1 (One) Cottah 8 (Eight) Chittacks 16 (Sixteen) sq. ft. land with structure thereon, lying at and being portion of Municipal Premises no. 37/3, Ibrahimpur Road, Kolkata - 700032 (i.e. other than portion settled for life to her widow daughter Smt. Lina Mukherjee @ Smt. Leelabaty Mukherjee alias Leelabati Mukherjee of course with provisions to revert back such settled portion in his estate with all additions/alterations/development therein), died intestate on 06th February, 1962, leaving him surviving his widow Smt. Annada Sundari Banerjee alias Ananda Sundari Banerjee, his three sons Nihar Ranjan Banerjee alias Nihar Ranjan Bandyopadhyay, Kalidas Banerjee, and Haridas Banerjee and only childless widow daughter the said Smt. Lina Mukherjee @ Smt. Leelabaty Mukherjee alias Leelabati Mukherjee, as his total heirs and legal representatives, who inherited the entire estate left by the deceased including his said Property, specified in schedule "A" hereunder written in equal ratio, each having 1/5th ratio of share therein:

AND WHEREAS it is pertinent to mention Smt. Annada Sundari Banerjee @ alias Ananda Sundari Banerjee, one of the Co-Owner of undivided 1/5th share [in the said land admeasuring 1 (One) Cottah 8 (Eight) Chittacks 16 (Sixteen) sq. ft. with structure thereon, lying at and being portion of Municipal Premises no. 37/3, Ibrahimpur Road, Kolkata - 700032 (i.e. other than portion settled for life to her widow daughter Smt. Lina Mukherjee @ Smt. Leelabaty Mukherjee alias Leelabati Mukherjee, by her husband Sri Hem Chandra Banerjee (since deceased) during his life time, of course with provisions to revert back such settled portion of her husband's estate with all additions/alterations/development therein on the said widow daughter's death)], in the meantime expired in or about 5th April 1977 leaving her surviving Sri Nihar Ranjan Banerjee, Sri Kalidas Banerjee, and Sri Haridas Banerjee and one childless widow daughter Smt. Lina Mukherjee alias Leelabati Mukherjee alias Leelabaty Mukherjee,

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who became the joint owners of her undivided 1/5th share therein in equal ratio i.e. @ 1/20th share each;

AND WHEREAS it is very much pertinent to mention that the life estate of the said childless widow daughter namely Smt. Lina Mukherjee alias Leelabati Mukherjee alias Leelabaty Mukherjee, created as per Registered deed of settlement dated Settlement dated 31/08/1954 executed by father Hem Chandra Banerjee (since deceased), vide Deed No. 1 – 6700 for the Year 1954, finally came to an end when she left for her heavenly abode in or about 1st November 1987;

AND WHEREAS thus with the death of the said Smt. Lina Mukherjee alias Leelabati Mukherjee alias Leelabaty Mukherjee, the settled portion of Municipal Premises No Municipal Premises no. 37/3, Ibrahimpur Road, Kolkata – 700032 as well as her undivided 1/20th share in remaining part of the same Municipal Premises no. 37/3, Ibrahimpur Road, Kolkata – 700032 (i.e. beyond settled for life therein in her favour) totally devolved on her surviving brothers namely Sri Nihar Ranjan Banerjee, Sri Kalidas Banerjee, and Sri Haridas Banerjee equally and thus the said Sri Nihar Ranjan Banerjee, Sri Kalidas Banerjee, and Sri Haridas Banerjee became the joint owners having 1/3rd ratio of share each in all that the said. Total land admeasuring 03 (Three) Cottahs 02 (Two) Chittack 34 (Thirty Four) Sq. Ft. be the same a little more or less being scheme Plot no. 1 comprised in C.S. Dag No. 199, appertaining to Khatian No. 205, in Mouza – Ibrahimpur, J.L. No. 36, Revenue. Survey. No. 10, Pargana Khaspur, Touzi No. 244, Police Station - Previously. Tollygunge and presently Jadavpur, within Additional District Sub Registry Office Alipore, previously within District of 24 Parganas and presently after delimitation of District within South 24 Parganas together with existing two storied dwelling houses therein, lying at and being Municipal Premises No. 37/3, Ibrahimpur Road, Kolkata – 700032, having Assessee No. 21-096-02-0067-6, who accordingly on due mutation of name and on payment of Govt. and Municipal rates and Taxes became joint owners and jointly seized possessed of and or otherwise well and sufficiently entitled to the said property comprising of, land admeasuring 03 (Three) Cottahs 02 (Two) Chittack 34 (Thirty Four) Sq. Ft. be the same a little more or less being scheme Plot no. 1 comprised in C.S. Dag No. 199, appertaining to Khatian No. 205, in Mouza – Ibrahimpur, J.L. No. 36, Revenue. Survey. No. 10, Pargana Khaspur, Touzi No. 244, Police Station - Previously. Tollygunge and

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presently Jadavpur, within Additional District Sub Registry Office Alipore, previously within District of 24 Parganas and presently after delimitation of District within South 24 Parganas together with existing two storied dwelling houses therein, lying at and being Municipal Premises No. 37/3, Ibrahimpur Road, Kolkata - 700032, having Assessee No. 21-096-02-0067-6, which has been fully and specifically specified in schedule "A" hereunder written and for brevity, hereinafter referred to as the said Property;

AND WHEREAS while the said Sri Nihar Ranjan Banerjee, Sri Kalidas Banerjee, and Sri Haridas Banerjee became joint owners and jointly seized possessed of and or otherwise well and sufficiently entitled to the said property, specified in schedule "A" hereunder written, one of the Co-Owners of undivided $1/3^{\text{rd}}$ share and interest in the said Property, namely Sri Nihar Ranjan Banerjee alias Nihar Ranjan Bandyopadhyay, who during his lifetime and at the time of his death was Hindu male, guided and governed under the Dayabhaga School of Hindu Law died intestate on 30/07/1985, leaving him surviving his widow Smt. Bakul Rani Banerjee, Three sons namely Shri Amalendu Banerjee, Shri Bimalendu Banerjee, Shri Kamalendu Banerjee and one daughter namely Smt. Rama Ghosal, as his total heirs and legal representatives, who inherited the entire estate left by the deceased including his said undivided $1/3^{\text{rd}}$ share in the said Property, specified in schedule "A" hereunder written in equal ratio, each having $1/15^{\text{th}}$ ratio of share therein:

AND WHEREAS while the said Smt. Bakul Rani Banerjee was seized possessed of and or otherwise well and sufficiently entitled to undivided $1/15^{\text{th}}$ inherited share of the said property, specified in schedule "A" hereunder written, the said Smt. Bakul Rani Banerjee, who during his lifetime and at the time of his death was Hindu female guided and governed under Dayabhaga School of Hindu Law died intestate on 07.01.2002, leaving him surviving his Three sons namely Shri Amalendu Banerjee, Shri Bimalendu Banerjee & Shri Kamalendu Banerjee (the Vendor no. 1 herein) and one daughter namely Smt. Rama Ghosal (the Vendor no. 2 herein), as his total heirs and legal representatives, who inherited the entire estate left by the deceased including her said undivided $1/15^{\text{th}}$ share in the said Property, specified in schedule "A" hereunder written in equal ratio, each having $1/60^{\text{th}}$ ratio of share therein;

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AND WHEREAS thus on the death of both the parents namely Sri Nihar Ranjan Banerjee alias Nihar Ranjan Bandyopadhyay and the said Smt. Bakul Rani Banerjee, the said Shri Amalendu Banerjee, Shri Bimalendu Banerjee, Shri Kamalendu Banerjee (the Vendor no. 1 herein) and one daughter namely Smt. Rama Ghosal (the Vendor no. 2 herein) became joint owners of $1/3^{\text{rd}}$ undivided share in the said Property, specified in schedule "A" hereunder written in equal ratio, each having $(1/15^{\text{th}} + 1/60^{\text{th}} = 1/12^{\text{th}}$ ratio of share therein):

AND WHEREAS while the said Sri Amalendu Banerjee, was seized possessed of and or otherwise well and sufficiently entitled to undivided $1/12^{\text{th}}$ inherited share in the said property, specified in schedule "A" hereunder written, the said Sri Amalendu Banerjee, who during his lifetime and at the time of his death was Hindu male guided and governed under Dayabhaga School of Hindu Law died intestate on 27.11.1993, leaving him surviving his widow Smt Sunanda Banerjee, one son namely Shri Gautam Banerjee and one daughter namely Smt. Anindita Banerjee (the Vendor no. 3 herein), as his total heirs and legal representatives, who inherited the entire estate left by the deceased including his said undivided $1/12^{\text{th}}$ share in the said Property, specified in schedule "A" hereunder written in equal ratio, each having $1/36^{\text{th}}$ ratio of share therein:

AND WHEREAS while the said Smt Sunanda Banerjee was seized possessed of and or otherwise well and sufficiently entitled to undivided $1/36^{\text{th}}$ inherited share of the said property, specified in schedule "A" hereunder written, the said Smt Sunanda Banerjee, who during her lifetime and at the time of her death was Hindu female guided and governed under Dayabhaga School of Hindu Law died intestate on 06.02.2020, leaving her surviving only son namely Shri Gautam Banerjee and only daughter namely Smt. Anindita Banerjee (the Vendor no. 3 herein), as his total heirs and legal representatives, who inherited the entire estate left by the deceased including her said undivided $1/36^{\text{th}}$ share in the said Property, specified in schedule "A" hereunder written in equal ratio therein (i.e. $1/72^{\text{th}}$) ratio of share therein:

AND WHEREAS thus on the death of both the parents (namely Sri Amalendu Banerjee and the said Smt Sunanda Banerjee), the said Shri Gautam Banerjee and Smt. Anindita Banerjee (the Vendor no. 3 herein), became joint owners of $1/12^{\text{th}}$ undivided share in the said Property, specified in schedule "A" hereunder written in equal ratio, each having $(1/36^{\text{th}} + 1/72^{\text{th}}) = 1/24^{\text{th}}$ ratio of share therein:

AND WHEREAS while the said Shri Gautam Banerjee and Smt. Anindita Banerjee (the Vendor no. 3 herein), were jointly seized possessed of and/or otherwise well and sufficiently entitled to undivided $1/24^{\text{th}}$ ratio of share in the said property, the said Shri Gautam Banerjee, out of love, affection on his sister

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 Anindita Banerjee
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namely Smt. Anindita Banerjee (the Vendor no. 3 herein), gifted his undivided 1/24th share in the said property specified in schedule "A" hereunder written, by a regd. Deed of Gift dated 02/09/2023, executed by Sri Goutam Banerjee, a resident of USA but an overseas Citizen of India, duly represented through his authorized attorney Mr. Suman Banerjee vide Instrument of power authenticated before, Edward Russell, N.P. California, USA and duly stamped at Kolkata by Stamp Superintendent, Calcutta Collectorate in accordance with law, therein described as Donor of the One Part in favour of his own sister namely Smt. Anindita Banerjee (the Vendor no. 3 herein) and Registered in the office of the Additional Registrar of Assurances – II, Kolkata and recorded in its Book No. I, Volume no. 1902-2023, Page from 386814 to 386842, Being no. 1902-11910 for the year 2023, which gift has duly accepted by the said sister namely Smt. Anindita Banerjee (the Vendor no. 3 herein) on joint execution and Registration of the said Deed of Gift and thus the said deed of Gift has also been acted upon and thus by virtue of the said Regd. deed of Gift, the said Smt. Anindita Banerjee (the Vendor no. 3 herein) became owner of total 1/12th undivided share in the said Property, specified in schedule "A" hereunder written;

AND WHEREAS subsequently another Co-Owner of 1/12th undivided share in the said Property, specified in schedule "A" hereunder written namely. Sri Bimalendu Banerjee, who during his lifetime and at the time of his death was Hindu male guided and governed under Dayabhaga School of Hindu Law died intestate on 29.12.2021 leaving him surviving his widow namely Smt Manju Banerjee and one son namely Sri Abhishek Banerjee, as his total heirs and legal representatives, who inherited the entire estate left by the deceased including his said undivided 1/12th share in the said Property, specified in schedule "A" hereunder written in equal ratio, each having 1/24th ratio of share therein:

AND WHEREAS while the said Sri Abhishek Banerjee was seized possessed of and or otherwise well and sufficiently entitled to undivided 1/24th inherited share in the said property, specified in schedule "A" hereunder written, the said Abhishek Banerjee, who during her lifetime and at the time of his death was Hindu bachelor guided and governed under Dayabhaga School of Hindu Law died intestate on 01.07.2022, leaving him surviving only mother namely Smt Manju Banerjee (since Deceased), as his total heir and legal representative, who inherited the entire estate left by the deceased including his said undivided 1/24th share in the said Property, specified in schedule "A" hereunder written:

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AND WHEREAS on the death of both the said Sri Bimalendu Banerjee and Sri Abhishek Banerjee, the said Smt Manju Banerjee, became owner of 1/12th undivided share in the said Property, specified in schedule "A" hereunder written;

AND WHEREAS while the said Smt Manju Banerjee was seized possessed of and or otherwise well and sufficiently entitled to undivided 1/12th inherited share in the ancestral property, specified in schedule "A" hereunder written and belonged to her husband, the said Smt Manju Banerjee, who during her lifetime and at the time of her death, was a Hindu lady guided and governed under Dayabhaga School of Hindu Law, died intestate on 09.08.2024, leaving her surviving deceased-husband's only surviving brother namely Sri Kamalendu Banerjee (the Vendor no. 1 herein) and only surviving married sister namely Smt Rama Ghosal, (the Vendor no. 2 herein), as her total heir and legal representative for the undivided 1/12th inherited share in the ancestral property of her husband, specified in schedule "A" hereunder written, who inherited her said undivided 1/12th share in the ancestral Property, specified in schedule "A" hereunder written in equal share each having 1/24th share therein;

AND WHEREAS thus the said Shri Kamalendu Banerjee (the Vendor no. 1 herein) and the said Smt. Rama Ghosal (the Vendor no. 2 herein), individually became owners of undivided $1/12^{\text{th}} + 1/24^{\text{th}} = 1/8^{\text{th}}$ undivided share in the ancestral property, specified in schedule "A" hereunder written, on the death of their parents as well as on the death of widow of Late Bimalendu Banerjee;

AND WHEREAS another Co-Owners of undivided 1/3rd share and interest in the said Property and other property, namely Sri Kalidas Banerjee, who during his lifetime and at the time of his death was Hindu male, guided and governed under the Dayabhaga School of Hindu Law died intestate on 14.01.2011, leaving him surviving one son namely Shri Ajoy Kumar Banerjee and one married daughter namely Smt. Krishna Chatterjee (the Vendor no. 4 herein), as his total heirs and legal representatives, (while his wife Smt. Anjali Banerjee pre-deceased him in or about 26.01.2010), who inherited the entire estate left by the deceased including his said undivided 1/3rd share in the said Property, specified in schedule "A" hereunder written in equal ratio, each having 1/6th ratio of share therein:

AND WHEREAS while the said Sri Ajoy Banerjee was seized possessed of and or otherwise well and sufficiently entitled to undivided 1/6th inherited share of the said property, specified in schedule "A" hereunder written along with other property, the said Sri Ajoy Banerjee, out of love and affection on his only sister Smt. Krishna Chatterjee (the Vendor no. 4 herein) and for diverse bonafide causes, transferred his undivided 1/6th

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R. A. Chowdhury
Ajoy

S. Chakraborty
K. Chatterjee
Anindita Banerjee

Mani

Rama Ghosal

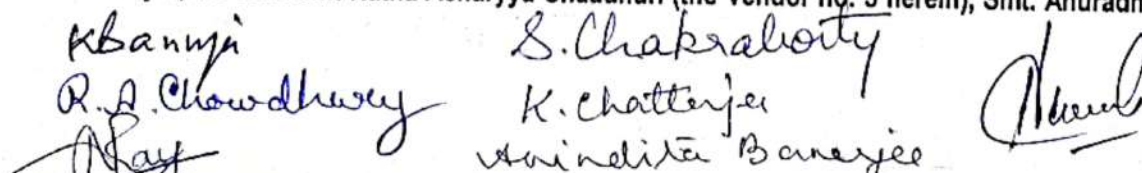
share in the said Property along with other property by way of Gift by a Registered Deed of Gift dated the 2nd day of January 2013, executed by the said Sri Ajoy Banerjee, therein referred to as the Donor of the One Part in favour of the said Smt. Krishna Chatterjee (the Vendor no. 4 herein), therein referred to as the Donee of the Other Part and registered at the office of Additional Registrar of Assurances – I, Kolkata, and recorded in Book No. I, Volume No.1, Pages 473 to 487, Being No. 00023 for the year 2013, which gift has been duly accepted by joint execution by Donee with the Donor and has thus duly acted upon:

AND WHEREAS thus the said Smt. Krishna Chatterjee (the Vendor no. 4 herein), became the owner of undivided 1/3rd share in the said Property, specified in schedule "A" hereunder written partly by inheritance and partly by Gift as aforesaid;

AND WHEREAS another Co-Owners of undivided 1/3rd share and interest in the said Property, namely Sri Haridas Banerjee, who during his lifetime and at the time of his death was Hindu male, guided and governed under the Dayabhaga School of Hindu Law died intestate on 22.07.2012, leaving him surviving his widow Smt Nilima Banerjee and three married daughters namely Smt Ratna Acharyya Chaudhuri (the Vendor no. 5 herein), Smt. Anuradha Ray (the Vendor no. 6 herein) and Smt. Sharmila Chakraborty (the Vendor no. 7 herein), as his total heirs and legal representatives, who inherited the entire estate left by the deceased including his said undivided 1/3rd share in the said Property, specified in schedule "A" hereunder written in equal ratio, each having 1/12th ratio of share therein:

AND WHEREAS while the said Smt Nilima Banerjee was seized possessed of and or otherwise well and sufficiently entitled to undivided 1/12th inherited share of the said property, specified in schedule "A" hereunder written, the said Smt Nilima Banerjee, who during her lifetime and at the time of her death was Hindu female guided and governed under Dayabhaga School of Hindu Law died intestate on 24.03.2018, leaving her surviving the said three married daughters namely Smt Ratna Acharyya Chaudhuri (the Vendor no. 5 herein), Smt. Anuradha Ray (the Vendor no. 6 herein) and Smt. Sharmila Chakraborty (the Vendor no. 7 herein), as her total heirs and legal representatives, who inherited the entire estate left by the deceased including her said undivided 1/12th share in the said Property, specified in schedule "A" hereunder written in equal ratio, each having 1/36th ratio of share therein:

AND WHEREAS thus on the death of both the parents namely Sri Haridas Banerjee and the said Smt Nilima Banerjee, the said Smt Ratna Acharyya Chaudhuri (the Vendor no. 5 herein), Smt. Anuradha



Ratna Acharyya Chaudhuri

Ray (the Vendor no. 6 herein) and Smt. Sharmila Chakraborty (the Vendor no. 7 herein), became joint owners of $1/3^{\text{rd}}$ undivided share in the said Property, specified in schedule "A" hereunder written in equal ratio, each having $(1/12^{\text{th}} + 1/36^{\text{th}}) = 1/9^{\text{th}}$ ratio of share therein:

AND WHEREAS therefore present Vendors namely Sri Kamalendu Banerjee, the Vendor no. 1 herein (having undivided $1/8^{\text{th}}$ share), Smt. Rama Ghosal, the Vendor no. 2 herein (having undivided $1/8^{\text{th}}$ share), Smt. Anindita Banerjee, the Vendor no. 3 herein (having undivided $1/12^{\text{th}}$ share), Smt. Krishna Chatterjee, (the Vendor no. 4 herein), having undivided $1/3^{\text{rd}}$ share, Smt. Ratna Acharyya Chaudhuri, (the Vendor no. 6 herein), having undivided $1/9^{\text{th}}$ share, Smt. Anuradha Ray, (the Vendor no. 7 herein), having undivided $1/9^{\text{th}}$ share and Smt Sharmila Chakraborty, (the Vendor no. 7 herein), having undivided $1/9^{\text{th}}$ share, became the joint owners and jointly seized possessed of and/or otherwise well and sufficiently entitled to the said total land of the Premises admeasuring 03 (Three) Cottahs 02 (Two) Chattak 34 (Thirty Four) Sq. Ft. equivalent to 2284 Sq. ft. be the same a little more or less, being scheme Plot no. 1 comprised in C.S. Dag No. 199, appertaining to Khatian No. 205, in Mouza – Ibrahimpur, J.L. No. 36, Revenue. Survey. No. 10, Pargana Khaspur, Touzi No. 244, Police Station - Previously. Tollygunge and presently Jadavpur, within Additional District Sub Registry Office Alipore, previously within District of 24 Parganas and presently after delimitation of District within South 24 Parganas together with existing fully tenanted two storied dwelling houses therein, lying at and being Municipal Premises No. 37/3, Ibrahimpur Road, Kolkata – 700032, having Assessee No. 21-096-02-0067-6, within District South 24 Parganas, more fully and specifically described in schedule "A" hereunder written and for brevity hereinafter referred to as "the said Property";

AND WHEREAS the Vendors' said property specified in schedule "A" hereunder written is absolutely free from all encumbrances, charges, liens, lispendens, litigations, acquisitions, requisitions and the Vendors has got every right to transfer, assign, convey and part with possession to the same by way of sale or otherwise as per their own sweet will;

AND WHEREAS the Vendors herein for their various bonafide and good reasons and other diverse causes and being decided to dispose of by way of sale their entire property

Rama Ghosal
 K. Banerji
 R. A. Chowdhury
 S. Chakraborty
 K. Chatterjee
 Anindita Banerjee

[Signature]

comprising of land admeasuring 03 (Three) Cottahs 02 (Two) Chattak 34 (Thirty Four) Sq. Ft., equivalent to 2284 Sq. ft. be the same a little more or less being scheme Plot no. 1 together with Vendors' approximately 70 years old fully tenanted two storied dwelling house standing thereon having total constructed area equivalent to 2500 Sq. ft. be the same a little more or less, (i.e. @ 1250 Sq. ft. in each of the two floors of the said two storied fully tenanted dwelling house), all lying at and being Municipal Premises No. 37/3, Ibrahimpur Road, Kolkata - 700032, having Assessee No. 21-096-02-0067-6, within District South 24 Parganas, Police Station previously Tollygunge and presently Jadavpur, Additional District Sub-Registration Office at Alipore, lying within Municipal Ward No.096 of the Kolkata Municipal Corporation, described in schedule "A" hereunder written and hereinafter for brevity, already referred to as "the said Property" including right and enjoying all facilities, advantages in user of Passage, along with other easements rights and interest, out right, have declared for sale of the same in as is where is basis and the purchaser herein, on being come to know the intention of the Vendors herein and being interested to purchase the same have come forwarded to the Vendors and offered the Vendors to purchase the same in as is where is basis but otherwise free from all encumbrance, charges, liens and lispendens and offered a consolidated consideration of Rs.72,90,504/- (Rupees Seventy Two Lakh Ninety Thousand Five Hundred & Four) only, which the Vendors herein have agreed and accepted and thus the Vendors herein agreed to sale and the Purchaser herein agreed to purchase the said property in its entirety comprising of land and fully tenanted Building, as described in schedule "A" hereunder written in as is where is basis at a total consideration of Rs.72,90,504/- (Rupees Seventy Two Lakh Ninety Thousand Five Hundred & Four) only, free from all encumbrances, charges, liens, lispendens, attachments, claims, demands whatsoever;

NOW THIS INDENTURE WITNESSETH as follows: -

In pursuance of the said agreement and in consideration of payment of the sum of Rs.72,90,504/- (Rupees Seventy Two Lakh Ninety Thousand Five Hundred & Four) only, which the Purchaser herein has paid to the Vendors against purchase of their entire property comprising of land admeasuring 03 (Three) Cottahs 02 (Two) Chattak 34 (Thirty Four) Sq. Ft., equivalent to 2284 Sq. ft. be

the same a little more or less being scheme Plot no. 1 together with Vendors' approximately 70 years old fully

K. Chatterjee
K. Chatterjee
R. A. Chowdhury
S. Chakraborty
Indira Banerjee

tenanted two storied dwelling house standing thereon having total constructed area equivalent to 2500 Sq. ft. be the same a little more or less, (i.e. @ 1250 Sq. ft. in each of the two floors of the said two storied fully tenanted dwelling house), all lying at and being Municipal Premises No. 37/3, Ibrahimpur Road, Kolkata - 700032, having Assessee No. 21-096-02-0067-6, within District South 24 Parganas, Police Station previously Tollygunge and presently Jadavpur, Additional District Sub-Registration Office at Alipore, lying within Municipal Ward No.096 of the Kolkata Municipal Corporation, more fully and specifically described in schedule "A" hereunder written along with right of enjoyment to the purchaser all facilities, advantages and in user of all spaces, Passage, water and drainage etc together with other easements rights and interest or HOWSOEVER OTHERWISE the said property messuage tenement hereditament land and premises now are or is or heretofore were or was situated butted bounded called known numbered described and distinguished together with all houses, structures used for dwelling purpose, erections, fixtures, walls, paths, court yards, passages, sewers, drains, water, water-courses, trees, plants, shrubs and all manner of former or other rights, liberties and easements privileges appendages and appurtenances whatsoever to the said messuage tenement hereditaments, land and premises of the Vendors or any part thereof usually occupied or enjoyed or reputed to belong or be appurtenant thereto AND the reversion and reversions remainder and remainders rents issues and profits thereof or any part thereof AND all the estate, right, title, inheritance use trust property claim and demand whatsoever both at law and in equity of the Vendors into and upon the said property, messuage tenement hereditaments, land and premises or any part thereof AND ALL deeds pattahs muniments writings and evidence of title which in anywise relate to the said property of the Vendors herein in the said messuages tenement hereditament land and premises or any part thereof and which now are or hereafter shall or may be in the custody power of possession of the Vendors herein or any person or persons from whom the Vendors herein can or may procure the same without action or suit at law or in equity TO HAVE AND TO HOLD the said 16 annas shares and interest of the Vendors in the said messuages, tenement, hereditaments land structures and premises described in Schedule "A" hereunder written, hereby granted sold conveyed transferred assigned and assured or expressed or intended to be with their rights and appurtenances (hereinafter referred to as "the said premises") and herewith deliver

K. Chatterjee

K. Banerjee

R. A. Chowdhury

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S. Chakraborty

K. Banerjee

K. Banerjee

possession in respect of Vendors' 16 annas share and interest therein with all rights, title, interest thereon unto and to the use of the Purchaser absolutely and forever free from all encumbrances AND the Vendors doth hereby for themselves, their heirs, executors and administrators legal representatives covenant with the Purchaser, its successor-in-interest, successor-in-office, legal representatives and assigns that the Vendors shall and will unless prevented by fire or some other inevitable accident from time to time and all times hereafter upon every reasonable request and at the cost of the Purchaser produce or cause to be produced unto it or its successor-in-interest, successor-in-office and assigns, attorneys or agents or in any trial, hearing, if required all the Title Deed including writing receipts and documents relating to the title of the under mentioned "A" Schedule property other than what have been handed over to the purchaser herein for manifesting defending and proving the title of the Purchaser, its' successor-in-interest, successor-in-office, and assigns to and in the said 16 annas share and interest of the Vendors in land hereditaments and premises hereby granted and expressed so to be or any part thereof and also at the like request and costs deliver or cause to be delivered or cause to be delivered unto the Purchaser, its successor-in-interest, successor-in-office and assigns such attested or other copies or abstracts of or extracts from the said deeds and writing receipts and documents as it October require AND shall and will in the meantime unless prevented as aforesaid keep the said deed of writing or documents in connection with the said sale an obliterated and unconcealed.

The Vendors doth hereby covenant with the Purchaser as follows:

1. That notwithstanding any act deed or thing whatsoever by the Vendors herein done or executed or knowingly suffered to the contrary Vendors have good right full power absolute authority and indefeasible title to grant sale convey transfer assign and assure the said 16 annas share and interest of the Vendors herein in the said premises fully described in Schedule "A" hereunder written unto and to the use of the Purchaser in manner aforesaid and in respect of the property under sale there is no litigation or dispute pending or filed by or against the Vendors in respect the said property described in Schedule "A" hereunder written.
2. That the Purchaser shall and at all times hereafter peaceably and quietly possess enjoy the said entire property and/or entire premises described in Schedule "A" hereunder written and receive 16 annas share of rents issues and profits thereof without any lawful eviction,

K. Chatterjee

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R. A. Chowdhury

Anindita Banerjee

W. J.

S. Chakraborty

[Signature]

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interruption claim or demand whatsoever from or by the Vendors herein or person or persons lawfully or equitably claiming from under or any trust for the Vendors.

3. That free and clear and freely and clearly and absolutely acquired exonerated and released or otherwise by and at the cost and expenses of the Vendors well and sufficiently indemnified on and from and against all manner of claims charges liens debts adjustments and encumbrances whatsoever created by the Vendors or any person or persons lawfully or equitably claiming as aforesaid in respect of the said property..

4. That the Vendors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said 16 annas share and interest in the said property and/or premises or any part thereof from under or in trust for the Vendors shall and will from time to time and at all times hereinafter at the request and cost of the Purchaser do or include or cause to be done or executed all such acts, deeds, things, whatsoever for further better and more perfectly assuring the said property and/or entire premises and every part thereof unto the use of the Purchaser in manner aforesaid as shall or may be reasonably required.

The said total 16 annas share and interest of the Vendors in the said entire property and/or the said premises under sale in as is it is where is basis and as mentioned clearly in Schedule "A" hereunder written is valued at Rs.72,90,504/- (Rupees Seventy Two Lakh Ninety Thousand Five Hundred & Four) only for the purpose of registration and stamp duty.

SCHEDULE 'A' ABOVE REFERRED TO:

ALL THAT piece and parcel of homestead land admeasuring 03 (Three) Cottahs 02 (Two) Chattak 34 (Thirty Four) Sq. Ft., equivalent to 2284 Sq. ft. be the same a little more or less being scheme Plot no. 1 comprised in C.S. Dag No. 199 appertaining to Khatian No. 205 in Mouza Ibrahimpur, J.L. No. 36, Pargana Khaspur, Revenue Survey 10 together with approximately 70 years old Two storied fully tenanted dwelling house having constructed covered area of 1250 Sq. ft. in each floor (i.e. total 2500 Sq. ft in the total two storied Building) be the same a little more or less standing thereon, lying at and being Municipal Premises No.37/3, Ibrahimpur Road , Pin - 700032, Police Station previously Tollygunge and presently Jadavpur, Additional District Sub-Registration Office at Alipore, lying within Municipal Ward No.096 of the Kolkata Municipal Corporation, having Assessee no. 21-096-02-0067-6, situated within District South 24 Parganas and which is delineated in annex Plan with Border "RED" and butted and bounded by:

On the North	:	By 20 ft. wide Passage;
On the South	:	By Premises No. 37/6, Ibrahimpur Road, Kolkata - 700 032;
On the East	:	80 Pally Play Ground;
On the West	:	12 ft. wide Passage;

Rama Chhosal

Shrindita Banerjee

[Signature]

[Signature]

S. Chakraborty

R.A. Chowdhury

K. Chattarjee

K. Chattarjee

K. Chattarjee

: IN WITNESS WHEREOF and in confirmation with the terms and conditions mentioned hereinabove, the Vendors, Purchaser and the confirming Parties herein set and Subscribed their respective hands and signatures on the day, month and year first above written.

SIGNED, SEALED & DELIVERED by the within named Vendors of the One Part at Kolkata in the presence of:
Witnesses: -

1. Nilanjan Acharyya Chowdhury
2. 202/12, N S C Bose Road,
Kolkata - 700 047

J. Chakraborty
(JAYDEE CHAKRABORTY)
T-33/8G GENEX X
VALLEY, KOLKATA - 700004

Kamalendu Banerji
Ratna Acharya Chowdhury

Anusudha Ray

S. Chakraborty

Krishna Chatterjee

Anindita Banerjee

Rama Ghosal

SIGNATURE OF THE VENDORS

SIGNED, SEALED & DELIVERED by the within named Purchaser of the Other Part at Kolkata in the presence of: Witnesses: -

1. Nilanjan Acharyya Chowdhury
2. J. Chakraborty
J. CHAKRABORTY

ASR PROJECTS AND VENTURES LLP

[Signature]
Designated Partner.

AUTHORISED DESIGNATED PARTNER OF
ASR PROJECTS AND VENTURES LLP

SIGNATURE OF THE PURCHASER

Drafted by me and typed and printed
in my office

Ishita Kundu

[Ishita Kundu

Advocate]

Enrolment No. F/1883/2018

S.C Court Bar Library, 4th Floor

2 & 3 K.S. Roy Road. Kol- 700001;

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the sum of Rs.72,90,504/- (Rupees Seventy Two Lakh Ninety Thousand Five Hundred & Four) only being full consideration money for sale of within mentioned "A" Schedule property in favour of the Purchaser as per particulars appearing hereunder written: -

1	Paid to-day the day of February 2025, the sum of Rs. 9,11,313/- (1) by a Pay order bearing No. 972766 dated 26.02.2025 for Rs. 9,02,200/- drawn on Indian Overseas Bank, Lands down Market, Kolkata Branch in the name of Vendor no. 1 Kamalendu Banerjee for sale of his undivided 1/12 th share in the said property specified in schedule "A" herein above together with (2) 1% TDS of Rs.9113/- deducted at source for payment to concerned Income Tax authority in the name of Kamalendu Banerjee i.e. Rs. 9,02,200/- +Rs. 9,113/- = Rs. 9,11,313/-	Rs. 9,11,313/-
2	Paid on 27.02.2025, the sum of Rs. 9,11,313/- (1) by RTGS from Purchasers Current A/C lying with Indian Overseas Bank, Lands down Market, Kolkata Branch to the savings Bank A/c of Vendor no. 2 Rama Ghosal bearing a/c no. 520101246998871, lying with Union Bank of India Bank, NUJS, Kolkata Branch for Rs. 9,02,200/- vide RTGS transaction Reference No. IOBAM25058204915 dated 27.02.2025 for sale of Vendor no. 2's undivided 1/8 th share in the said property specified in schedule "A" herein above together with (2) 1% TDS of Rs 9,113/- deducted at source for payment to concerned Income Tax authority in the name of Rama Ghosal i.e. Rs. 9,02,200/- +Rs. 9,113/- = Rs. 9,11,313/-	Rs. 9,11,313/-
3	Paid on 27.02.2025, the sum of Rs. 6,07,542/- (1) by RTGS/NEFT from Purchasers Current A/C lying with Indian Overseas Bank, Lands down Market, Kolkata Branch to the savings Bank A/c of Vendor no. 3 Anindita Banerjee bearing a/c no. 10306824304, lying with State Bank of India, City Center, Durgapur Branch for Rs. 6,01,467/- vide RTGS/NEFT transaction Reference No. IOBAM25058204915 dated 27.02.2025 for sale of Vendor no. 3's undivided 1/12 th share in the said property specified in schedule "A" herein above together with (2) 1% TDS of Rs.6075/- deducted at source for payment to concerned Income Tax authority in the name of Anindita Banerjee i.e. Rs. 6,01,467/- +Rs. 6075/- = Rs. 6,07,542/-	Rs. 6,07,542/-
4	Paid to-day the day of February 2025, the sum of Rs.24,30,168/- (1) by a Pay order bearing No. 972768 dated 26.02.2025 for Rs. 24,05,866/- drawn on Indian Overseas Bank, Lands Down, Kolkata Branch in the name of Vendor no. 4 Krishna Chatterjee for sale of her undivided 1/3 rd share in the said property specified in schedule "A" herein above (2) with 1% TDS of Rs.24,302/- deducted at source for payment to concerned Income Tax authority in the name of Krishna Chatterjee; i.e. Rs. 24,05,866/- +Rs. 24,302/- = Rs. 24,30,168/-	Rs. 24,30,168/-
5	Paid on 27.02.2025, the sum of Rs. 8,10,056/- (1) by RTGS/NEFT from Purchaser's Current A/C lying with Indian Overseas Bank, Lands down Market, Kolkata Branch to the savings Bank A/c of Vendor no. 5 Ratna Acharyya Chaudhuri bearing a/c no. 30712722957, lying with State Bank of India Bank, Bansdroni Branch for Rs. 8,01,955/- vide RTGS/NEFT transaction Reference No. IOBAM25058199618 dated 27.02.2025 for sale of Vendor no. 5's undivided 1/9 th share in the said property specified in schedule "A" herein above together with (2) 1% TDS of Rs. 8101/- deducted at source for payment to concerned Income Tax authority in the name of Ratna Acharyya Chaudhuri i.e. Rs. 8,01,955/- +Rs. 8101/- = Rs. 8,10,056/-	Rs.8,10,056/-
6	Paid on 27.02.2025, the sum of Rs. 8,10,056/- (1) by RTGS/NEFT from Purchaser's Current A/C lying with Indian Overseas Bank, Lands down Market, Kolkata Branch to the savings Bank A/c of Vendor no. 6 Anuradha Ray bearing a/c no. 00292011003778, lying with Punjab National Bank, Mahipalpur, New Delhi Branch for Rs. 8,01,955/- vide RTGS/NEFT transaction Reference No. IOBAM25058199618 dated 27.02.2025 for sale of Vendor no. 6's undivided 1/9 th share in the said property specified in schedule "A" herein above together with (2) 1% TDS of Rs. 8101/- deducted at source for payment to concerned Income Tax authority in the name of Anuradha Ray i.e. Rs. 8,01,955/- +Rs. 8101/- = Rs. 8,10,056/-	Rs. 8,10,056/-
7	Paid on 27.02.2025, the sum of Rs. 8,10,056/- (1) by RTGS/NEFT from Purchaser's Current A/C lying with Indian Overseas Bank, Lands down Kolkata Branch to the savings Bank A/c of Vendor no. 7 Sharmila Chakraborty bearing a/c no. 30008105854, lying with State Bank of India Bank, Lalbaug, Baroda Branch for Rs. 8,01,955/- vide RTGS/NEFT transaction Reference No. IOBAM25058210448 dated 27.02.2025 for sale of Vendor no. 7's undivided 1/9 th share in the said property specified in schedule "A" herein above together with (2) 1% TDS of Rs.8,101/- deducted at source for payment to concerned Income Tax authority in the name of Sharmila Chakraborty i.e. Rs. 8,01,955/- +Rs. 8,101/- = Rs. 8,10,056/-	Rs. 8,10,056/-
Total		Rs.72,90,504=00

(Rupees Seventy Two Lakh Ninety Thousand Five Hundred & Four) only

WITNESSES:

1. *Kilanjani Acharyya Chowdhury*
2. *202/12, N S C Bose Road,
Kolkata - 700047
S. Chatterjee
T-33, 89, GENEXX VALLY
KOLKATA, - 7000104*

*Kamalendu Benju
Ratna Acharyya Chowdhury
Anuradha Ray
S. Chakraborty*

Signature of the Vendors

*Krishna Chatterjee
Anindita Banerjee
Rama Ghosal*

SITE PLAN OF MUNICIPAL PREMISES NO.37/3, IBRAHIMPUR ROAD , PIN - 700032, POLICE STATION PREVIOUSLY TOLLYGUNGE AND PRESENTLY JADAVPUR, ADDITIONAL DISTRICT SUB-REGISTRATION OFFICE AT ALIPORE, COMPRISED IN SCHEME PLOT NO. 1 COMPRISED IN C.S. DAG NO. 199 APPERTAINING TO KHATIAN NO. 205 IN MOUZA IBRAHIMPUR, J.L. NO. 36, PARGANA KHASPUR, REVENUE SURVEY 10 LYING WITHIN MUNICIPAL WARD NO.096 OF THE KOLKATA MUNICIPAL CORPORATION, HAVING ASSESSEE NO. 21-096-02-0067-6, SITUATED WITHIN DISTRICT SOUTH 24 PARGANAS; PIN - 700032

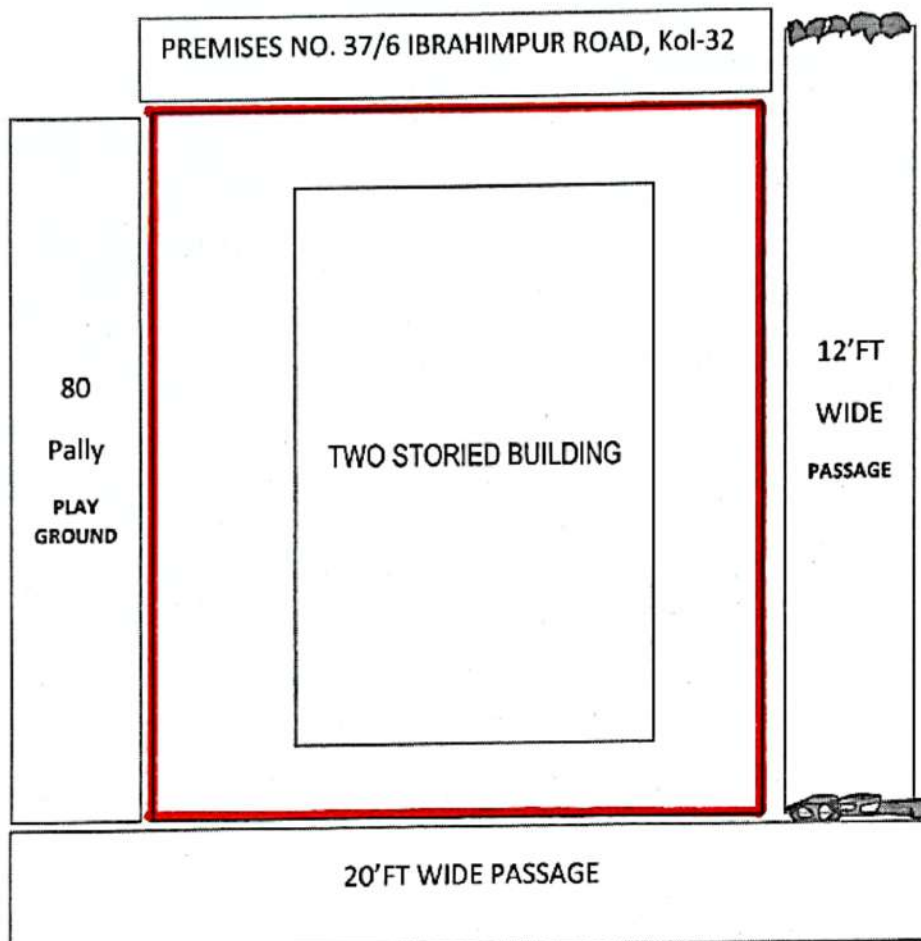
NOT TO SCALE

PREMISES UNDER SALE = 03 COTTAHS 02 CHATTAK 34 SQ. FT = 2284 SQ. FT
WITH TWO STORIED BUILDING HAVING AREA 2500 SQ. FT (EACH FLOOR 1250 SQ.FT.)



VENDORS : (1) SRI KAMALENDU BANERJEE, (2) SMT. RAMA GHOSAL, (3) SMT. ANINDITA BANERJEE, (4) SMT. KRISHNA CHATTERJEE, (5) SMT. RATNA ACHARYYA CHAUDHURI (6) SMT. ANURADHA RAY, (6) SMT. SHARMILA CHAKRABORTY

PURCHASER: ASR PROJECTS AND VENTURES LLP



Kamalendu Banerji

Ratna Acharya Chowdhury

Anuradha Ray

S. Chakraborty

Krishna Chatterjee

VENDORS

Anindita Banerjee

Rama Ghosal

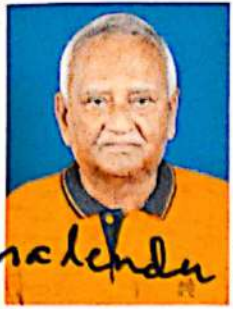
































ASR PROJECTS AND VENTURES LLP

[Signature]


































Designated Partner

PURCHASER


































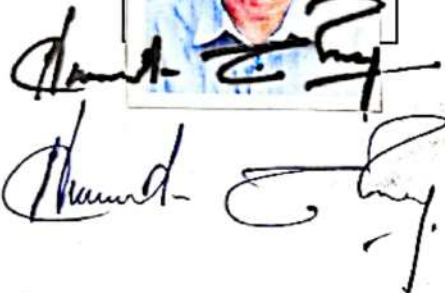






























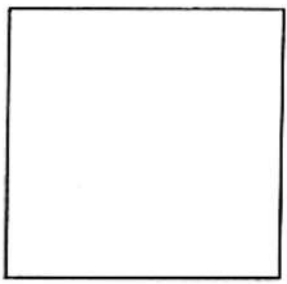
SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No.	Signature of the executants/Presentants	Finger prints				
	 <i>Kamalendu Banerjee</i>					
		[Left Hand]				
						
		Little	Ring	Middle	Fore	Thumb
		[Right Hand]				
		Thumb	Fore	Middle	Ring	Little
	 <i>Rama Ghosal</i>					
		[Left Hand]				
						
		Thumb	Fore	Middle	Ring	Little
		[Right Hand]				
		Thumb	Fore	Middle	Ring	Little
	 <i>Anindita Banerjee</i>					
		[Left Hand]				
						
		Thumb	Fore	Middle	Ring	Little
		[Right Hand]				
		Thumb	Fore	Middle	Ring	Little

SPECIMEN FORM FOR TEN FINGERPRINTS

SI No.	Signature of the executants/Presentants	Finger prints									
	 <i>Krishna Chatterjee</i> <i>Krishna Chatterjee</i>										
		[Left Hand]									
											
		[Right Hand]									
	 <i>R.A. Chowdhury</i> <i>Ratna Acharya Chowdhury</i>										
		[Left Hand]									
											
		[Right Hand]									
	 <i>Anusadha Ray</i> <i>Anusadha Ray</i>										
		[Left Hand]									
											
		[Right Hand]									

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No.	Signature of the executants/Presentants	Finger prints																														
	  Shaemila Chakraborty	<table border="1"> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Little</td> <td>Ring</td> <td>Middle</td> <td>Fore</td> <td>Thumb</td> </tr> <tr> <td colspan="5">[Left Hand]</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Thumb</td> <td>Fore</td> <td>Middle</td> <td>Ring</td> <td>Little</td> </tr> <tr> <td colspan="5">[Right Hand]</td> </tr> </table>						Little	Ring	Middle	Fore	Thumb	[Left Hand]										Thumb	Fore	Middle	Ring	Little	[Right Hand]				
																																
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[Left Hand]																																
																																
Thumb	Fore	Middle	Ring	Little																												
[Right Hand]																																
	  Chandan Singh <div data-bbox="159 1411 571 1482" style="border: 1px solid black; padding: 2px; margin-top: 10px;"> AUTHORISED DESIGNATED PARTNER OF ASR PROJECTS AND VENTURES LLP </div>	<table border="1"> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Little</td> <td>Ring</td> <td>Middle</td> <td>Fore</td> <td>Thumb</td> </tr> <tr> <td colspan="5">[Left Hand]</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Thumb</td> <td>Fore</td> <td>Middle</td> <td>Ring</td> <td>Little</td> </tr> <tr> <td colspan="5">[Right Hand]</td> </tr> </table>						Little	Ring	Middle	Fore	Thumb	[Left Hand]										Thumb	Fore	Middle	Ring	Little	[Right Hand]				
																																
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		<table border="1"> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Little</td> <td>Ring</td> <td>Middle</td> <td>Fore</td> <td>Thumb</td> </tr> <tr> <td colspan="5">[Left Hand]</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Thumb</td> <td>Fore</td> <td>Middle</td> <td>Ring</td> <td>Little</td> </tr> <tr> <td colspan="5">[Right Hand]</td> </tr> </table>						Little	Ring	Middle	Fore	Thumb	[Left Hand]										Thumb	Fore	Middle	Ring	Little	[Right Hand]				
Little	Ring	Middle	Fore	Thumb																												
[Left Hand]																																
Thumb	Fore	Middle	Ring	Little																												
[Right Hand]																																



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



270220252042384549

GRIPS Payment Detail

GRIPS Payment ID:	270220252042384549	Payment Init. Date:	27/02/2025 17:40:49
Total Amount:	584972	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	4083919359529	BRN Date:	27/02/2025 17:41:20
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

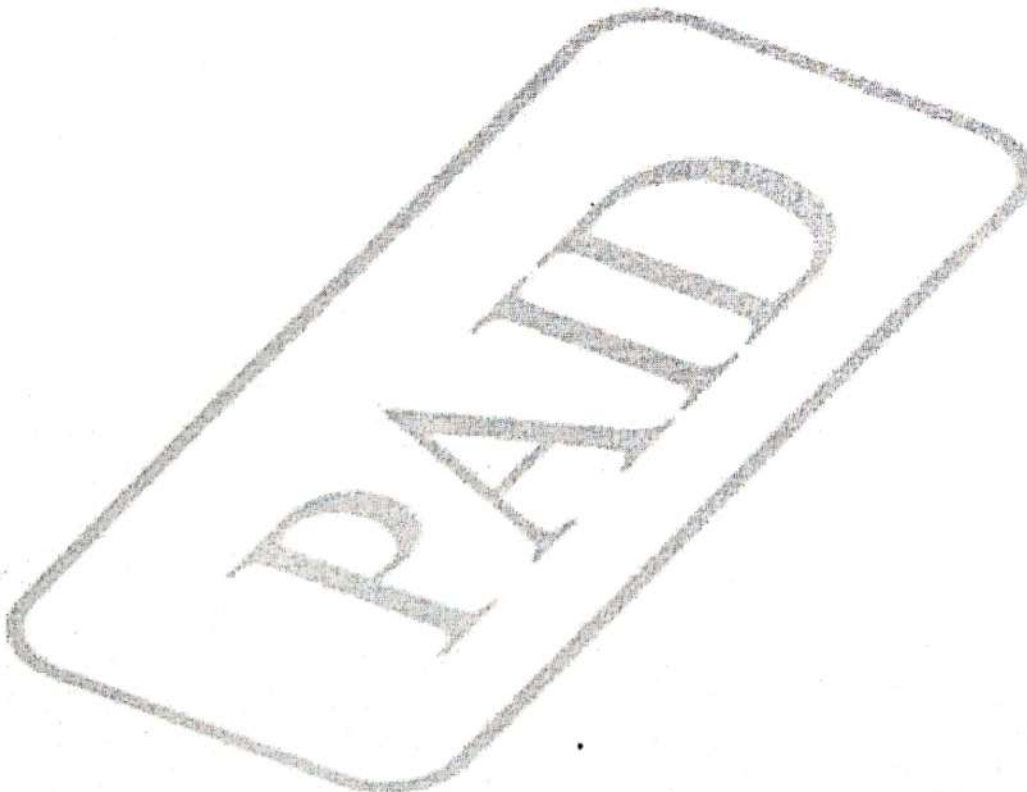
Depositor's Name:	Ms ASR PROJECTS AND VENTURES LLP
Mobile:	8584956007

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250423845508	Directorate of Registration & Stamp Revenue	584972
Total			584972

IN WORDS: FIVE LAKH EIGHTY FOUR THOUSAND NINE HUNDRED SEVENTY TWO ONLY.

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





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



192024250423845508

GRN Details

GRN:	192024250423845508	Payment Mode:	SBI Epay
GRN Date:	27/02/2025 17:40:49	Bank/Gateway:	SBIePay Payment Gateway
BRN :	4083919359529	BRN Date:	27/02/2025 17:41:20
Gateway Ref ID:	IGASMYAVJ1	Method:	State Bank of India NB
GRIPS Payment ID:	270220252042384549	Payment Init. Date:	27/02/2025 17:40:49
Payment Status:	Successful	Payment Ref. No:	2000358026/3/2025

[Query No*/Query Year]

Depositor Details

Depositor's Name: Ms ASR PROJECTS AND VENTURES LLP
Address: 2C, MAHENDRA ROAD,GROUND FLOOR, KOLKATA:700025
Mobile: 8584956007
EMail: accounts@ashrayproperties.com
Period From (dd/mm/yyyy): 27/02/2025
Period To (dd/mm/yyyy): 27/02/2025
Payment Ref ID: 2000358026/3/2025
Dept Ref ID/DRN: 2000358026/3/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000358026/3/2025	Property Registration- Stamp duty	0030-02-103-003-02	501381
2	2000358026/3/2025	Property Registration- Registration Fees	0030-03-104-001-16	83591
Total				584972

IN WORDS: FIVE LAKH EIGHTY FOUR THOUSAND NINE HUNDRED SEVENTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1904-03058/2025	Date of Registration	03/03/2025
Query No / Year	1904-2000358026/2025	Office where deed is registered	
Query Date	05/02/2025 7:06:03 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	PAMPA GHOSH 44C KASTADANGA ROAD, SARSUNA, KOLKATA - 700061, Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700061, Mobile No. : 9230421270, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 72,90,504/-	Rs. 83,57,676/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,01,481/- (Article:23)	Rs. 83,675/- (Article:A(1), E, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



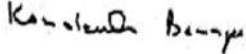


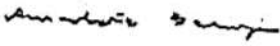


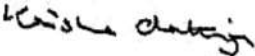
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ibrahimpur Road, , Premises No: 37/3, , Ward No: 096 Pin Code : 700032



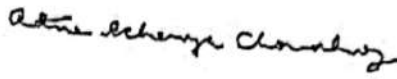


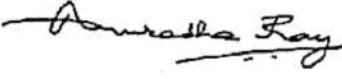


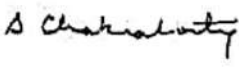
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	2284 Sq Ft	65,09,400/-	72,32,676/-	Width of Approach Road: 20 Ft.,
Grand Total :				5.2342Dec	65,09,400 /-	72,32,676 /-	



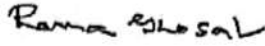
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2500 Sq Ft.	7,81,104/-	11,25,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1250 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1250 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2500 sq ft	7,81,104 /-	11,25,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri KAMALENDU BANERJEE (Presentant) Son of Late Nihar Ranjan Banerjee Executed by: Self, Date of Execution: 28/02/2025 , Admitted by: Self, Date of Admission: 28/02/2025 ,Place : Office	Photo  28/02/2025	Finger Print  Captured LTI 28/02/2025	Signature  28/02/2025
5/2 Jadavpur East Roadr Sodepur, City:- Not Specified, P.O:- Jadavpur University S O, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: BXxxxxxx1B, Aadhaar No: 92xxxxxxxx3741, Status :Individual, Executed by: Self, Date of Execution: 28/02/2025 , Admitted by: Self, Date of Admission: 28/02/2025 ,Place : Office				
2	Name Smt ANINDITA BANERJEE Wife of Late Amalendu Banerjee Executed by: Self, Date of Execution: 28/02/2025 , Admitted by: Self, Date of Admission: 28/02/2025 ,Place : Office	Photo  28/02/2025	Finger Print  Captured LTI 28/02/2025	Signature  28/02/2025
Michael Faraday Sarani, City Centre Durgapur, City:- Durgapur, P.O:- City Centre, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: COxxxxxx9F, Aadhaar No: 38xxxxxxxx5884, Status :Individual, Executed by: Self, Date of Execution: 28/02/2025 , Admitted by: Self, Date of Admission: 28/02/2025 ,Place : Office				
3	Name Smt KRISHNA CHATTERJEE Wife of Dr Siba Prasad Chatterjee Executed by: Self, Date of Execution: 28/02/2025 , Admitted by: Self, Date of Admission: 28/02/2025 ,Place : Office	Photo  28/02/2025	Finger Print  Captured LTI 28/02/2025	Signature  28/02/2025
Mainak P 17B Ashutosh Chowdhury Avenue, City:- Not Specified, P.O:- Ballygunge S O, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: ACxxxxxx1B, Aadhaar No: 46xxxxxxxx4232, Status :Individual, Executed by: Self, Date of Execution: 28/02/2025 , Admitted by: Self, Date of Admission: 28/02/2025 ,Place : Office				



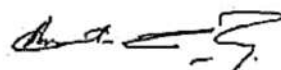
4	Name Smt Ratna Acharyya Chaudhuri Wife of Shri Nilanjan Acharyya Chaudhuri Executed by: Self, Date of Execution: 28/02/2025 , Admitted by: Self, Date of Admission: 28/02/2025 ,Place : Office	Photo  28/02/2025	Finger Print  LTI 28/02/2025 Captured	Signature  28/02/2025
202/12 N S C Bose Road, City:- Not Specified, P.O:- Naktala, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: AIxxxxxx6F, Aadhaar No: 49xxxxxxxx9413, Status :Individual, Executed by: Self, Date of Execution: 28/02/2025 , Admitted by: Self, Date of Admission: 28/02/2025 ,Place : Office				
5	Name Smt Anuradha Ray Wife of Late A S Ray Executed by: Self, Date of Execution: 28/02/2025 , Admitted by: Self, Date of Admission: 28/02/2025 ,Place : Office	Photo  28/02/2025	Finger Print  LTI 28/02/2025 Captured	Signature  28/02/2025
Flat No. 656 Dakshinayan Apartment Plot No 19 Sector 4 Dwarika, City:- Not Specified, P.O:- Dwaraka, P.S:-Dwarka North, District:-South West, Delhi, India, PIN:- 110078 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: AExxxxxx4M, Aadhaar No: 26xxxxxxxx6254, Status :Individual, Executed by: Self, Date of Execution: 28/02/2025 , Admitted by: Self, Date of Admission: 28/02/2025 ,Place : Office				
6	Name Smt Sharmila Chakraborty Wife of Shri Joydeb Chakraborty Executed by: Self, Date of Execution: 28/02/2025 , Admitted by: Self, Date of Admission: 28/02/2025 ,Place : Office	Photo  28/02/2025	Finger Print  LTI 28/02/2025 Captured	Signature  28/02/2025
A/802 Shakuntala Manjalpur Naka, City:- Not Specified, P.O:- Vadodara, P.S:-MAKARPURA, District:-Vadodara, Gujarat, India, PIN:- 390011 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: AGxxxxxx0J, Aadhaar No: 95xxxxxxxx9320, Status :Individual, Executed by: Self, Date of Execution: 28/02/2025 , Admitted by: Self, Date of Admission: 28/02/2025 ,Place : Office				

7	Name	Photo	Finger Print	Signature
	Smt Rama Ghosal Wife of Late Dr Ajit Kumar Ghosal Executed by: Self, Date of Execution: 28/02/2025 , Admitted by: Self, Date of Admission: 28/02/2025 ,Place : Office		 Captured	
	28/02/2025	LT1 28/02/2025	28/02/2025	
City:- Bidhannagar, P.O:- Bidhannagar Sai Complex, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700098 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.:: AExxxxxx9N, Aadhaar No: 36xxxxxxxx7342, Status :Individual, Executed by: Self, Date of Execution: 28/02/2025 , Admitted by: Self, Date of Admission: 28/02/2025 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ASR PROJECTS AND VENTURES LLP 2C MAHENDRA ROAD, GROUND FLOOR, City:- Not Specified, P.O:- BHAWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Date of Incorporation:XX-XX-2XX0 , PAN No.:: ABxxxxxx2I,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :			
SI No	Name,Address,Photo,Finger print and Signature		
1	Name	Photo	Signature
	Mr Amitava Singha Roy Son of Mr Benoy Kumar Singha Roy Date of Execution - 28/02/2025, , Admitted by: Self, Date of Admission: 28/02/2025, Place of Admission of Execution: Office	 Feb 28 2025 5:19PM	 Captured LT1 28/02/2025
			 28/02/2025
City:- Not Specified, P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: ATxxxxxx4K, Aadhaar No: 49xxxxxxxx4063 Status : Representative, Representative of : ASR PROJECTS AND VENTURES LLP (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
ISHITA KUNDU Daughter of Gopal Kundu City Civil Court, Calcutta, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001		 Captured	
	28/02/2025	28/02/2025	28/02/2025

Identifier Of Shri KAMALENDU BANERJEE, Smt ANINDITA BANERJEE, Mr Amitava Singha Roy, Smt KRISHNA CHATTERJEE, Smt Ratna Acharyya Chaudhuri, Smt Anuradha Ray, Smt Sharmila Chakraborty, Smt Rama Ghosal

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri KAMALENDU BANERJEE	ASR PROJECTS AND VENTURES LLP-286 Sq Ft
2	Smt ANINDITA BANERJEE	ASR PROJECTS AND VENTURES LLP-191 Sq Ft
3	Smt KRISHNA CHATTERJEE	ASR PROJECTS AND VENTURES LLP-761 Sq Ft
4	Smt Ratna Acharyya Chaudhuri	ASR PROJECTS AND VENTURES LLP-254 Sq Ft
5	Smt Anuradha Ray	ASR PROJECTS AND VENTURES LLP-254 Sq Ft
6	Smt Sharmila Chakraborty	ASR PROJECTS AND VENTURES LLP-253 Sq Ft
7	Smt Rama Ghosal	ASR PROJECTS AND VENTURES LLP-285 Sq Ft

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri KAMALENDU BANERJEE	ASR PROJECTS AND VENTURES LLP-312.50000000 Sq Ft
2	Smt ANINDITA BANERJEE	ASR PROJECTS AND VENTURES LLP-208.33000000 Sq Ft
3	Smt KRISHNA CHATTERJEE	ASR PROJECTS AND VENTURES LLP-833.33000000 Sq Ft
4	Smt Ratna Acharyya Chaudhuri	ASR PROJECTS AND VENTURES LLP-277.78000000 Sq Ft
5	Smt Anuradha Ray	ASR PROJECTS AND VENTURES LLP-277.78000000 Sq Ft
6	Smt Sharmila Chakraborty	ASR PROJECTS AND VENTURES LLP-277.78000000 Sq Ft
7	Smt Rama Ghosal	ASR PROJECTS AND VENTURES LLP-312.50000000 Sq Ft

Endorsement For Deed Number : I - 190403058 / 2025

On 28-02-2025

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

Presented for registration at 15:33 hrs on 28-02-2025, at the Office of the A.R.A. - IV KOLKATA by Shri KAMALENDU BANERJEE , one of the Executants.

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 83,57,676/-

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

Execution is admitted on 28/02/2025 by 1. Shri KAMALENDU BANERJEE, Son of Late Nihar Ranjan Banerjee, 5/2 Jadavpur East Roadr Sodepur, P.O: Jadavpur University S O, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Retired Person, 2. Smt ANINDITA BANERJEE, Wife of Late Amalendu Banerjee, Michael Faraday Sarani, City Centre Durgapur, P.O: City Centre, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by Profession House wife, 3. Smt KRISHNA CHATTERJEE, Wife of Dr Siba Prasad Chatterjee, Mainak P 17B Ashutosh Chowdhury Avenue, P.O: Ballygunge S O, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession House wife, 4. Smt Ratna Acharyya Chaudhuri, Wife of Shri Nilanjan Acharyya Chaudhuri, 202/12 N S C Bose Road, P.O: Naktala, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 5. Smt Anuradha Ray, Wife of Late A S Ray, Flat No. 656 Dakshinayan Apartment Plot No 19 Sector 4 Dwarika, P.O: Dwaraka, Thana: Dwarka North, , South West, DELHI, India, PIN - 110078, by caste Hindu, by Profession Retired Person, 6. Smt Sharmila Chakraborty, Wife of Shri Joydeb Chakraborty, A/802 Shakuntala Manjalpur Naka, P.O: Vadodara, Thana: MAKARPURA, , Vadodara, GUJARAT, India, PIN - 390011, by caste Hindu, by Profession House wife, 7. Smt Rama Ghosal, Wife of Late Dr Ajit Kumar Ghosal, P.O: Bidhannagar Sai Complex, Thana: Bidhannagar, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700098, by caste Hindu, by Profession House wife

Indetified by ISHITA KUNDU, , , Daughter of Gopal Kundu, City Civil Court, Calcutta, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 28-02-2025 by Mr Amitava Singha Roy, Partner, ASR PROJECTS AND VENTURES LLP (LLP), 2C MAHENDRA ROAD, GROUND FLOOR, City:- Not Specified, P.O:- BHAWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Indetified by ISHITA KUNDU, , , Daughter of Gopal Kundu, City Civil Court, Calcutta, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, 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 83,675.00/- (A(1) = Rs 83,577.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 83,591/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/02/2025 5:41PM with Govt. Ref. No: 192024250423845508 on 27-02-2025, Amount Rs: 83,591/-, Bank: SBI EPay (SBlePay), Ref. No. 4083919359529 on 27-02-2025, Head of Account 0030-03-104-001-16

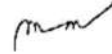
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,01,481/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 5,01,381/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 260761, Amount: Rs.100.00/-, Date of Purchase: 27/11/2024, Vendor name: S Mukherjee

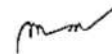
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/02/2025 5:41PM with Govt. Ref. No: 192024250423845508 on 27-02-2025, Amount Rs: 5,01,381/-, Bank: SBI EPay (SBlePay), Ref. No. 4083919359529 on 27-02-2025, Head of Account 0030-02-103-003-02



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 03-03-2025**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.



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2025, Page from 140699 to 140734
being No 190403058 for the year 2025.



mm

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2025.03.11 17:48:22 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 11/03/2025

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.